

77 ERSKINE AVENUE

APPLICATION FOR ZONING BY-LAW AMENDMENT

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ARCHITECTURAL SHEET LIST

Sheet Number	Sheet Name	Current Revision	Revision Date
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A-002	STATISTICS	4	May 27, 2025
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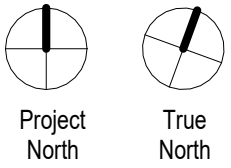
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PROJECT 201301
ISSUE APRIL 29, 2025
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COVER SHEET

A-001

1.0 SUMMARY

SITE AREA - 1,738 m²
TOTAL GFA - 27,687 m²
FSI - 15.9
NEW RESIDENTIAL UNITS - 490

2.0 BUILDING HEIGHTS

Tower: 140.4 m
Mechanical Penthouse: 6.0 m
TOTAL: 146.4 m

3.0 FLOOR AREA

*GFA calculated per Area Plans, A1001 - A1002

3.1 FLOOR AREA										
Level	GCA/Level (m²)	Total GCA (m²)	GFA Deductions (m²)	Total GFA (m²)	New NLA/NSA		Rental Replacement NLA		Indoor Amenity (m²)	Outdoor Amenity (m²)
					(m²)	(SF)	(m²)	(SF)		

BELOW-GRADE

Level P2	1,596	1,596	1,565	31	0	0	0	0	0	0
Level P1	1,597	1,597	1,565	32	0	0	0	0	0	0
	3,193	3,193	64	0	0	0	0	0	0	0

ABOVE-GRADE

Level 1	775	775	452	323	0	0	0	0	53	220
Level 1 Mezz	284	284	246	38	0	0	0	0	0	0
Level 2	905	905	521	384	152	1,638	171	1836	445	12
Level 3	886	886	58	828	83	889	684	7362	0	0
Level 4-5	886	1,773	117	1,656	90	970	1443	15532	0	0
Level 6	616	616	562	54	0	0	0	0	506	262
Level 7-9	616	1,847	169	1,678	1,508	16,234	0	0	0	0
Level 10	638	638	56	582	297	3,201	0	0	0	0
Level 11	638	638	56	582	396	4,263	0	0	0	0
Level 12-42	750	23,248	1,748	21,499	19,501	209,911	0	0	0	0
MECH PH	506	506	0	0	0	0	0	0	0	0
	32,117	4,493	27,624	22,028	237,107	2297	24730	1,004	495	

GRAND TOTAL		Total GCA (m²)	GFA Deductions (m²)	Total GFA (m²)	New NLA/NSA		Rental Replacement NLA	Indoor Amenity	Outdoor Amenity
		35,310	7,622	27,687	22,028	237,107	2297	24730	1,004 495

4.0 AMENITY

4.1 AMENITY				
Total Units	Amenity			
	Outdoor	Outdoor / Unit	Indoor	Indoor / Unit
490	495.07 m²	1.0 m²	1004.20 m²	2.05 m²

5.0 PARKING

5.1 CAR PARKING							
Level	Residential Car Parking			Visitor Car Parking			Total Car Parking
	Regular	BF	Total	Regular	BF	Total	
Level P1	0	0	0	5	1	6	6
Level P2	23	7	30	0	0	0	30
TOTAL	23	7	30	5	1	6	36

Car Parking Rates

- 6 Visitor Parking Spaces (1 + 0.01 per unit)
- 0.06 Resident Parking Spaces per Unit
- All parking spaces supplied with an energized outlet capable of providing Level 2 charging or higher

5.2 BICYCLE PARKING			
Level	Bicycle Parking		Total Bicycle Parking
	Long-Term	Short-Term	
Level P1	318	0	318
Level 1	0	100	90
Level 1 Mezz	126	0	126
TOTAL	444	100	534

Bicycle Parking Rates

- 0.9 Long-Term Parking Spaces per Unit
- 0.2 Short-term Parking spaces per Unit

6.0 STORAGE

6.1 LOCKERS	
3' X 6' STORAGE LOCKER	37

7.0 LOADING

7.1 LOADING		
Level	Count	Type
Level 1	1	TYPE G LOADING

8.0 WASTE

8.1 WASTE STORAGE AREA		
Level	Area Type	Area
Level 1	REFUSE	155.57 m²

3.3 RESIDENTIAL UNITS										
Level	New Residential					Rental Replacement				Total Units
	Studio	1B	1B+D	2B	3B	Total	Studio-R	1B-R	2B-R	Total

BELOW-GRADE

Level P2	0	0	0	0	0	0	0	0	0	0
Level P1	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0

ABOVE-GRADE

Level 1	0	0	0	0	0	0	0	0	0	0
Level 1 Mezz	0	0	0	0	0	0	0	0	0	0
Level 2	0	3	0	0	0	3	1	2	0	6
Level 3	0	0	0	0	1	1	5	5	2	13
Level 4-5	0	2	0	0	0	2	4	12	6	24
Level 6	0	0	0	0	0	0	0	0	0	0
Level 7-9	3	3	0	6	12	24	0	0	0	24
Level 10	4	3	0	1	1	9	0	0	0	9
Level 11	4	4	0	2	1	11	0	0	0	11
Level 12-42	31	248	0	93	31	403	0	0	0	403
MECH PH	0	0	0	0	0	0	0	0	0	0
	42	263	0	102	46	453	10	19	8	37 490

Unit Type	Studio	1B	1B+D	2B	3B	Sub-Total	Studio-R	1B-R	2B-R	Sub-Total	TOTAL
No. Units	42	263	0	102	46	453	10	19	8	37	490
Unit Mix	9.3%	56.1%	0%	22.5%	10.1%	100.0%	27.0%	51.4%	21.6%	100.0%	
Average Size	360 SF	449 SF	-	655 SF	861 SF	530 SF					

Toronto Green Standard Version 4.0

General Project Description			
TOTAL GROSS FLOOR AREA			28,886 m²
RESIDENTIAL			28,886 m²
RETAIL			0 m²
OTHER			0 m²
TOTAL NUMBER OF RESIDENTIAL UNITS			491

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

Low Emissions Transportation	Required	Proposed	Percentage
NUMBER OF PARKING SPACES	0	34	
NUMBER OF PARKING SPACES EV READY (RESIDENTIAL)	34	34	100.0%
NUMBER OF PARKING SPACES EV READY (NON-RESIDENTIAL)			
Cycling Infrastructure	Required	Proposed	Percentage
NUMBER OF LONG-TERM BICYCLE PARKING SPACES (ALL USES)	415	416	100.0 %
NUMBER OF LONG-TERM BICYCLE PARKING (RESIDENTIAL AND ALL OTHER USES) LOCATED:			
A) FIRST STOREY OF BUILDING			
B) SECOND STOREY OF BUILDING			
C) FIRST LEVEL BELOW-GROUND		416	100.0 %
D) SECOND LEVEL BELOW-GROUND			
E) OTHER LEVELS BELOW-GROUND			
NUMBER OF SHORT-TERM BICYCLE PARKING SPACES	93	94	100.0 %
NUMBER OF SHOWER AND CHANGE FACILITIES (NON-RESIDENTIAL)			
Tree Canopy	Required	Proposed	Percentage
TOTAL SOIL VOLUME (40% OF THE SITE AREA / 66m2 X 30m3)	316	94.7	30.0 %
SOIL VOLUME PROVIDED WITHIN THE SITE AREA (m3)		94.7	30.0 %
SOIL VOLUME PROVIDED WITHIN THE PUBLIC BOULEVARD (m3)			

Section 2: For Site Plan Control Applications

Cycling Infrastructure	Required	Proposed	Percentage
NUMBER OF SHORT-TERM BICYCLE PARKING SPACES (ALL USES) AT GRADE OR ON FIRST LEVEL BELOW GRADE		94	
NUMBER OF PUBLICLY ACCESSIBLE BICYCLE PARKING SPACES	93	94	100.0 %
NUMBER OF ENERGIZED OUTLETS FOR ELECTRIC BICYCLES	63	64	100.0 %
Tree Canopy	Required	Proposed	Percentage
TOTAL SITE AREA (M2)		1738	
TOTAL SOIL VOLUME (40% OF THE SITE AREA / 66 m2 X 30 m3)	316	94.7	30.0 %
TOTAL NUMBER OF TREES PLANTED		3	
NUMBER OF SURFACE PARKING SPACES (IF APPLICABLE)			
NUMBER OF SHADE TREES LOCATED IN SURFACE PARKING AREA			
Landscape & Biodiversity	Required	Proposed	Percentage
TOTAL NON-ROOF HARDSCAPE AREA (M2)		411.1	
TOTAL NON-ROOF HARDSCAPE AREA TREATED FOR URBAN HEAT ISLAND (MINIMUM RESIDENTIAL 75% OR NON-RESIDENTIAL 50%) (M2)	308.3	411.1	100.0 %
AREA OF NON-ROOF HARDSCAPE TREATED WITH: (INDICATE M2)			
A) HIGH-ALBEDO SURFACE MATERIAL		411.1	100.0 %
B) OPEN-GRID PAVEMENT			
C) SHADE FROM TREE CANOPY			
D) SHADE FROM HIGH-ALBEDO STRUCTURES			
E) SHADE FROM ENERGY GENERATION STRUCTURES			
PERCENTAGE OF LOT AREA AS SOFT LANDSCAPING (NON-RESIDENTIAL ONLY)			
TOTAL NUMBER OF PLANTS		538	
TOTAL NUMBER OF NATIVE PLANTS AND % OF TOTAL PLANTS (MINIMUM 50%)	269	538	100.0 %
AVAILABLE ROOF SPACE (M2)		257	
AVAILABLE ROOF SPACE PROVIDED AS GREEN ROOF (M2)	154	396	100.0 %
AVAILABLE ROOF SPACE PROVIDED AS COOL ROOF (M2)			
AVAILABLE ROOF SPACE PROVIDED AS SOLAR PANELS (M2)			
Bird Collision Deterrence	Required	Proposed	Percentage
TOTAL AREA OF GLAZING OF ALL ELEVATIONS WITHIN 16M ABOVE GRADE		878.6	
TOTAL AREA OF TREATED GLAZING (MINIMUM 85% OF TOTAL AREA OF GLAZING WITHIN 16M ABOVE GRADE) (M2)	747	878.6	100.0 %
PERCENTAGE OF GLAZING WITHIN 16M ABOVE GRADE TREATED WITH:			
A) VISUAL MARKERS		878.6	100.0 %
B) NON-REFLECTIVE GLASS			
C) BUILDING INTEGRATED STRUCTURES			

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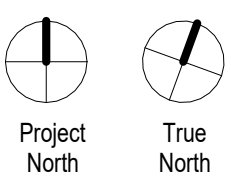
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183002 201301
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STATISTICS



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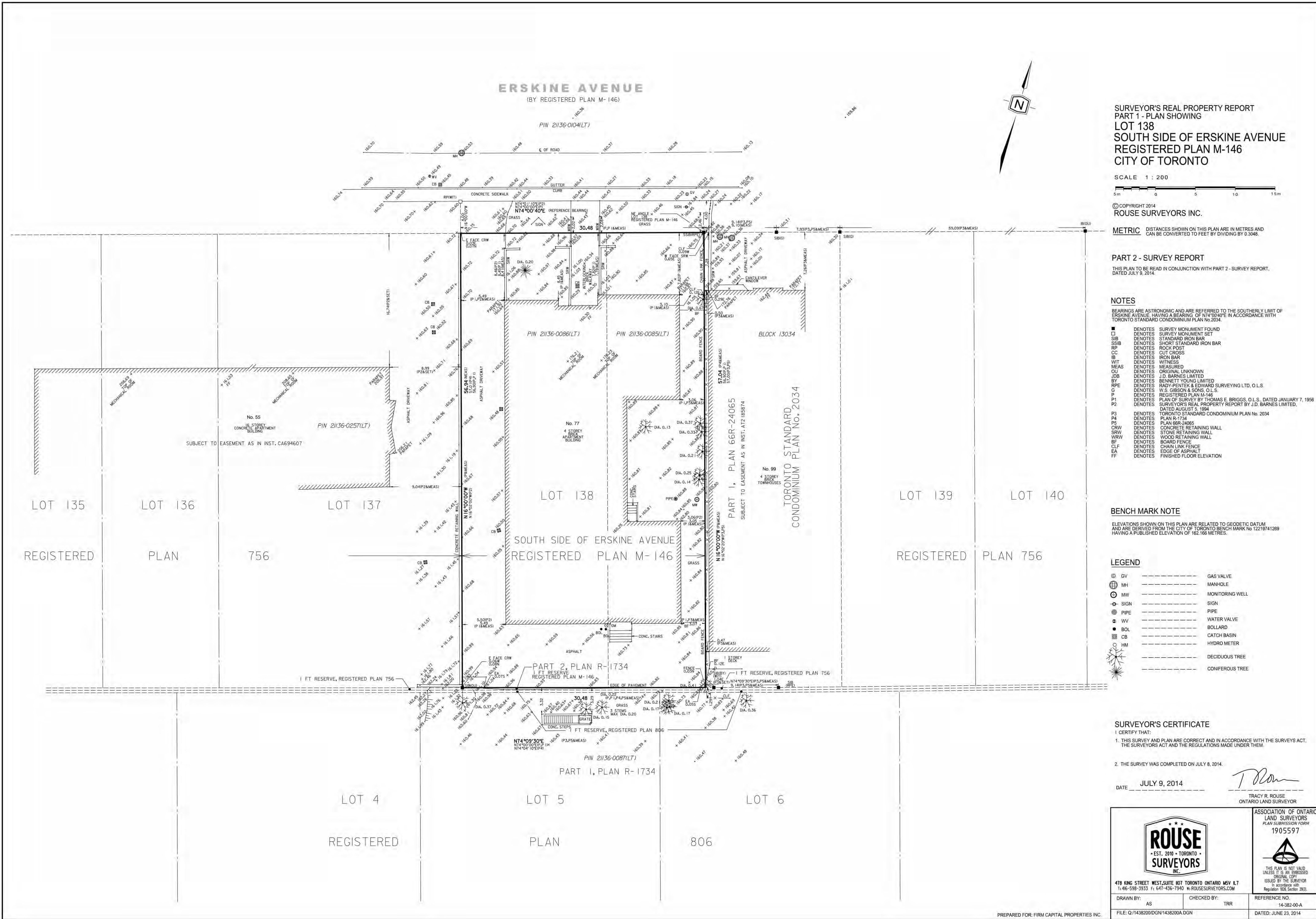
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CONTEXT PLAN



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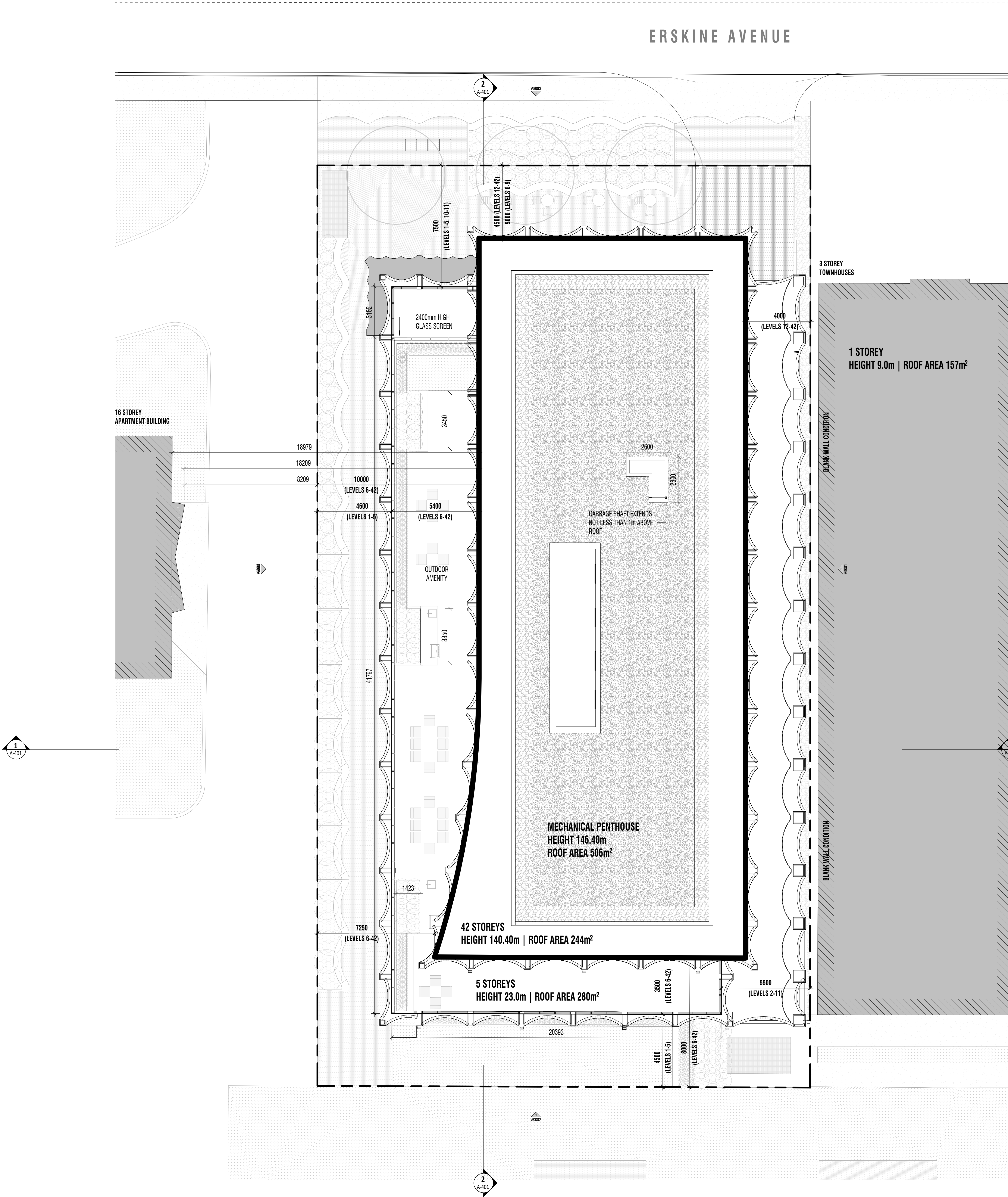
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SITE SURVEY

A-102



NOTE:
ROOFTOP RAINWATER STORAGE AND ROOFTOP CONTROL DEVICES WILL NOT BE UTILIZED AS PART OF THE PROJECT STORMWATER MANAGEMENT STRATEGY. ROOFTOP WATER COLLECTED WILL DRAIN DIRECTLY INTO THE QUANTITY STORAGE TANK LOCATED AT THE P1 LEVEL. FOR TANK DESIGN AND SPECIFIED CONTROL DEVICE, REFER TO CIVIL DRAWINGS SS-01 AND DD-02.

GREEN ROOF STATISTICS		
	PROPOSED	
GROSS FLOOR AREA, AS DEFINED IN GREEN ROOF BYLAW (m²)	23,973	
TOTAL ROOF AREA (m²)	1,298	
AREA OF RESIDENTIAL PRIVATE TERRACES (m²)	-	
ROOFTOP OUTDOOR AMENITY SPACE, IF IN A RESIDENTIAL BUILDING (m²)	313	
AREA OF RENEWABLE ENERGY DEVICES (m²)	-	
TOWER(S) ROOF AREA WITH FLOOR PLATE LESS THAN 750 m² (m²)	728	
TOTAL AVAILABLE ROOF SPACE (m²)	257	
GREEN ROOF COVERAGE		
	REQUIRED	PROPOSED
COVERAGE OF AVAILABLE ROOF SPACE (m²)	154	396
COVERAGE OF AVAILABLE ROOF SPACE (%)	60%	100%

1 ROOF SITE PLAN
A-301 | A-103 1 : 100

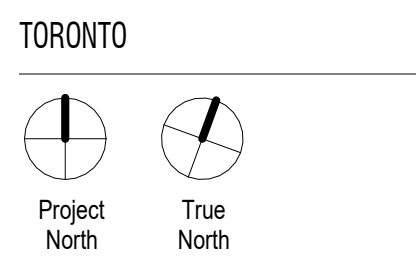
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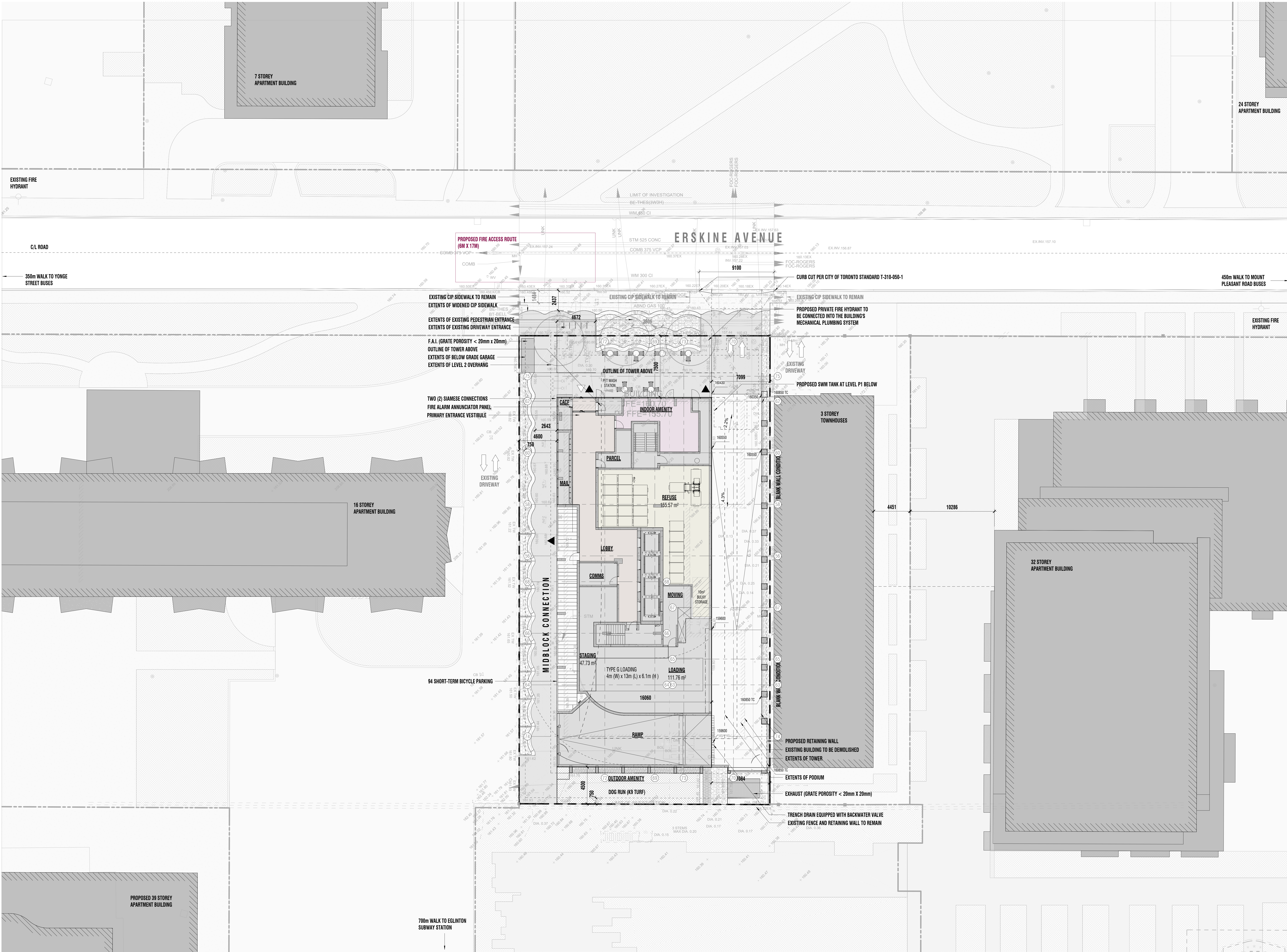
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ROOF SITE PLAN



COLOUR KEY

- Lobby
- Interior Amenity
- Service / Loading / Parking

1 LEVEL 1 FLOOR PLAN
A-301 | A-104 1:150

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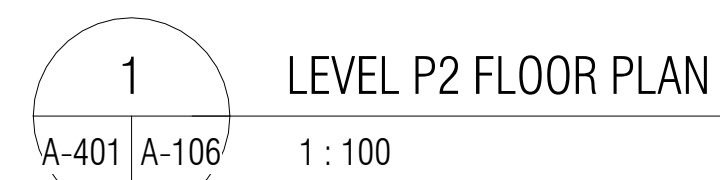
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**GROUND FLOOR
SITE PLAN**

A-106