## BROADVIEW AND EASTERN

Designed pr. By-Law 569-2013

Site Di	mensions						
	Site area					4603 m <sup>2</sup>	49546,3 ft
	Broadview Avenue					97,8 m	320,9 ft
	Eastern Avenue					49,8 m	163,4 ft
Units							
	1 bedroom	Avg. Unit size	53,7 m <sup>2</sup>			182	45%
	2 bedroom	Avg. Unit size	68,3 m <sup>2</sup>			181	45%
	3 bedroom	Avg. Unit size	106,9 m <sup>2</sup>			40	10%
	Total	Avg. Unit size	65,0 m <sup>2</sup>			403	
A						Duamasad	
Ameni	Indoor*		2,00 m <sup>2</sup> /unit			Proposed 806,0 m <sup>2</sup>	8675,7 ft
	Outdoor		2,59 m <sup>2</sup> /unit			1044,1 m <sup>2</sup>	11238,6 ft
	(directly adjoining on	Ground Floor)	2,00 111 / 411110			695,0 m2	7480,9 ft
	*25% of indoor amenity will b					000,0 1112	1400,0 10
GFA	25% of Indoor amenity with b	e mata-pai pose					
	Residential	X-000			*	34550,8 m <sup>2</sup>	371901,7 ft
	Commercial (non-res	idential)			*	1102,6 m <sup>2</sup>	11868,3 ft
	Total				*	35653,4 m <sup>4</sup>	383770,0 ft
ESI-C	alculation						
, 21. 0	Site Area					4603 m <sup>2</sup>	49546,3 ft
	GFA					35653,4 m <sup>2</sup>	383770,0 ft
	FSI					7,75	550, 10,0 10
~	1 × 1						8.5
Car pa	rking - Totals					Proposed	Rate
	Residential					65	0,16/unit
	Visitor					20	0,05/unit
	(Including EVSE)					(20)	0,05/unit
	(Including BF)					(4)	delicated to the
	Total					85	0,21/unit
Car pa	rking - By level						
	Residential	2.				Proposed	
	Parking -	PI				65	
	Res. Visitor/Retail					Proposed	
	Parking -	P1				20	
	Total	76				85	
						12.84	
Bicycl	e parking - Totals		Rates	Required		Proposed	
	Residential						
	Long tern	n	0,9 pr. unit	362,7		364	
	Short terr	m	0,1 pr. unit	40,3		42	
	Total			403		406	
	(Including	(EV)	15%	(51)		(53)	
	Commercial	9					
	Not appli	cable (below 2000 ft <sup>2</sup> )					
Bicycl	e parking - By level			Туре		Proposed	
	Parking - P1			Long term		364	
	Ground floor			Short term		42	
	Total					406	
Loadir	ng Requirements			Required		Proposed	
Luduii	Loading Type G			Neguireu 1		1 1	
	or control of			Language		1237.14	
Green				Required		Proposed 2494 m <sup>2</sup>	26845,2 ft
	Roof area					2494 M	20845,2 ft
	Green roof		60%	1496,40		1500 m <sup>2</sup>	16145,9 ft <sup>2</sup>
	/Demulyament OF to 0	20000 2 000/3				001/0/ -44	followed and
	(Requirement GFA >2	.0000 m =60%)			-	60,14% of tot	lat roor area

## GFA BREAKDOWN

Floor area	Exclusions**		Total
			57,1 1035,9
			1393,8
3012,7	3.993.46		3012,7
			3012,7
			3012,7
			3012,7 3012,7
			3012,7
2452,3			2452,3
2452,3			2452,3
			2452,3
			2452,3 1290,4
			1290,4
			798,9
798,9			798,9
40192,3 m <sup>2</sup>	5641,5 m <sup>2</sup>		34550,8 m <sup>2</sup>
Floor area	Exclusions**		Total
1102,6			0,0 1102,6
1012.50			0,0
			0,0
			0,0
			0,0
			0,0 0,0
			0,0
			0,0
			0,0
			0,0
			0,0 0,0
			0,0
			0,0
7.5.5	- 2		0,0
	m²		1102,6 m <sup>2</sup>
m <sup>2</sup>		Indoor	Outdoor
		191,4	695,0
		493,6	
		120,9	349,1
			2.300
		805.9 m <sup>2</sup>	1044.1 m <sup>2</sup>
Floor area	Exclusions**	805,9 m <sup>2</sup>	1044,1 m² Total
Floor area 4014,9	Exclusions** 3957,8	805,9 m <sup>2</sup>	Total 57,1
4014,9 2531,6	3957,8 393,1	805,9 m <sup>2</sup>	Total 57,1 2138,5
4014,9 2531,6 2684,4	3957,8	805,9 m <sup>2</sup>	Total 57,1 2138,5 1393,8
4014,9 2531,6	3957,8 393,1	805,9 m <sup>2</sup>	Total 57,1 2138,5
4014,9 2531,6 2684,4 3012,7 3012,7 3012,7	3957,8 393,1	805,9 m <sup>2</sup>	Total 57,1 2138,5 1393,8 3012,7 3012,7 3012,7
4014,9 2531,6 2684,4 3012,7 3012,7 3012,7 3012,7	3957,8 393,1	805,9 m <sup>2</sup>	Total 57,1 2138,5 1393,8 3012,7 3012,7 3012,7 3012,7
4014,9 2531,6 2684,4 3012,7 3012,7 3012,7 3012,7 3012,7	3957,8 393,1	805,9 m <sup>2</sup>	Total 57,1 2138,5 1393,8 3012,7 3012,7 3012,7 3012,7 3012,7
4014,9 2531,6 2684,4 3012,7 3012,7 3012,7 3012,7 3012,7 3012,7	3957,8 393,1	805,9 m <sup>2</sup>	Total 57,1 2138,5 1393,8 3012,7 3012,7 3012,7 3012,7 3012,7 3012,7
4014,9 2531,6 2684,4 3012,7 3012,7 3012,7 3012,7 3012,7 2452,3	3957,8 393,1	805,9 m <sup>2</sup>	Total 57,1 2138,5 1393,8 3012,7 3012,7 3012,7 3012,7 3012,7 3012,7 2452,3
4014,9 2531,6 2684,4 3012,7 3012,7 3012,7 3012,7 3012,7 3012,7	3957,8 393,1	805,9 m <sup>2</sup>	Total 57,1 2138,5 1393,8 3012,7 3012,7 3012,7 3012,7 3012,7 3012,7
4014,9 2531,6 2684,4 3012,7 3012,7 3012,7 3012,7 3012,7 2452,3 2452,3 2452,3 2452,3	3957,8 393,1	805,9 m <sup>2</sup>	Total 57,1 2138,5 1393,8 3012,7 3012,7 3012,7 3012,7 3012,7 2452,3 2452,3 2452,3 2452,3
4014,9 2531,6 2684,4 3012,7 3012,7 3012,7 3012,7 3012,7 2452,3 2452,3 2452,3 2452,3 1290,4	3957,8 393,1	805,9 m <sup>2</sup>	Total  57,1 2138,5 1393,8 3012,7 3012,7 3012,7 3012,7 3012,7 2452,3 2452,3 2452,3 2452,3 1290,4
4014,9 2531,6 2684,4 3012,7 3012,7 3012,7 3012,7 3012,7 2452,3 2452,3 2452,3 2452,3 1290,4	3957,8 393,1	805,9 m <sup>2</sup>	Total  57,1 2138,5 1393,8 3012,7 3012,7 3012,7 3012,7 3012,7 2452,3 2452,3 2452,3 2452,3 1290,4 1290,4
4014,9 2531,6 2684,4 3012,7 3012,7 3012,7 3012,7 3012,7 2452,3 2452,3 2452,3 2452,3 1290,4	3957,8 393,1	805,9 m <sup>2</sup>	Total  57,1 2138,5 1393,8 3012,7 3012,7 3012,7 3012,7 3012,7 2452,3 2452,3 2452,3 2452,3 1290,4
	3012,7 3012,7 3012,7 3012,7 2452,3 2452,3 2452,3 1290,4 1290,4 798,9 798,9 40192,3 m <sup>2</sup> Floor area	1429,0 393,1 2684,4 1290,6 3012,7 3012,7 3012,7 3012,7 3012,7 3012,7 3012,7 2452,3 2452,3 2452,3 2452,3 1290,4 1290,4 798,9 798,9 40192,3 m² 5641,5 m²  Floor area Exclusions**  1102,6 m² m²	1429.0 393.1 2684.4 1290.6 3012.7 3012.7 3012.7 3012.7 3012.7 3012.7 2452.3 2452.3 2452.3 1290.4 1290.4 798.9 798.9 40192.3 m² 5641.5 m² Floor area Exclusions***  1102.6

<sup>\*</sup> Exclusions not subtracted

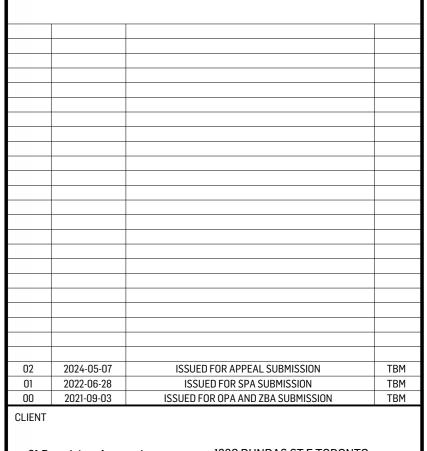


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**BROADVIEW AND EASTERN** 

21 BROADVIEW

DRAWING TITLE

SITE STATISTICS

DRAWING ISSUE

DRAWING NO.

APPEAL SUBMISSION

5/7/2024

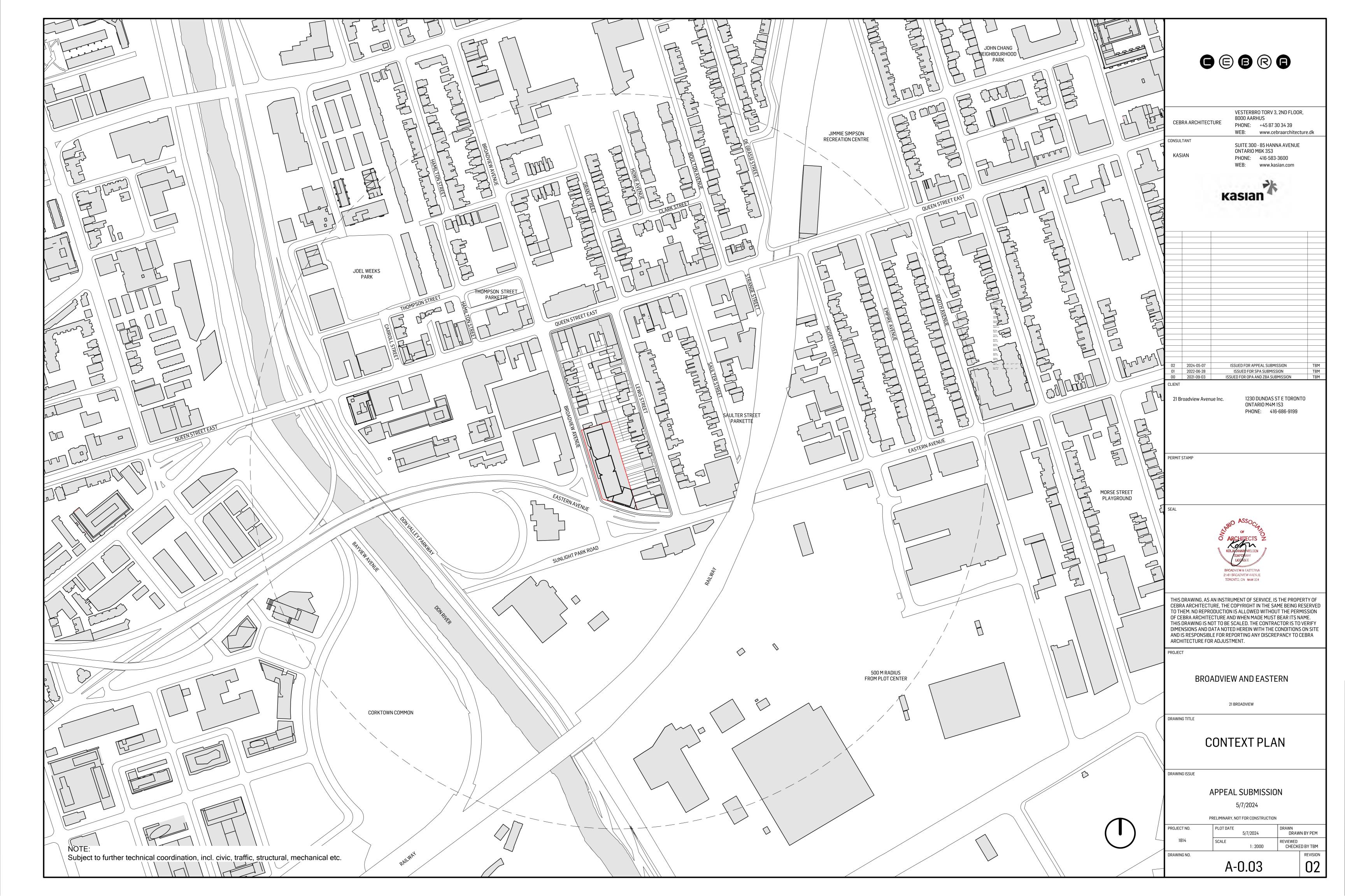
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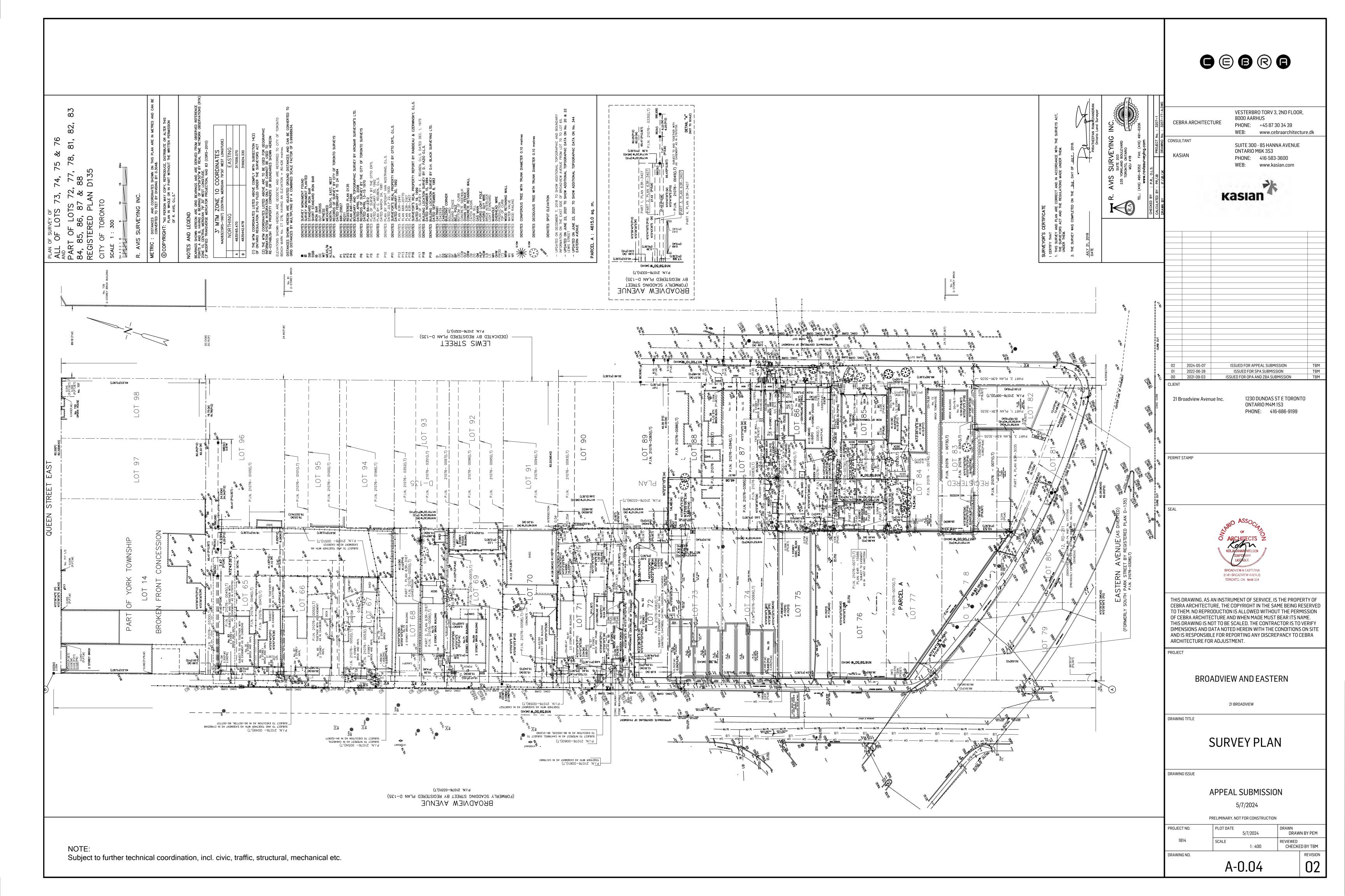
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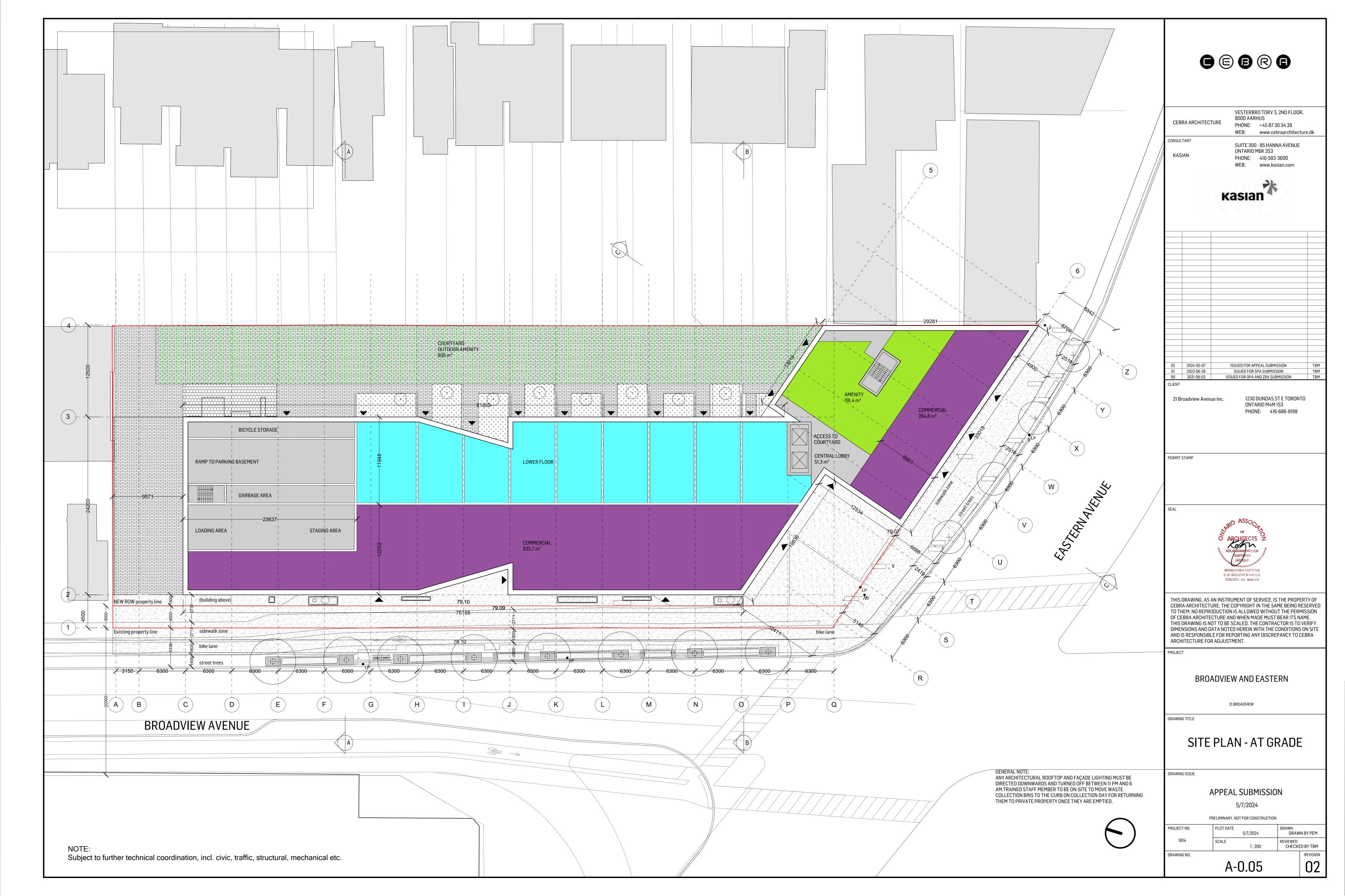
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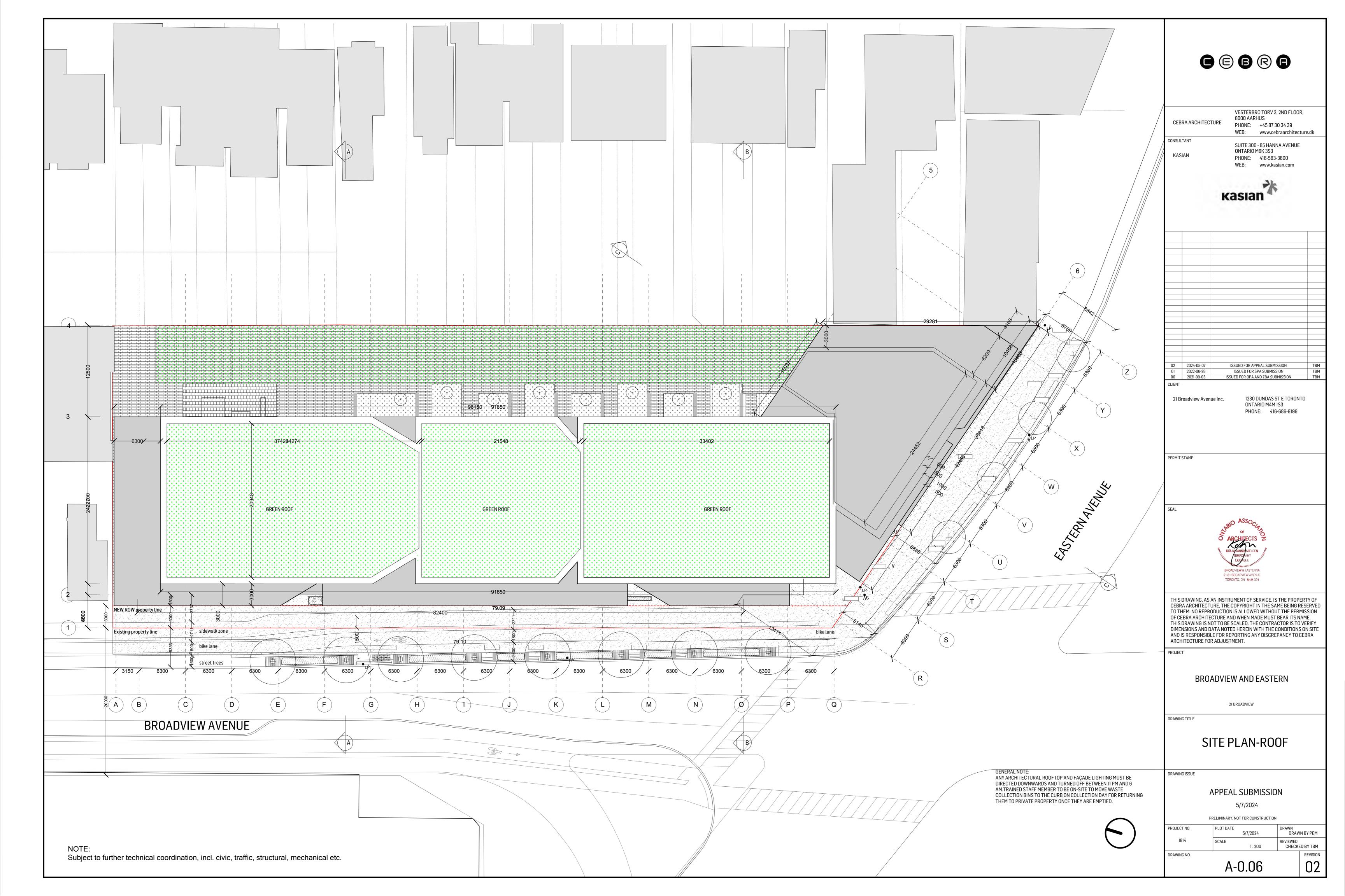
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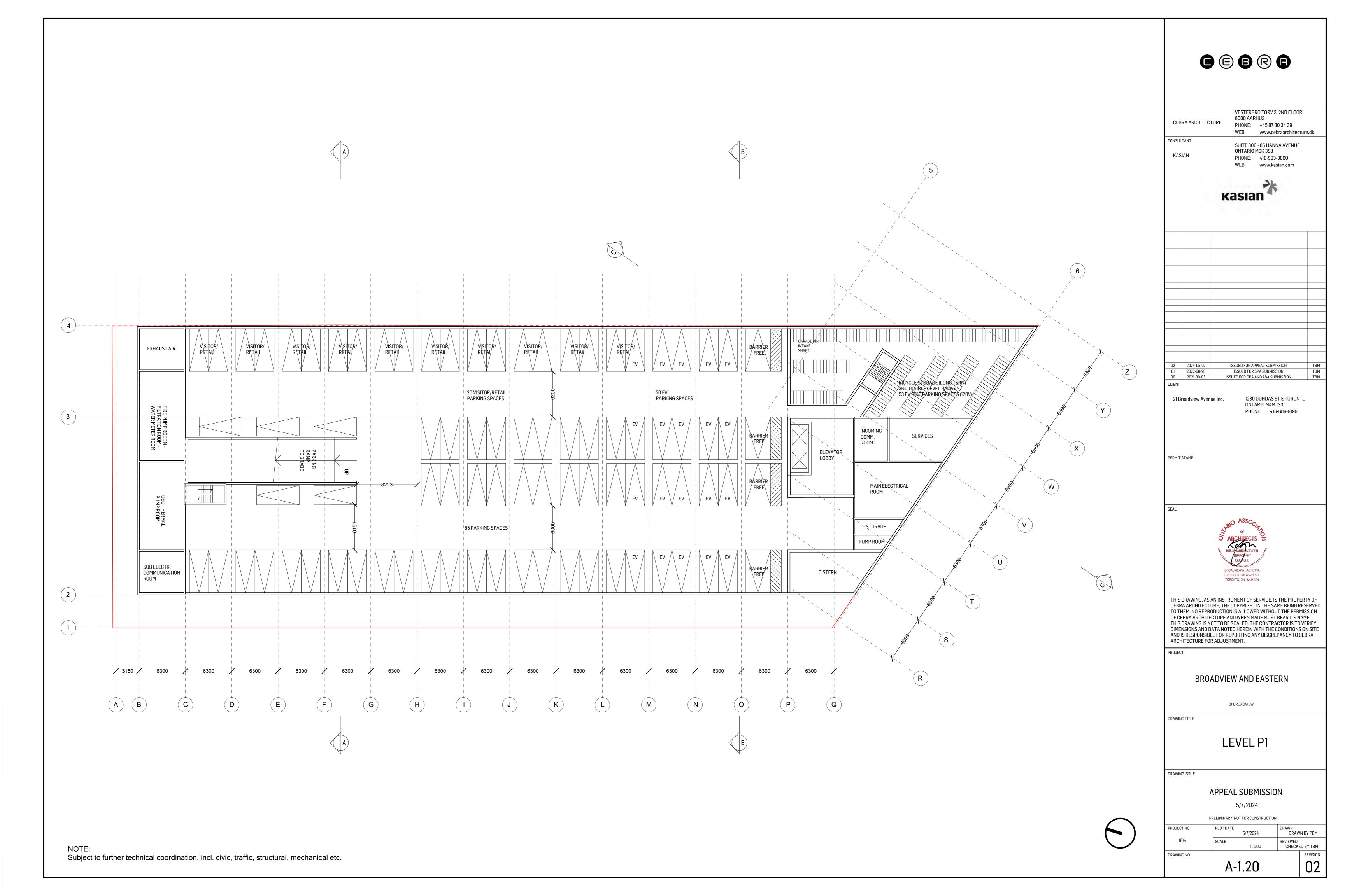
<sup>\*\*</sup> Specific exclusions to be confirmed by the City of Toronto

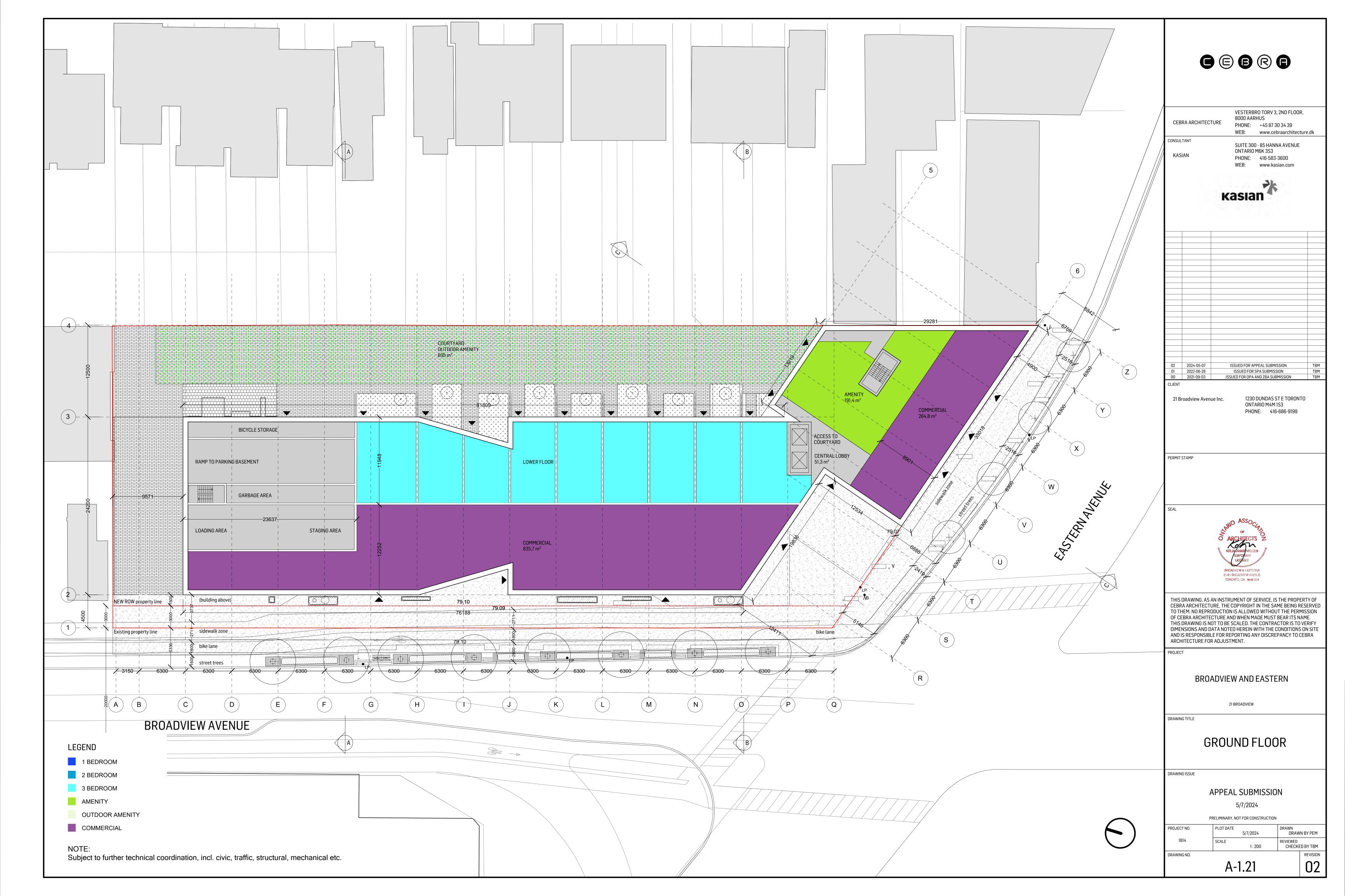


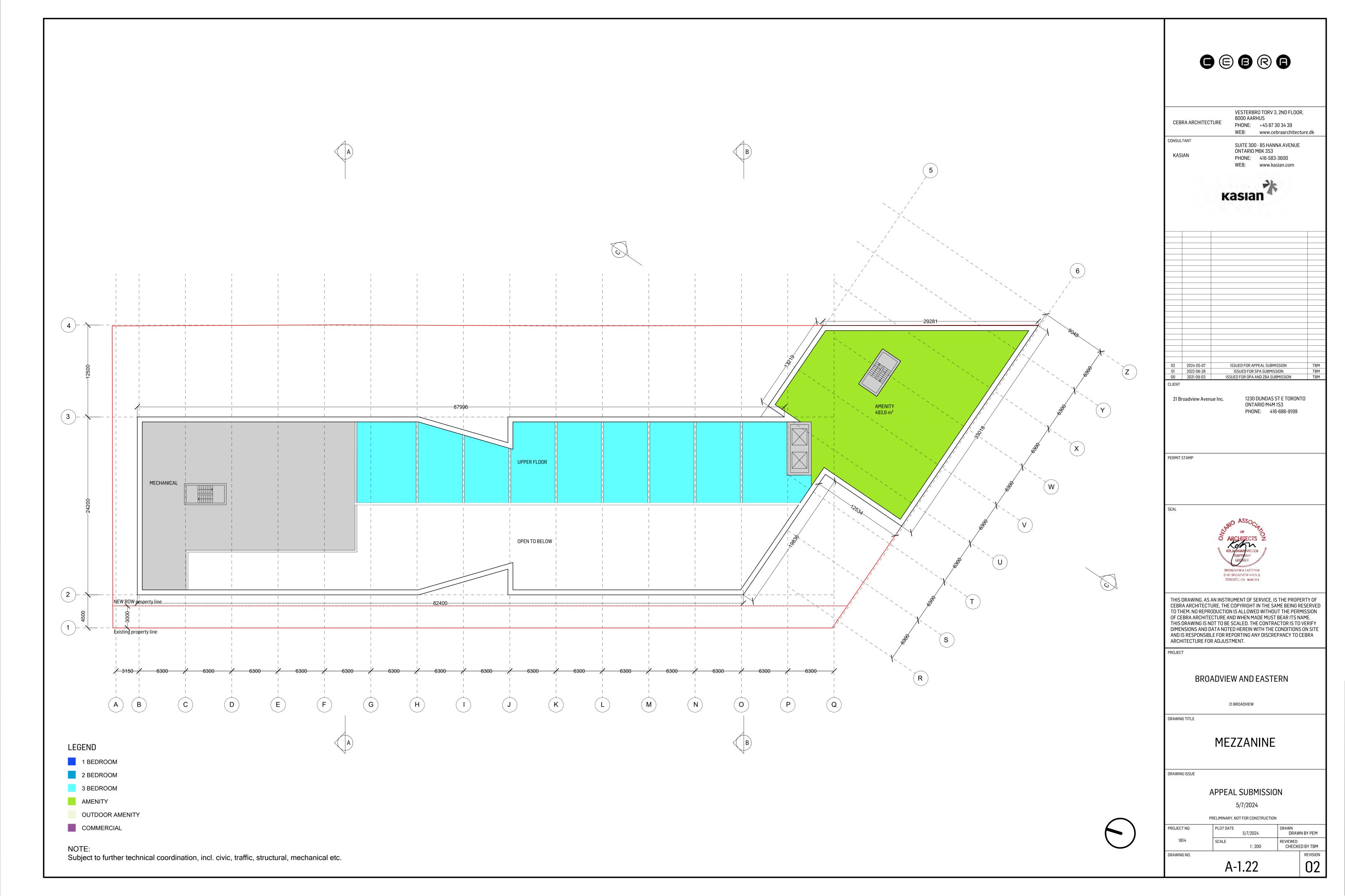


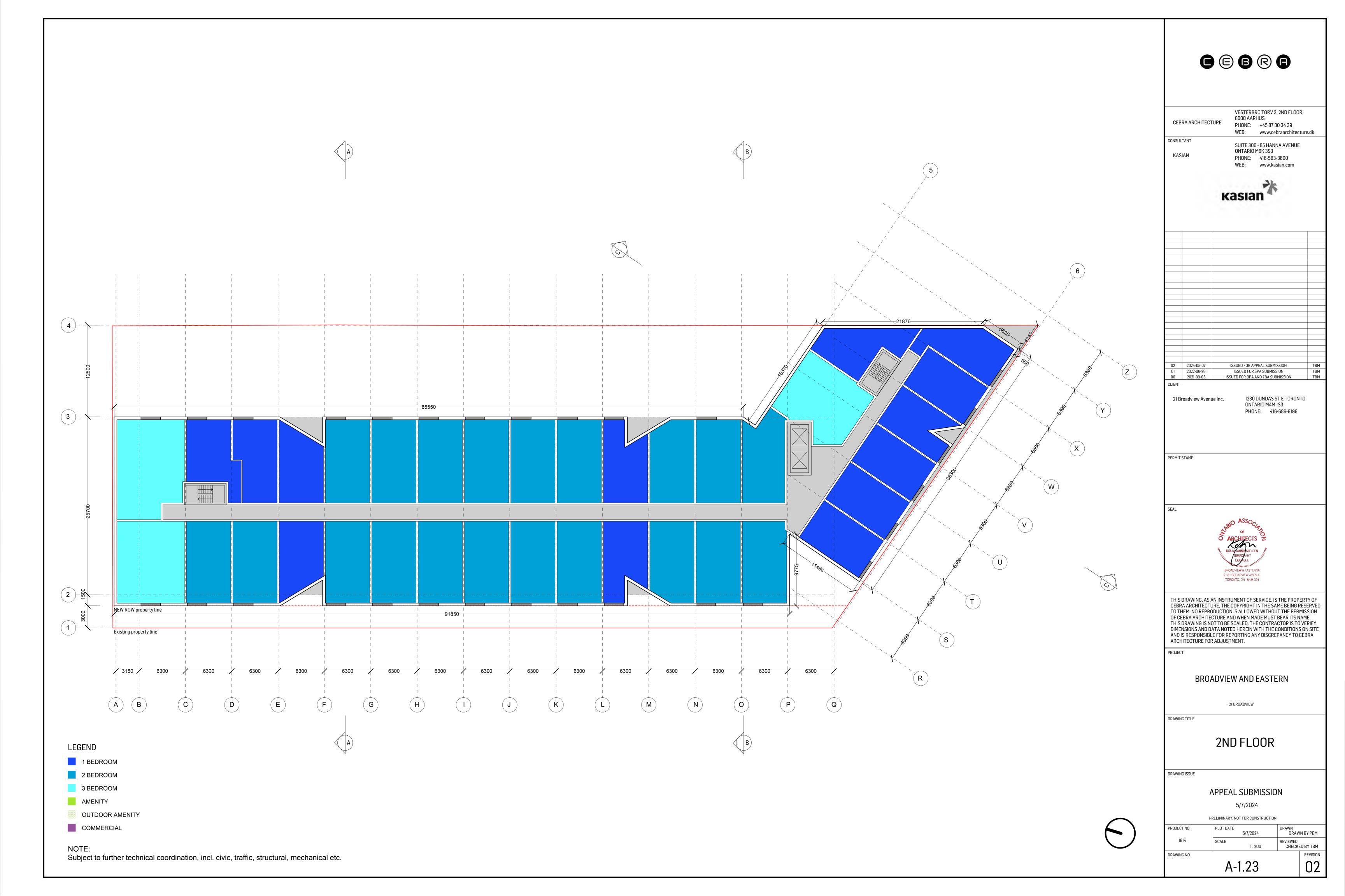


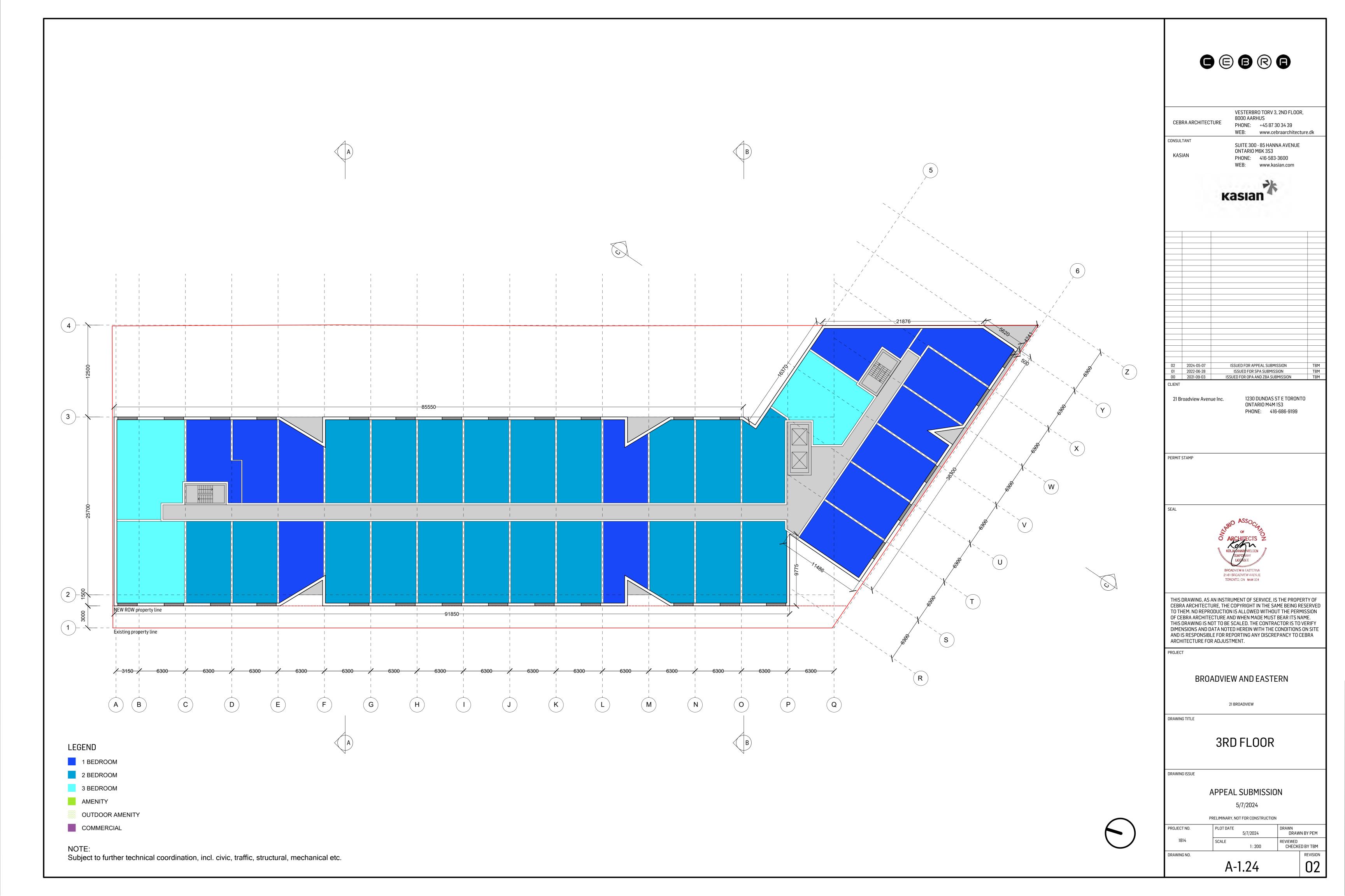


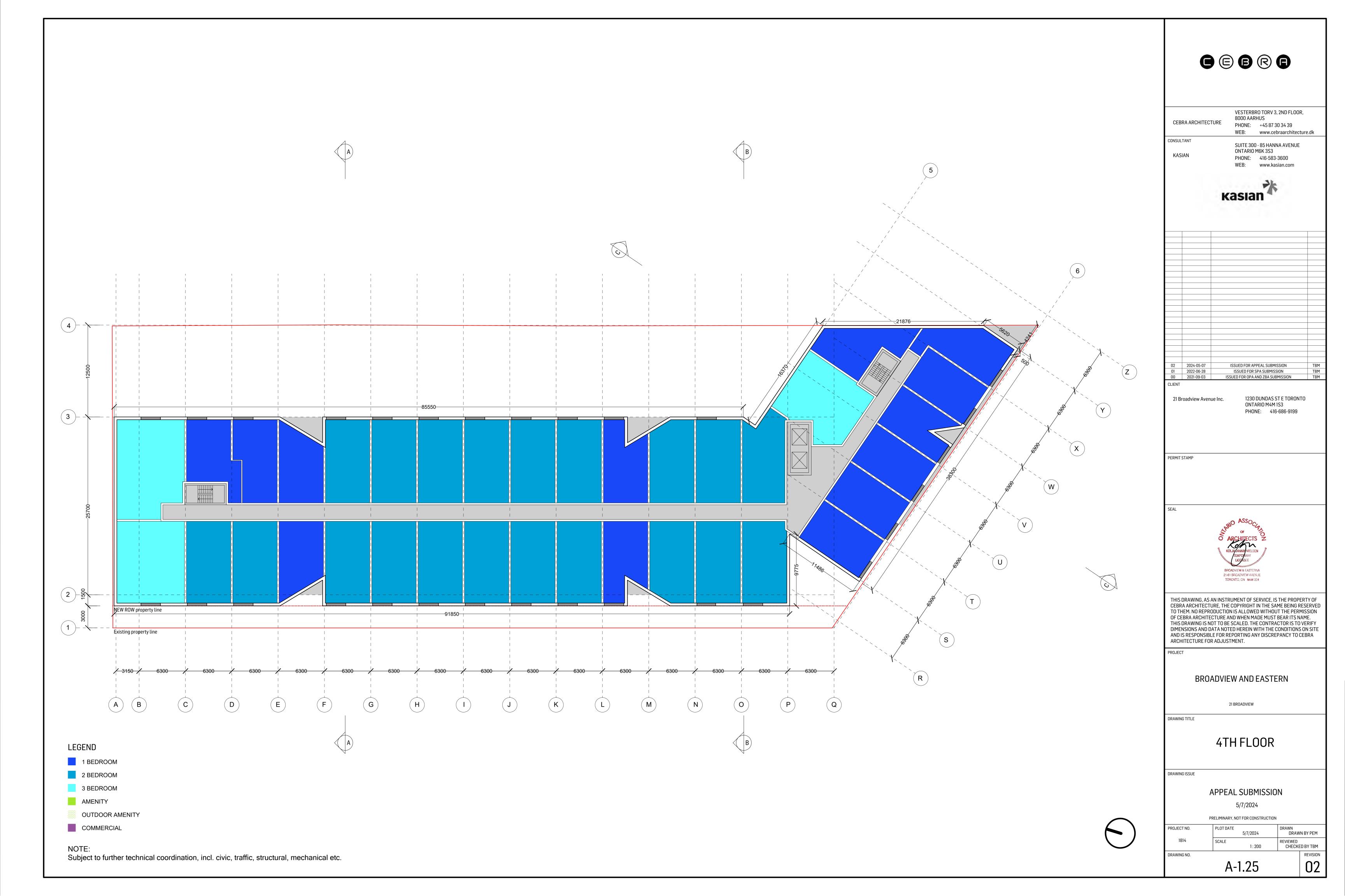


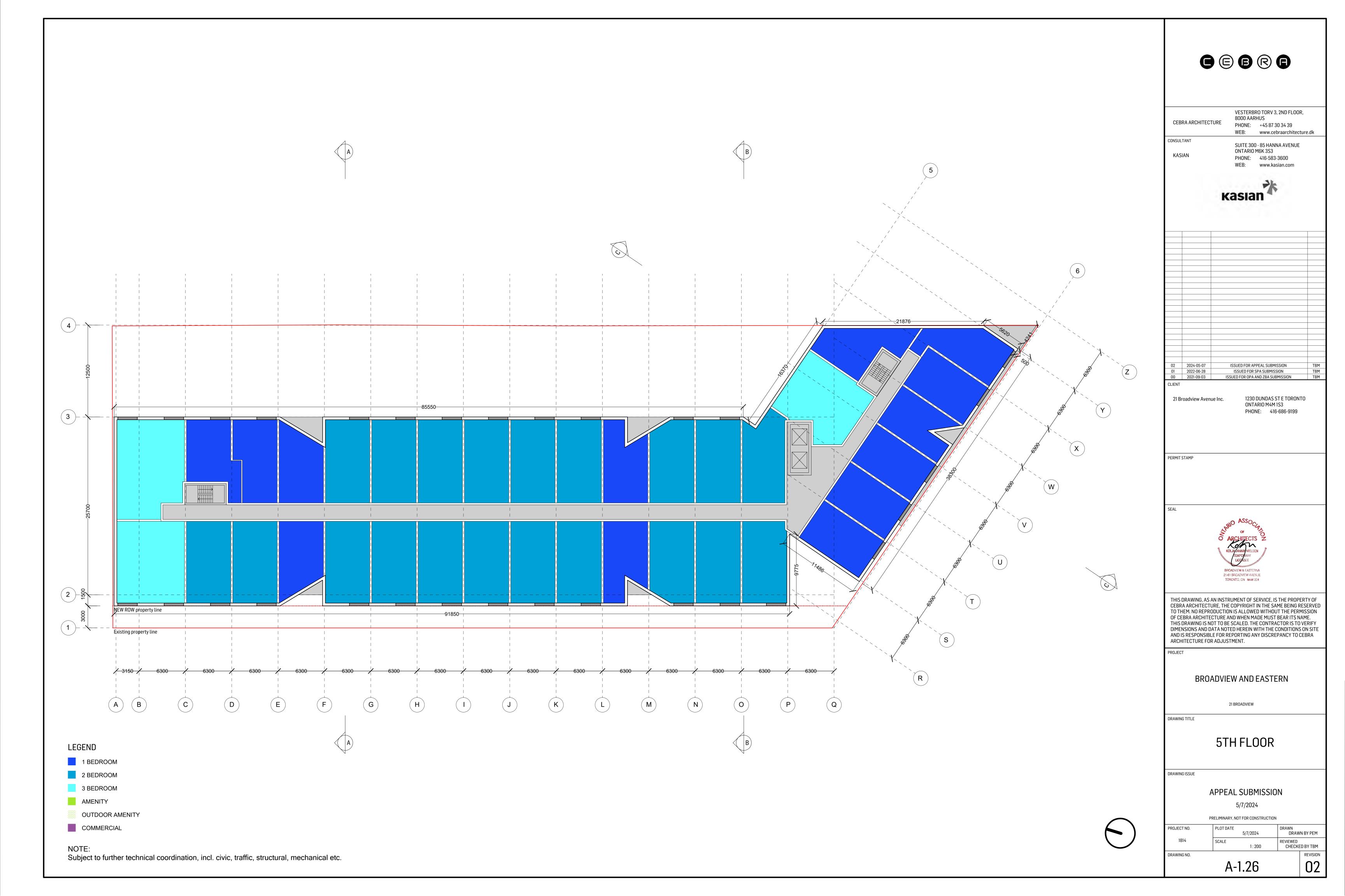


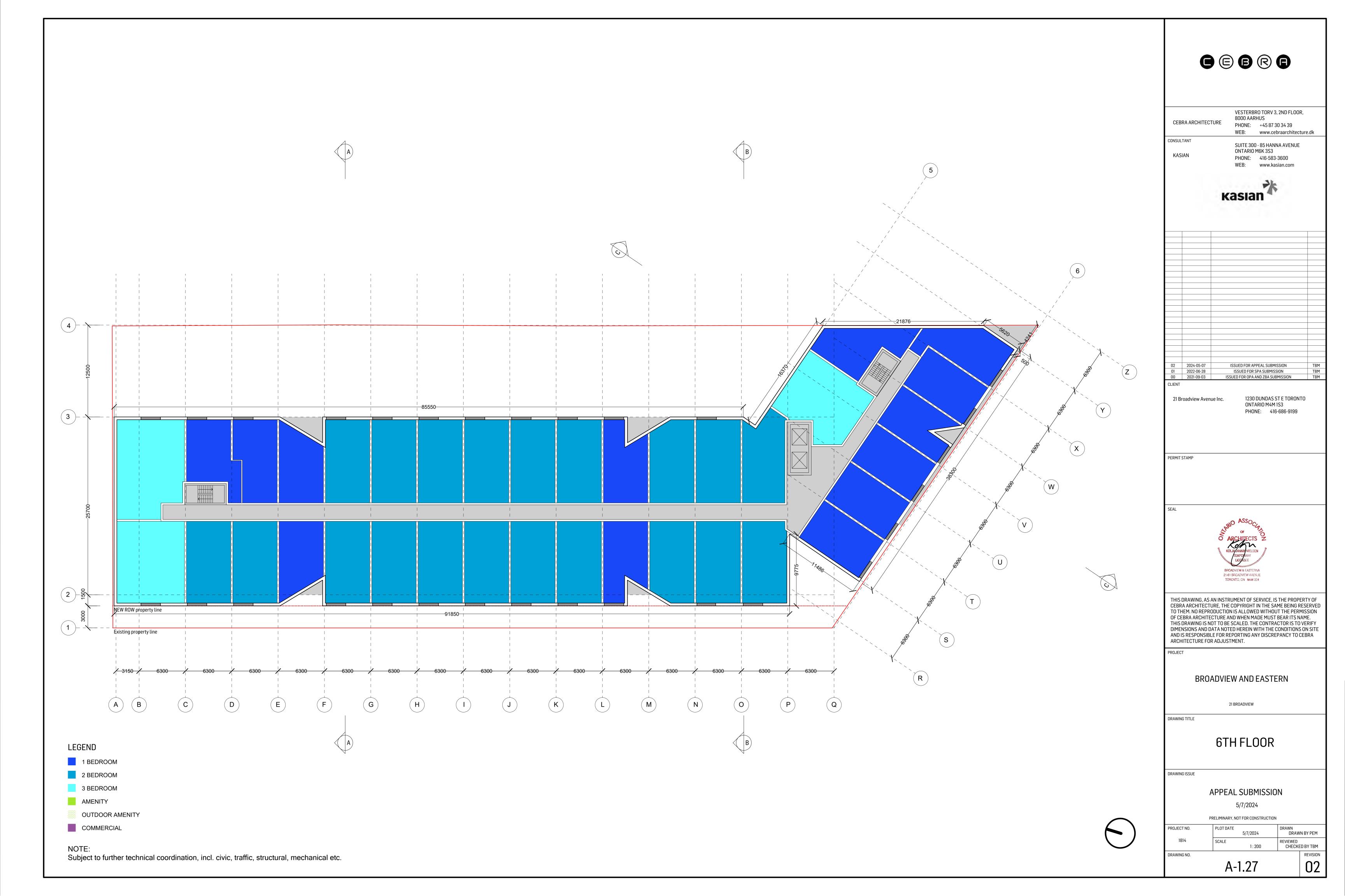


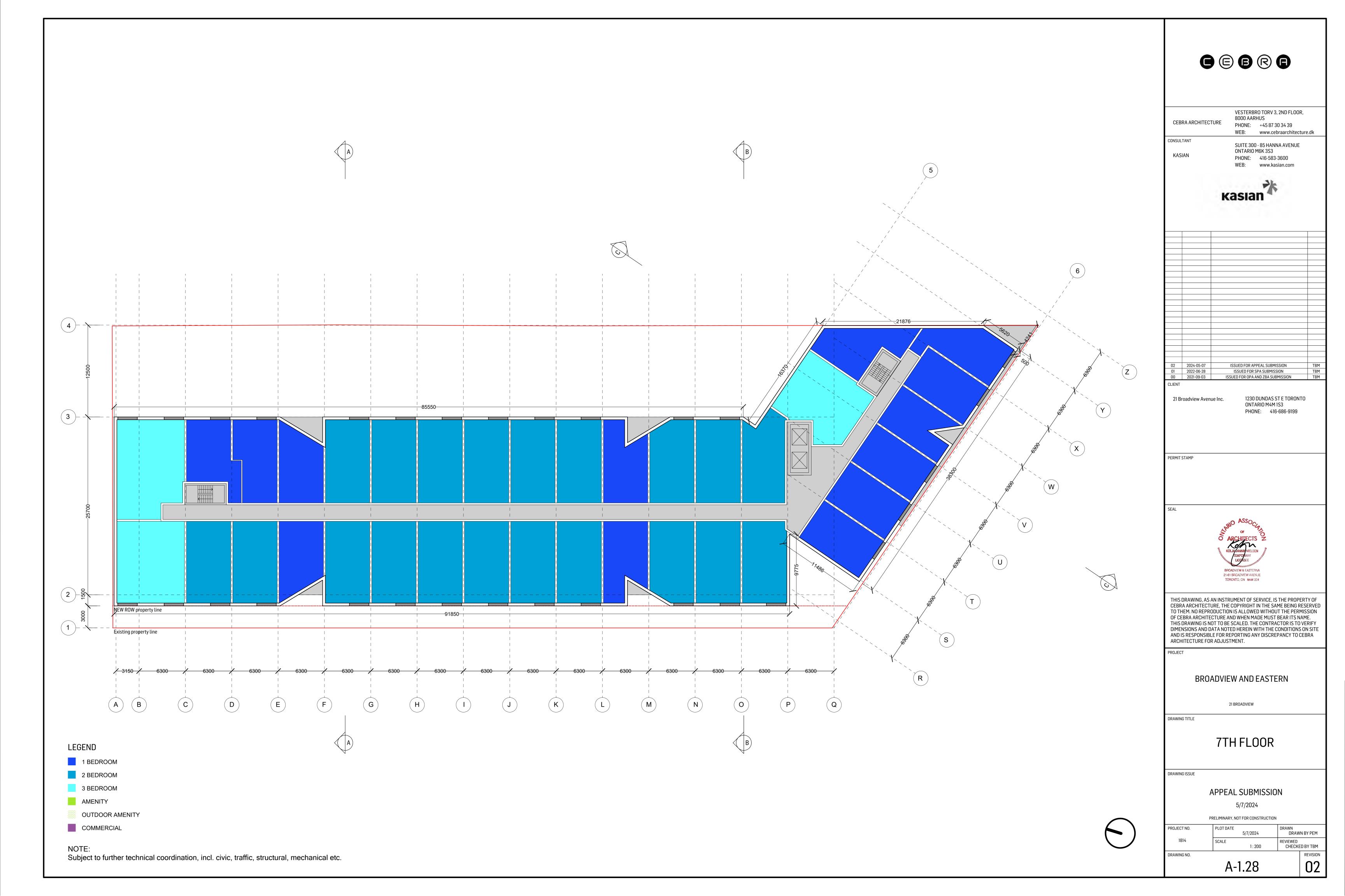


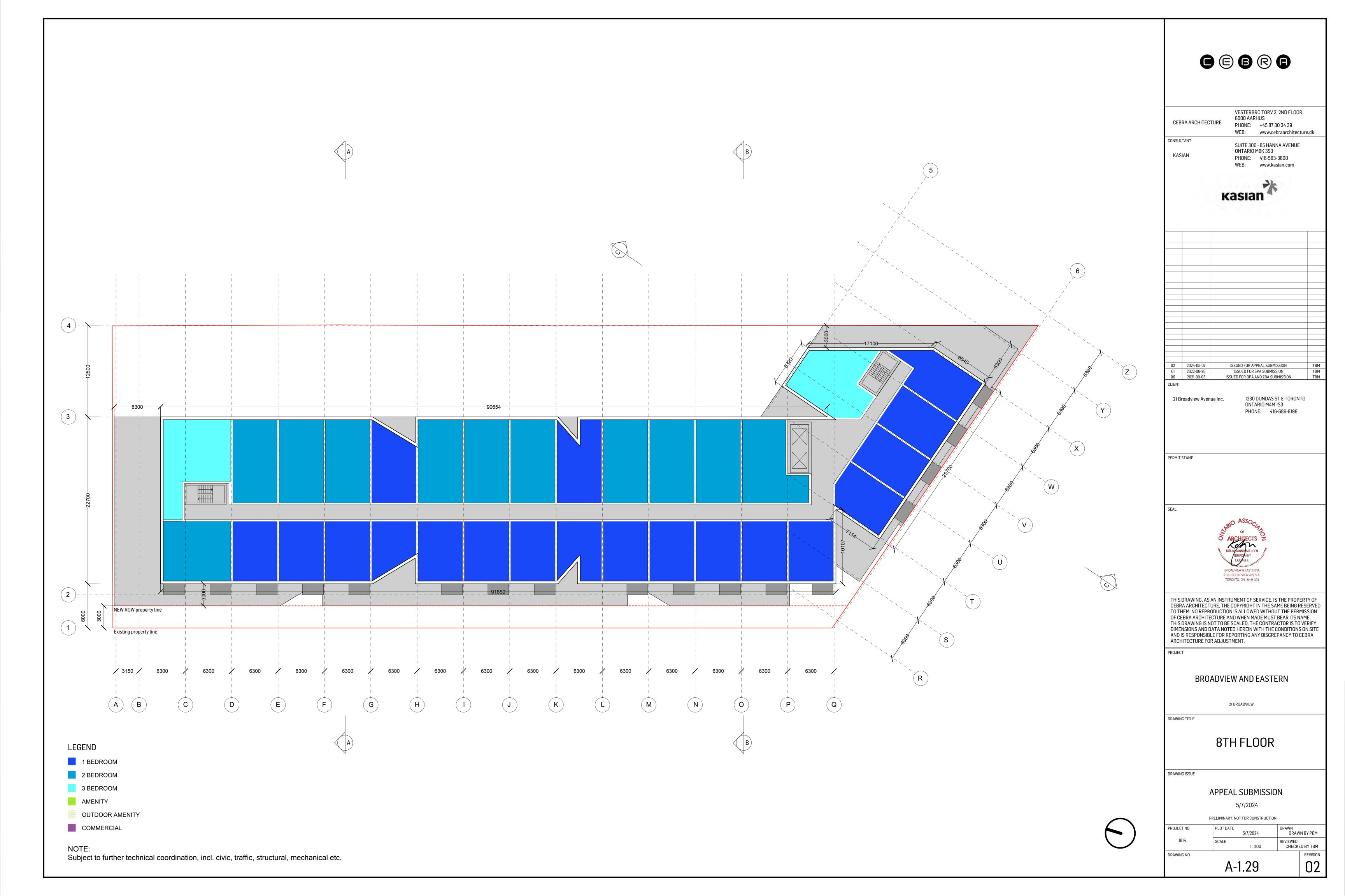


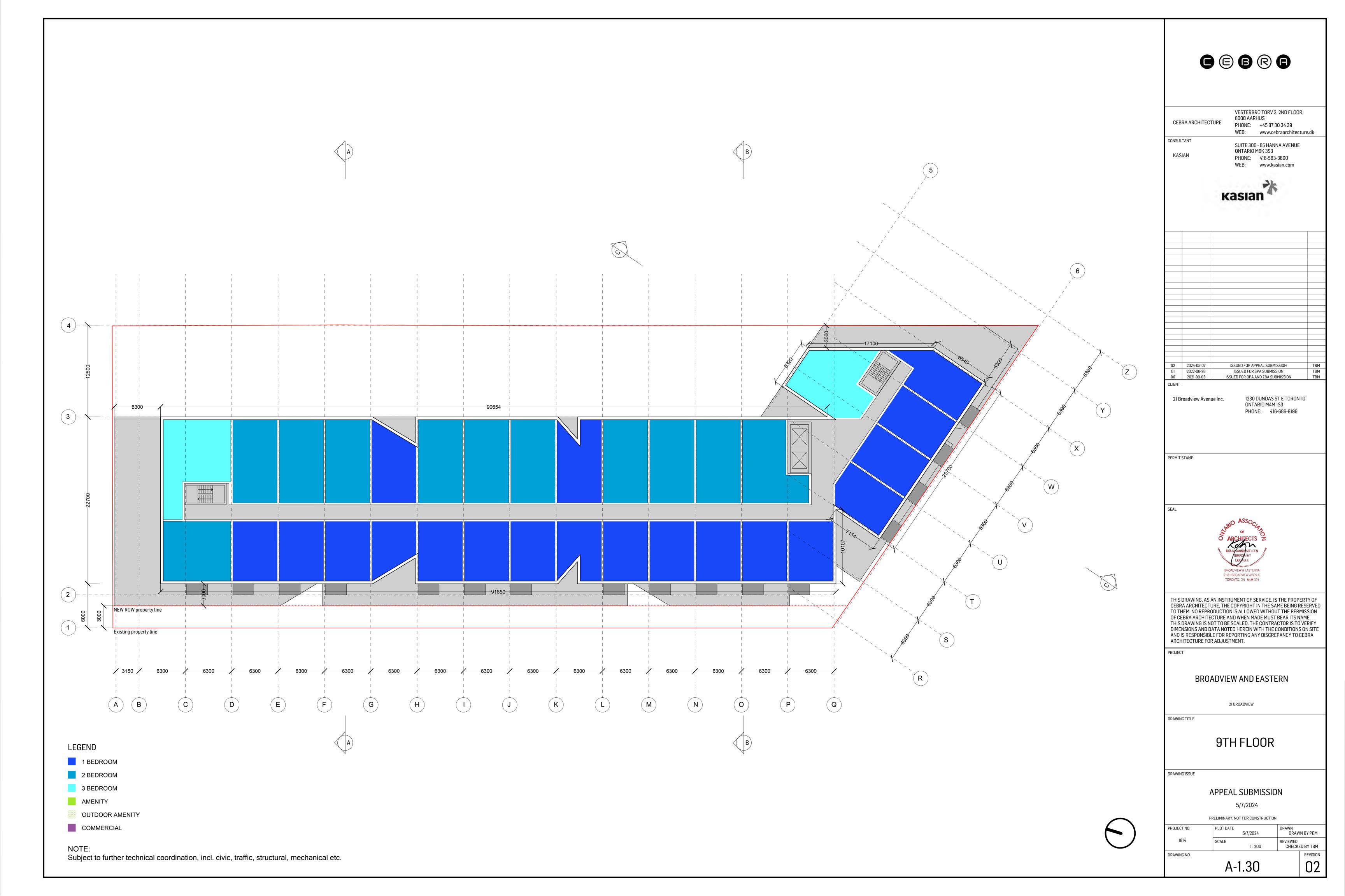


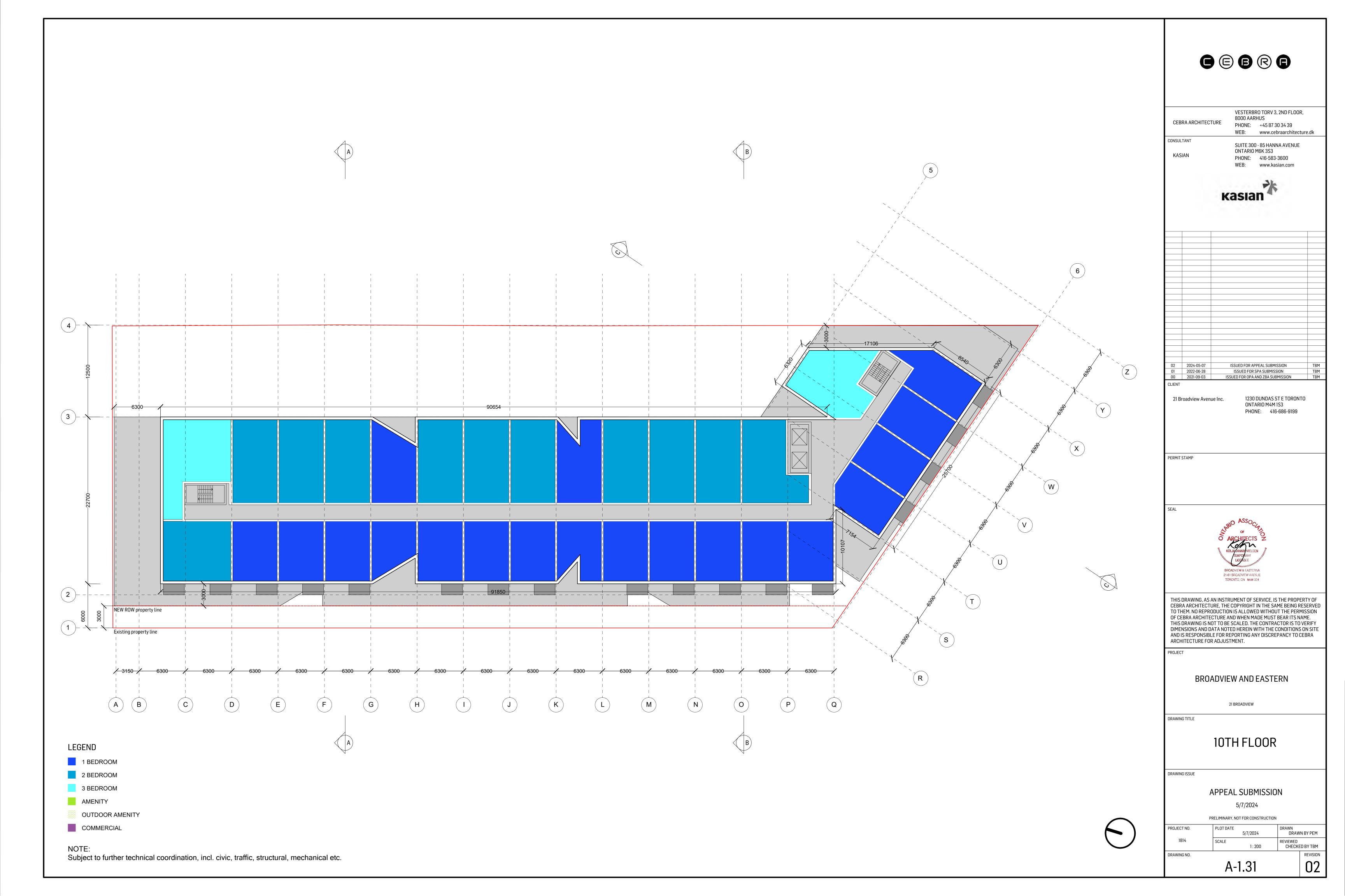


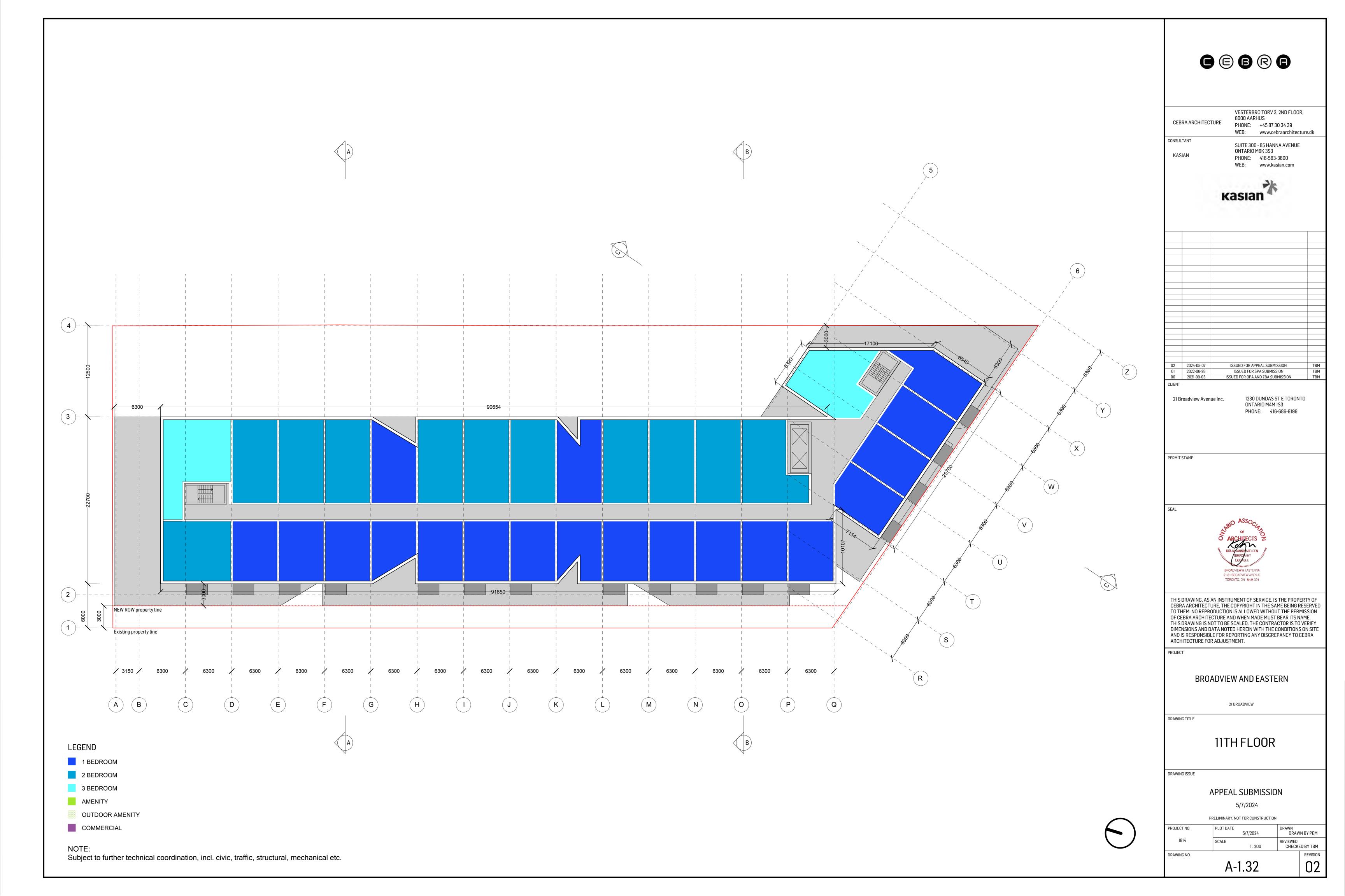


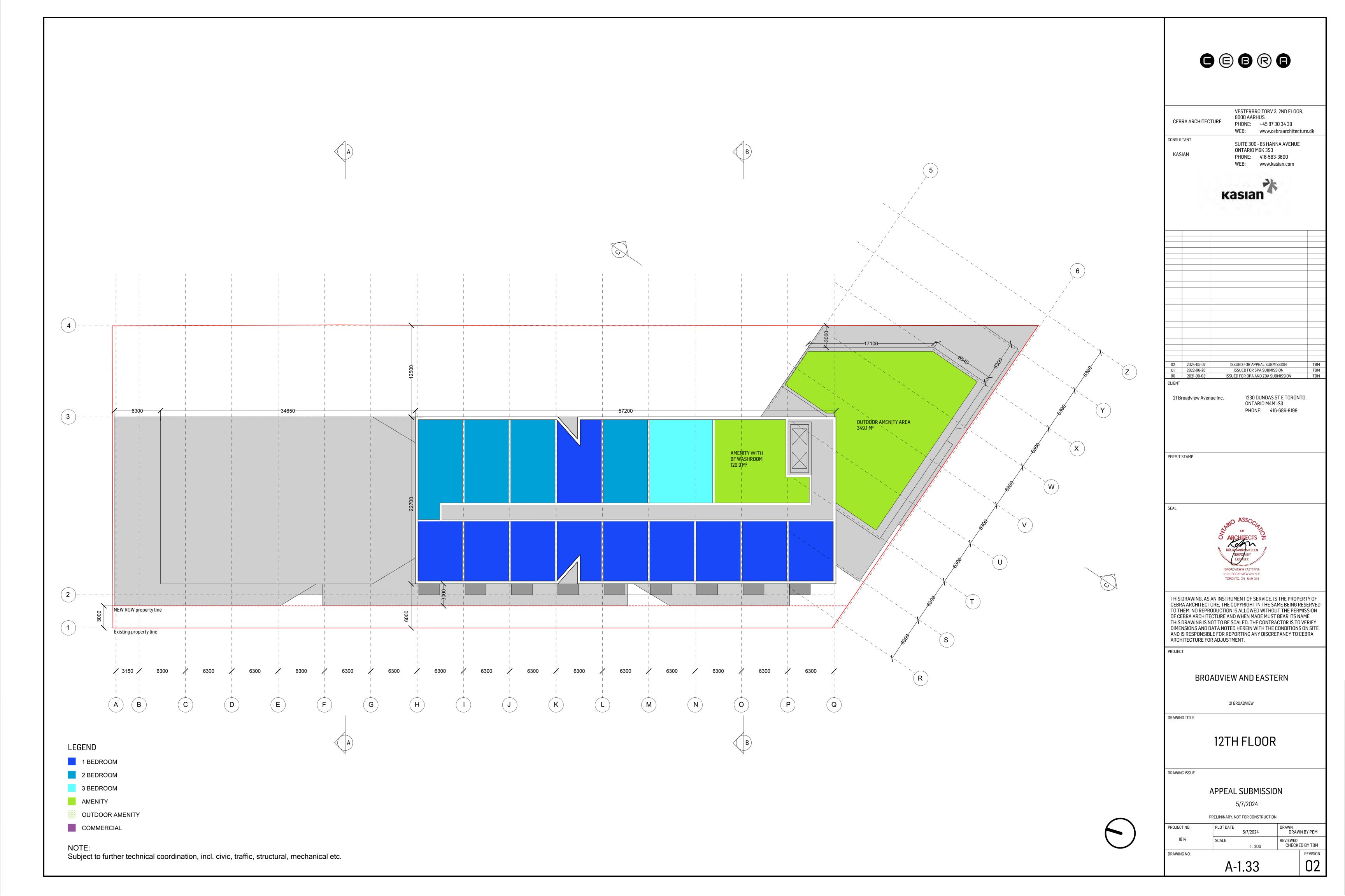


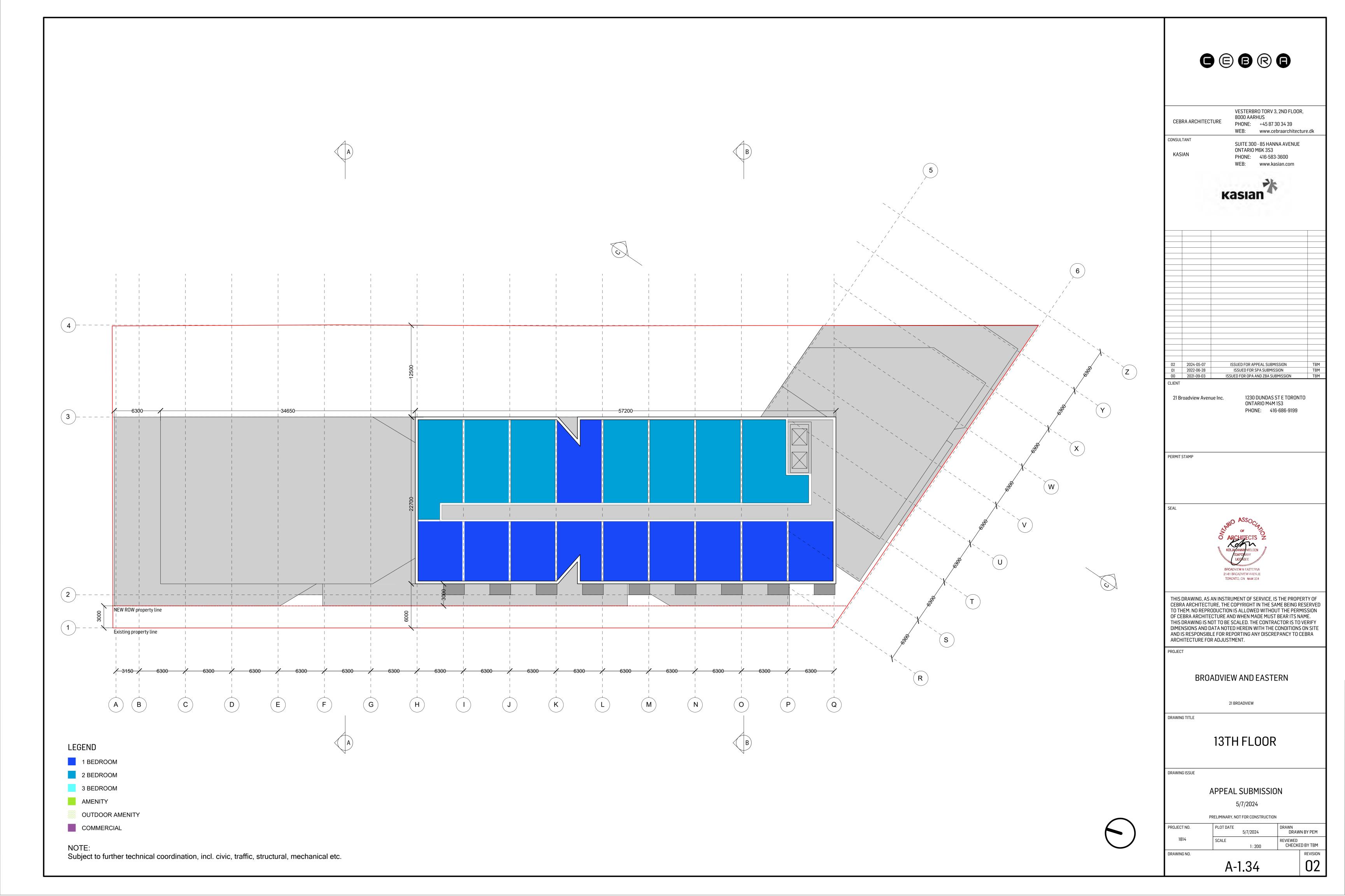


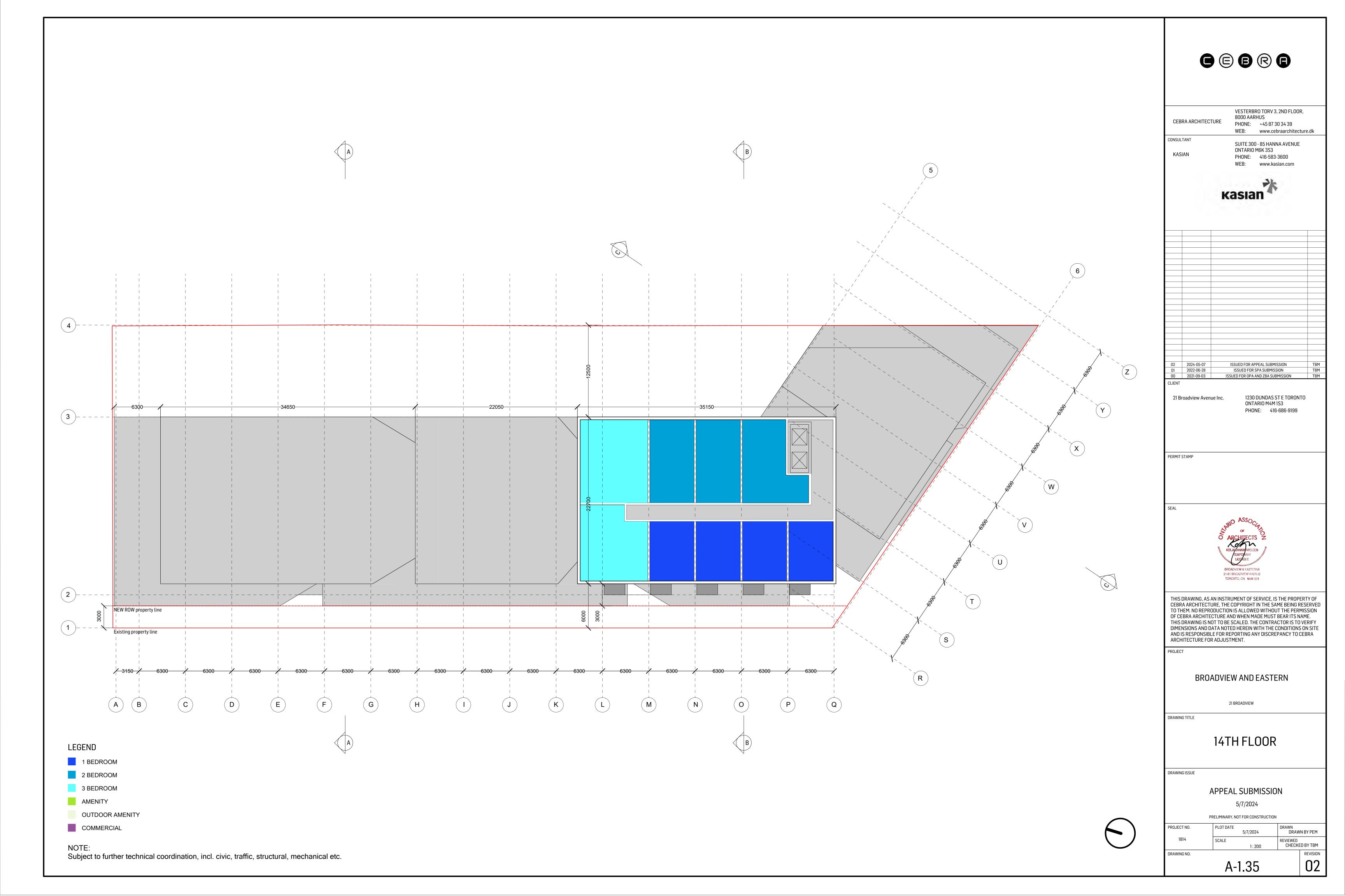


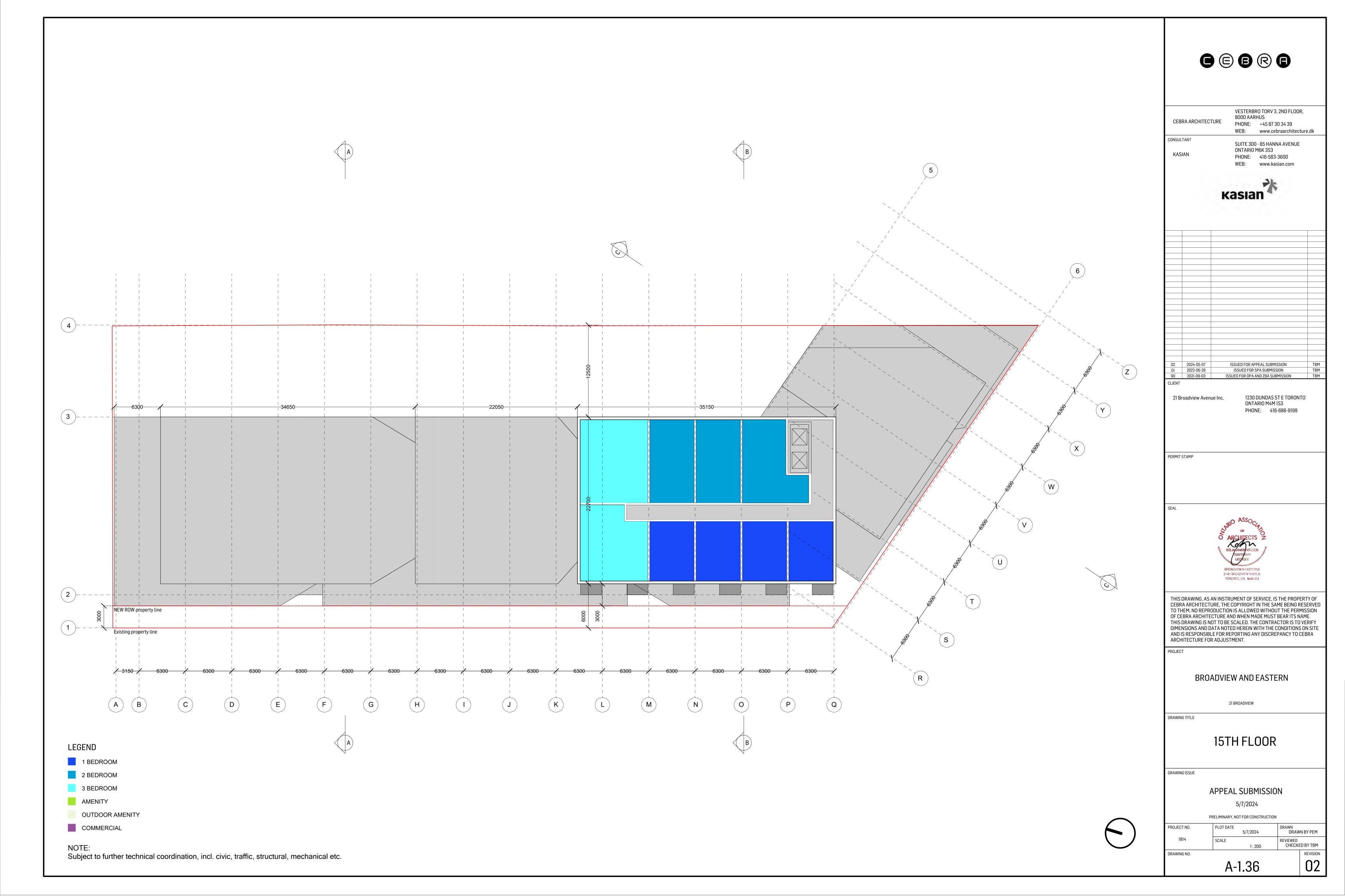


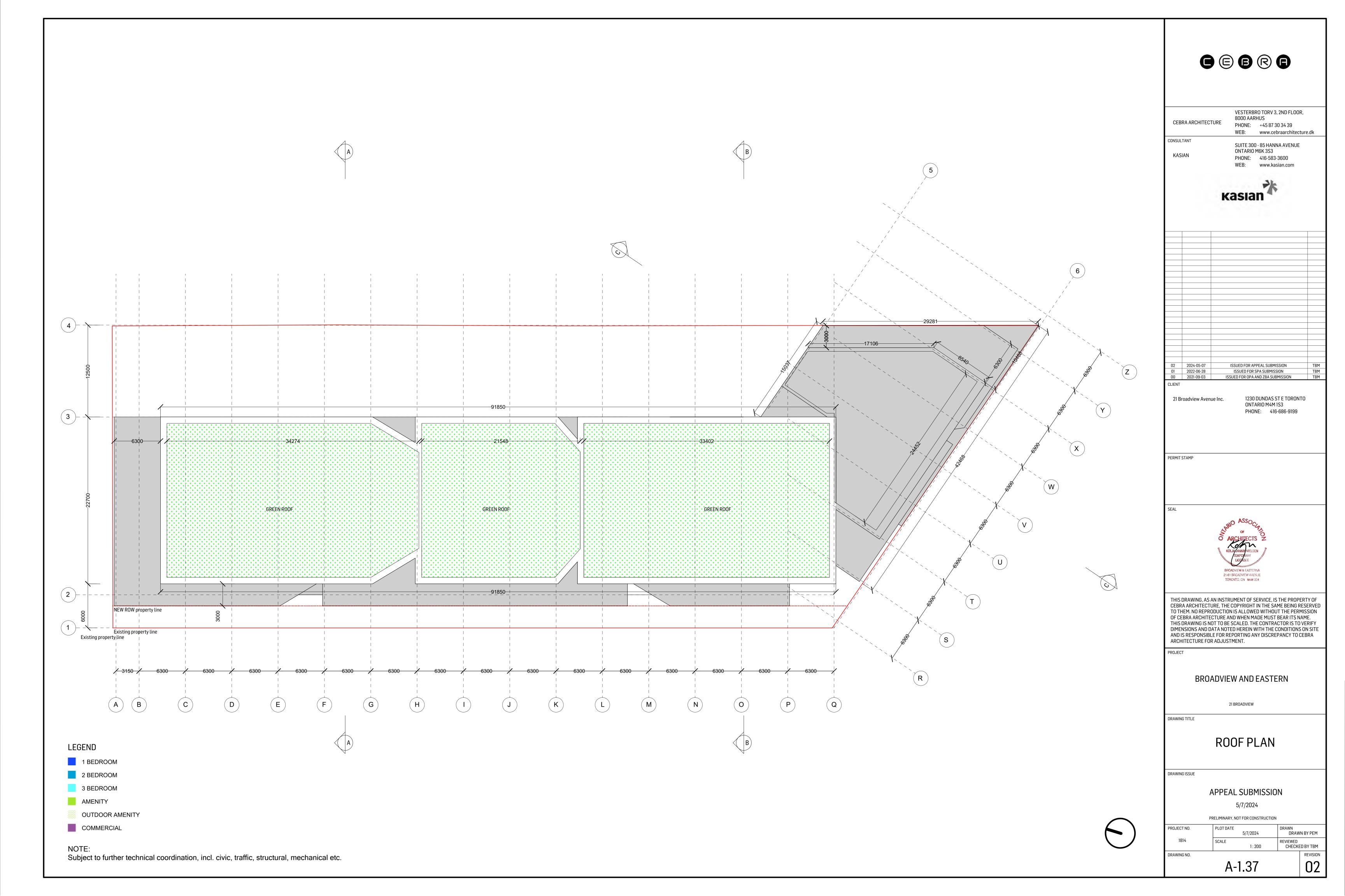


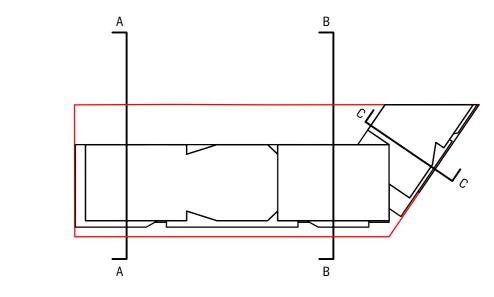














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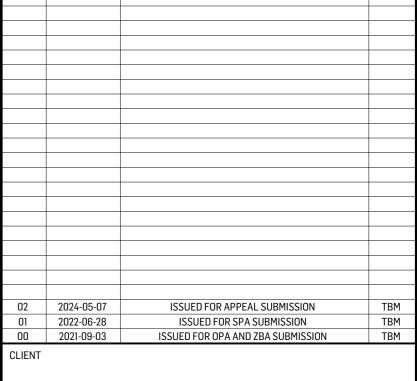
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**BROADVIEW AND EASTERN** 

21 BROADVIEW

DRAWING TITLE

SECTIONS B-B

DRAWING ISSUE

APPEAL SUBMISSION

5/7/2024

PRELIMINARY, NOT FOR CONSTRUCTION

DRAWN DRAWN BY PEM PROJECT NO. PLOT DATE 5/7/2024 1814 1:200 CHECKED BY TBM DRAWING NO.

A-3.02

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