

**Parking and Loading Data:** Number of parking places provided in project: 1

**Breakdown of parking space allocation:**  
for residential use 0 for residential visitors 0 for retail use 0  
for office use 0 for industrial use 0 for institutional/other use 1

**Location and number of parking spaces:**  
☐ Open surface spaces ☐ Attached garage ☐ Detached garage ☐ Cash payment in lieu  
☐ Above grade parking deck ☐ Below grade parking structure ☐ Off-site lease  
Number of loading spaces provided in project: 1 Type of loading spaces provided (if applicable) \_\_\_\_\_

**Access and Services:**  
Road access ☐ Provincial Highway ☒ Municipal Street ☒ Private right-of-way  
Servicing: ☐ All of below  
Municipal Water      Municipal Sanitary Sewers      Municipal Storm Sewers      Other (septic)  
☒ Available ☐ Connected      ☒ Available ☐ Connected      ☒ Available ☐ Connected



Note: More detailed statistics may be requested during review of the application.											
Existing Use: Commercial - Other					Proposed Use: Residential >4 Storeys						
Existing Generalized Land Use: Commercial					Proposed Generalized Land Use: Residential Apartments						
Total lot area: 511.26		m <sup>2</sup>		Lot frontage: 12.60		m		Lot depth 40.81		m	
Date of construction for existing building (if known):											
Number of buildings		Existing 2		Retained 0.00		Proposed 1		Total 1			
Ground Floor Area		Existing 347.27		m <sup>2</sup>		Retained 0.00		m <sup>2</sup>		Proposed 492.76 m <sup>2</sup> Total 492.76 m <sup>2</sup>	
Residential GFA		Existing 0.00		m <sup>2</sup>		Retained 0.00		m <sup>2</sup>		Proposed 21,988.10 m <sup>2</sup> Total 21,988.10 m <sup>2</sup>	
Non-residential GFA		Existing 895.00		m <sup>2</sup>		Retained 0.00		m <sup>2</sup>		Proposed 39.07 m <sup>2</sup> Total 39.07 m <sup>2</sup>	
Landscape Open Space		Existing 5.00		m <sup>2</sup>		Retained 0.00		m <sup>2</sup>		Proposed 0.00 m <sup>2</sup> Total m <sup>2</sup>	
Paved Surface Area		Existing 169.05		m <sup>2</sup>		Retained 0.00		m <sup>2</sup>		Proposed 18.50 m <sup>2</sup> Total 18.50 m <sup>2</sup>	
Height of Building(s)		Existing 3.00		Storeys		Retained 0.00		Storeys		Proposed 49.0 Storeys Total 49.0 Storeys	
		10.40		m		165.0		m		165.0 m	
<b>Minimum Setbacks</b>											
Front Lot Line East		Existing 0.00		m		Retained 0.00		m		Proposed 0.00 m	
Side Lot Line North		Existing 0.00		m		Retained 0.00		m		Proposed 0.00 m	
Side Lot Line South		Existing 0.00		m		Retained 0.00		m		Proposed 0.00 m	
Rear Lot Line West		Existing 12.00		m		Retained 0.00		m		Proposed 0.00 m	
<b>Residential Units - Tenure and Quantity</b>											
Existing: <input type="checkbox"/> Rental 4 Units <input type="checkbox"/> Freehold 0 Units <input type="checkbox"/> Condo 0 Units <input type="checkbox"/> Other: _____ Units											
Retained: <input type="checkbox"/> Rental 0 Units <input type="checkbox"/> Freehold 0 Units <input type="checkbox"/> Condo 0 Units <input type="checkbox"/> Other: _____ Units											
Proposed: <input type="checkbox"/> Rental 0 Units <input type="checkbox"/> Freehold 0 Units <input type="checkbox"/> Condo 302 Units <input type="checkbox"/> Other: _____ Units											
Total: <input type="checkbox"/> Rental 0 Units <input type="checkbox"/> Freehold 0 Units <input type="checkbox"/> Condo 302 Units <input type="checkbox"/> Other: _____ Units											
<b>"If Rental Units are selected for Existing and Retained conditions, a "Rental Housing Demolition and Conversion Screening and Declaration" form is required to be submitted with this Application.</b>											

Total GFA of project: 22,027.17					
Lot coverage ratio (ground floor area-lot area)			Floor space ratio (gross floor area-lot area)		
96.38			43.08		
Type of use:	Residential	Retail	Office	Industrial	Institutional/Other
Total GFA (m²)	21,988.10 m²	39.07 m²	0.00 m²	0.00 m²	0.00 m²
Percentage of Project (%)	100.00 %	0.00 %	%	%	%
Below Grade GFA (m²)	58.60 m²	0.00 m²	m²	m²	m²
Breakdown of Residential Component	Rooms	Bachelor	1-Bedroom	2-Bedroom	3 or more Bedrooms
Number of Units	302	130	50	83	39
Typical Unit Size	58.58 m²	38.73 m²	70.11 m²	69.85 m²	89.77 m²

**3-1-1**  
Seattle at your service



## Green Roof Statistics

		Proposed
Gross Floor Area, as defined in Green Roof Bylaw (m <sup>2</sup> )		25,063.26
Total Roof Area (m <sup>2</sup> )		506.11
Area of Residential Private Terraces (m <sup>2</sup> )		0.00
Rooftop Outdoor Amenity Space, if in a Residential Building (m <sup>2</sup> )		22.58
Area of Renewable Energy Devices (m <sup>2</sup> )		
Tower (s)Roof Area with floor plate less than 750 m <sup>2</sup>		481.40
Total Available Roof Space (m <sup>2</sup> )		2.13
<b>Green Roof Coverage</b>		
Coverage of Available Roof Space (m <sup>2</sup> )	1.28	0
Coverage of Available Roof Space (%)	60	0



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/greendevlopment](http://www.toronto.ca/greendevlopment)

General Project Description	Proposed
Total Gross Floor Area	22,027.17 m2
Breakdown of project components (m²):	
Residential	21,988.10
Retail	39.07
Commercial	0
Industrial	0
Institutional/Other	0
Total number of residential units	302

Low Emissions Transportation	Required	Proposed	Proposed %
Number of Parking Spaces	201	1	0
Number of parking spaces with EVSE (residential)	0	0	0
Number of parking spaces with EVSE (non-residential)	0	0	0

Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (all-uses)	272	272	100
Number of long-term bicycle parking located on:			
a) first storey of building		0	0
b) second storey of building		188	69.1
c) first level below-ground		0	0
d) second level below-ground		84	30.9
e) other levels below-ground			



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T. 905 761 9544 . 905 532 0438

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**Signature**

Project Manager  
J. Seto

[illegible]

## Proposed Mixed Use Development

2350-2352 YONGE STREET  
Toronto, Ontario

### Drawing

# STATISTICS TEMPLATES



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## Page 6 of 9

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**Signature**

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## Page 8 of 9



## Page 5 of 9



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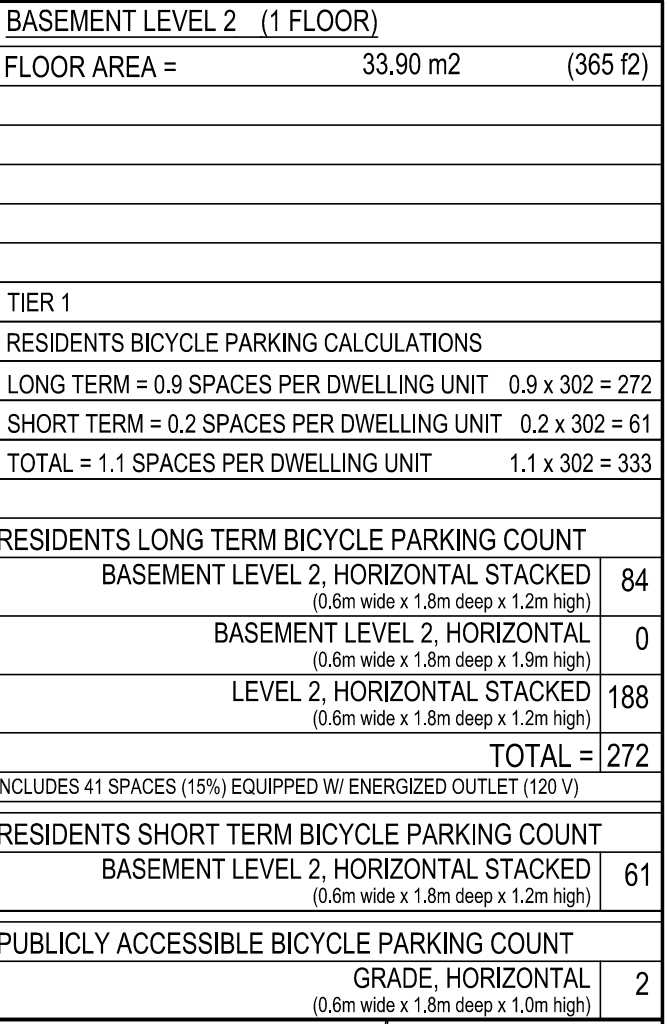
## Page 4 of 9



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A109A





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Architect  
R. Varacalli  
DAA, RAIC

**Signature**

Project Manager  
S. Seto

[illegible]

03	Nov. 8, 2024	Settlement
02	May 29, 2024	OLT / Mediation Submission
01	Apr. 26, 2024	OLT / Mediation Submission
No	Date	Issued for

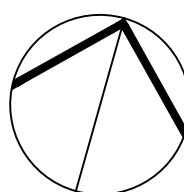
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Drain Permit #	
Foundation Permit #	
Shoring & Excavation #	
Hoarding Permit #	
Demolition Permit #	
S.P.A. Application #	22 176293 NNY 08 SA
Zoning Application #	22 176294 NNY 08 OZ
Draft Plan of Subdivision Application #	22 176494 NNY 08 SB

## Proposed Mixed Use Development

2350-2352 YONGE STREET  
Toronto, Ontario

Drawing

**BASEMENT LEVEL 2  
FLOOR PLAN  
(1 FLOOR)**



Scale: 1:150  
Plot date: NOVEMBER 8, 2024

# B2

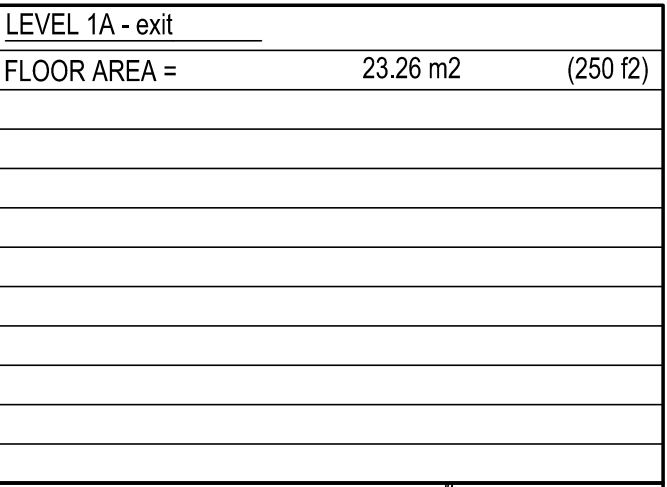
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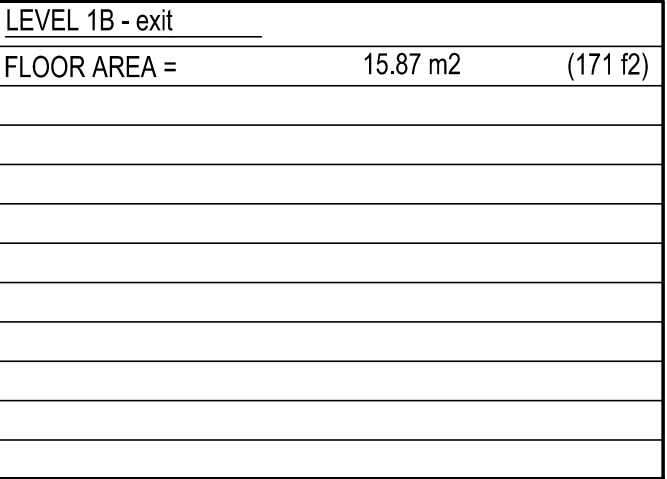






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Architect  
R. Varacall  
OAA, RAIC

**Signature**

Project Manager  
J. Seto

[illegible]

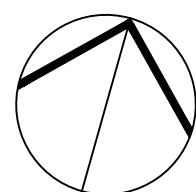
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02	Jan. 22, 2024	OLT Mediation
01	May 25, 2022	Issued for Zoning & SPA
No	Date	Issued for

Building Permit #	
Drain Permit #	
Foundation Permit #	
Shoring & Excavation #	
Hoarding Permit #	
Demolition Permit #	
S.P.A. Application #	22 176293 NNY 08 SA
Zoning Application #	22 176294 NNY 08 OZ
Draft Plan of Subdivision Application #	22 176494 NNY 08 SB

## Proposed Mixed Use Development

2350-2352 YONGE STREET  
Toronto, Ontario

Drawing  
LEVEL 1B  
Stair Exit Transfers  
FLOOR PLAN



Scale: 1:150  
Plot date: NOVEMBER 8, 2024

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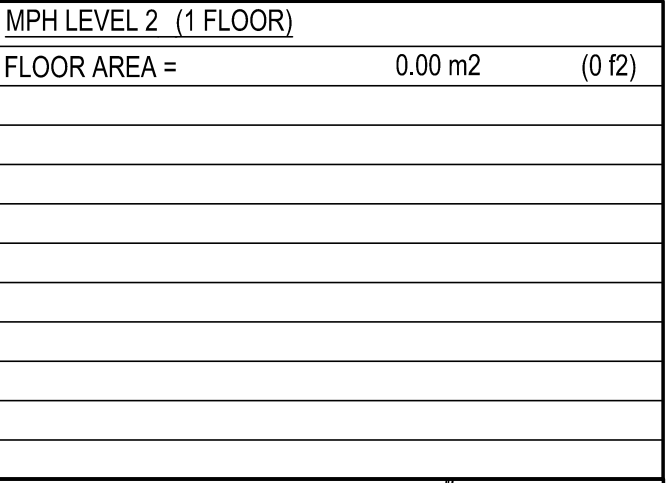












# A314