

Toronto Green Standard Version 4.0				
Mid to High Rise Residential and all New Non-Residential Development				
General Project Description		Proposed		
Total Gross Floor Area		38,500 sm		
Breakdown of project components (m²):				
Residential		37,850 sm		
Retail		310 sm		
Commercial		340 sm		
Industrial				
Institutional/Other				
Total number of residential units		555		
Low Emissions Transportation		Required	Proposed	Proposed %
Number of Parking Spaces		0	14	
Number of EV Parking Spaces (Residential)		0	12	
Number of EV Parking Spaces (non-residential)		0	1	
Cycling Infrastructure		Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (all-uses)		500	500	100%
Number of long-term bicycle parking located on:				
a) first storey of building				
b) second storey of building		232		
c) first level below-ground				
d) second level below-ground				
e) other levels below-ground — third storey of building		268		
		54%		
Cycling Infrastructure		Required	Proposed	Proposed %
Number of short-term bicycle parking spaces		111	111	100%
Number of shower and change facilities (non-residential)		N/A	N/A	
Tree Canopy		Required	Proposed	Proposed %
Total Soil Volume (40% of the site area + 66 m2 x 30 m3)				
Soil volume provided within the site area (m3)				
Soil Volume provided within the public boulevard (m3)				
Cycling Infrastructure		Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (all uses) at-grade or on first level below grade		111	111	100%
Number of publicly accessible bicycle parking spaces		10	10	100%
Number of energized outlets for electric bicycles		75	75	100%
Tree Canopy		Required	Proposed	Proposed %
Total site area (m²)		↑	TBD	↓
Total Soil Volume (40% of the site area + 66 m² x 30 m³)				
Total number of trees planted				
Number of surface parking spaces (if applicable)				
Number of shade trees located in surface parking area				
Landscaping & Biodiversity		Required	Proposed	Proposed %
Total non-roof hardscape area (m²)		↑	TBD	↓
Total non-roof hardscape area treated for Urban Heat Island (minimum residential 75% or non-residential 50%) (m²)				
Area of non-roof hardscape treated with: (indicate m²)				
a) high-albedo surface material				
b) open-grid pavement				
c) shade from tree canopy				
Landscaping & Biodiversity		Required	Proposed	Proposed %
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				
Total number of native plants and % of total plants				
Available Roof Space (m²)		↑	TBD	↓
Available Roof Space provided as Green Roof (m²)				
Available Roof Space provided as Cool Roof (m²)				
Available Roof Space provided as Solar Panels (m²)				
Bird Collision Deterrence		Required	Proposed	Proposed %
Total area of glazing of all elevations within 1.6m above grade		249		
Total area of treated glazing (minimum 85% of total area of glazing within 1.6m above grade) (m²)		249	249	100%
Percentage of glazing within 1.6m above grade treated with:				
a) Visual markers		211		
b) non-reflective glass		10		
c) Building integrated structures		28		
		84.7%		
		4%		
		11.3%		

SITE STATISTICS

PROPOSED USE: MIXED USED RESIDENTIAL AND OFFICE BUILDING WITH RETAIL AT GRADE

SITE AREA	1,306 sm
FSI:	29.48

PROPOSED GFA

Residential GFA (sm)	37,850 sm
Retail GFA (sm)	310 sm
Office GFA (sm)	340 sm
Total GFA (sm)	38,500 sm

UNIT BREAKDOWN

Total Unit Count	1-Bedroom (1B)	2-Bedroom (2B)	3-Bedroom (3B)
555	311	183	61
100%	56%	33%	11%

AMENITY SPACE PROVIDED

	Area (sm)	
INDOOR AMENITY PROVIDED	1,233 sm	2.2 sm / Unit
OUTDOOR AMENITY PROVIDED	495 sm	0.9 sm / Unit

BIKE PARKING SPACES REQUIRED AND PROVIDED

	Required	Provided		
		Level 2	Level 3	TOTAL
Res. Long Term (@0.9/unit)*	500	232	268	500
Res. Short Term (@0.2/unit)	111	111	0	111
Retail Long Term	0	0	0	0
Retail Short Term	0	0	0	0
TGS - Publicly Accessible Bicycle Parking	10	10	0	10
TOTAL	621			621

*15% of long term bicycle spaces are EV bike spaces (75 spaces in total)

SITE COVERAGE:

	Area (sm)	Area (sm)
Building Footprint	1,280	98.0%
Paved Area	20	1.5%
Landscaped Open Space	6	0.5%
Total Site	1,306	100%

PROPOSED HEIGHT: As Shown on Site Plan

*Excludes Parapets & Mech. From Established Grade

Established Grade: 84.00

Loading: 1 Type G Loading Space (4.0m(W) X 13.0m(L) X 6.1m(H))
and 1 Type C Loading Space (3.5m(W) X 6.0m(L) X 3.0m(H))

SETBACKS:

South - ADELAIDE ST E.	0.6m
West	0.0m
North - LOMBARD ST.	0.75m
East	0.0m

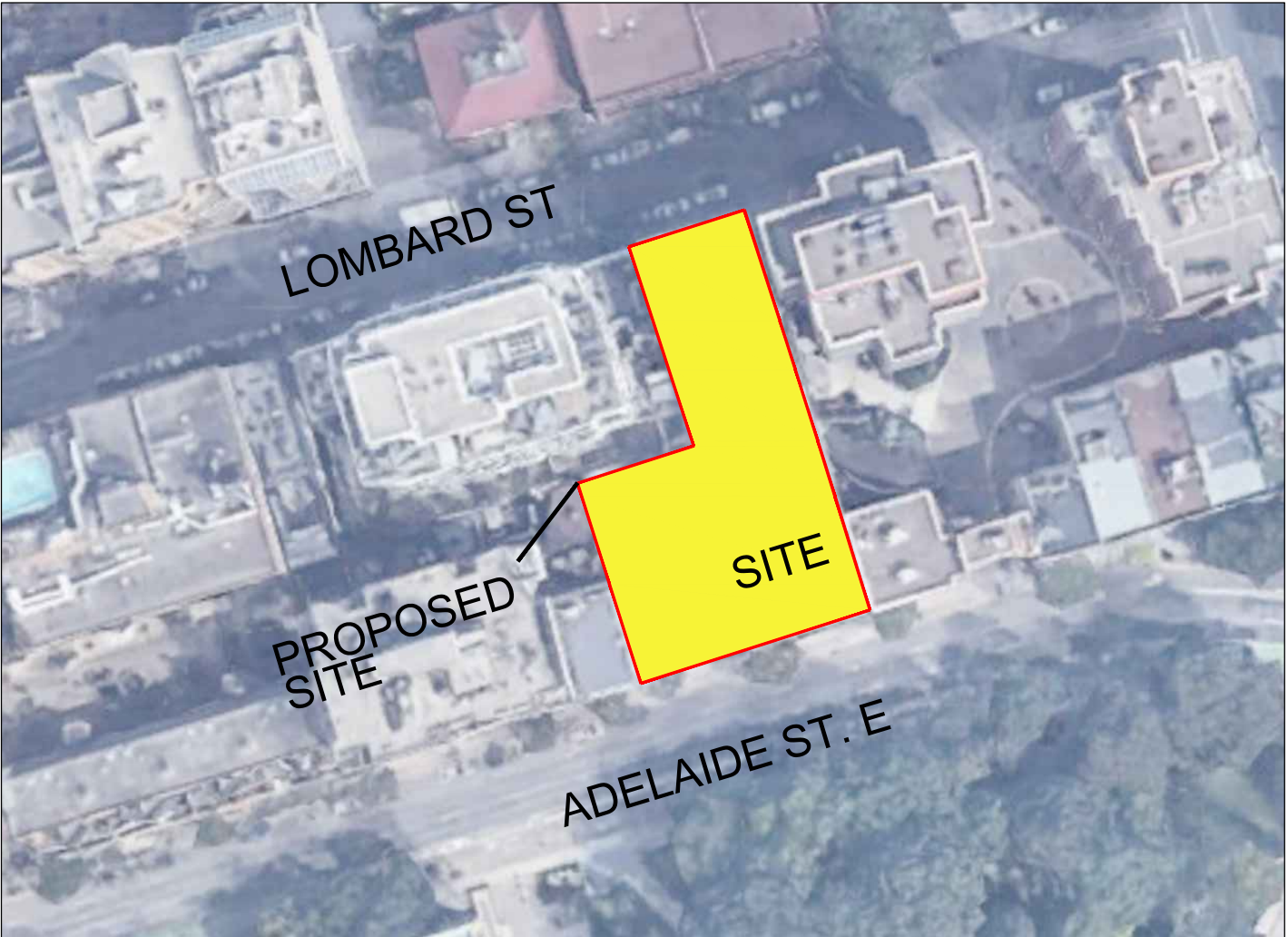
PARKING SPACES PROVIDED

CAR-SHARE - 2 SPACES

RESIDENTIAL SPACES - 12 SPACES (INCLUDING 2 ACCESSIBLE PARKING SPACES)

VISITOR - 0 SPACES

TOTAL PARKING SPACES PROVIDED - 14 SPACES

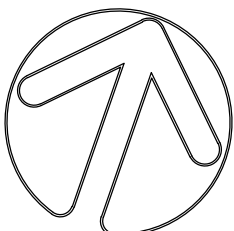


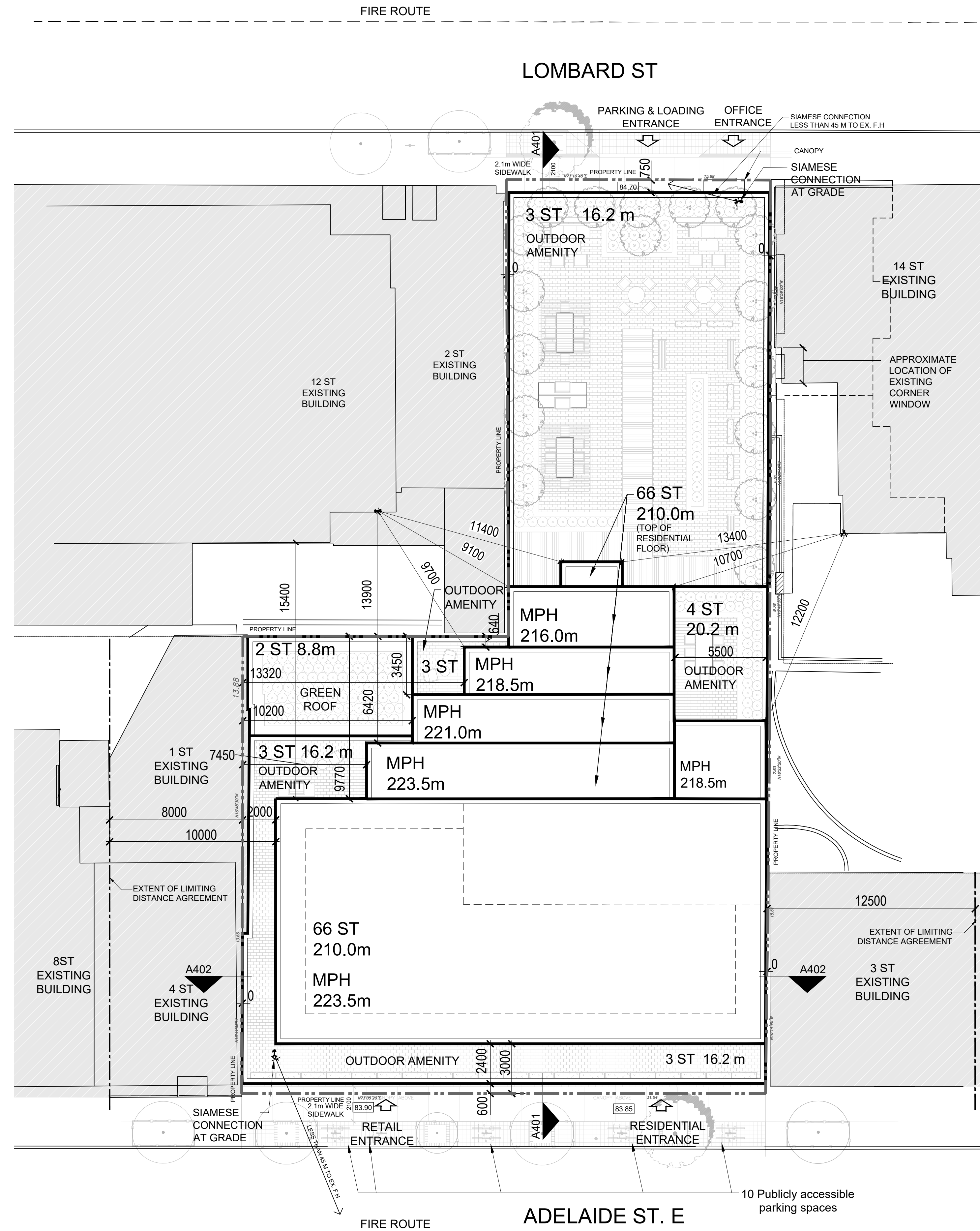
CONTEXT PLAN

Survey Information:

PLAN OF SURVEY WITH TOPOGRAPHY OF
LOTS 5 AND 6 NORTH OF ADELAIDE STREET EAST
LOT 8 SOUTH SIDE OF LOMBARD STREET
REGISTERED PLAN 9A
CITY OF TORONTO

Prepared by: ADAM J. WERRELL
Dated: MARCH 18, 2013
SPEIGHT, VAN NOSTRAND & GIBSON
LIMITED





WASTE MANAGEMENT REQUIREMENTS							
RESIDENTIAL ONLY							
<u>Summation of Required Waste Management Area</u>			City of Toronto Requirements				
Item:	Units	sm	For Garbage, Recycling and Organics Collection Services				
Area for bulk items :		10.00	For New Developments and Redevelopments				
Area for the first 50 Units:	50	25.00	May-23				
Area after 50 units							
13.00 sm/50 Units:	505	131.30	* For compacted front end Collection				
Area for household hazardous waste storage and / or additional diversion programs	555	5.55					
TOTAL:	555	171.85					
<u>Summation of Required Waste Management Bins</u>							
Item:	Ratio		Bin Type	Bin / Unit	Units	Total Bins	RoundUp
GARBAGE	6 cubic yards/100 units		3cy-bin	1/50	555	11.1	12.0
RECYCLE	8 cubic yards/100 units		3cy-bin	2/75	555	14.8	15.0
ORGANICS	3 cubic yards/100 units		3cy-bin	1/100	555	5.6	6.0

1800

600

1200

600

2000

600

HORIZONTAL BIKE STORAGE SPACE

VERTICAL BIKE STORAGE SPACE

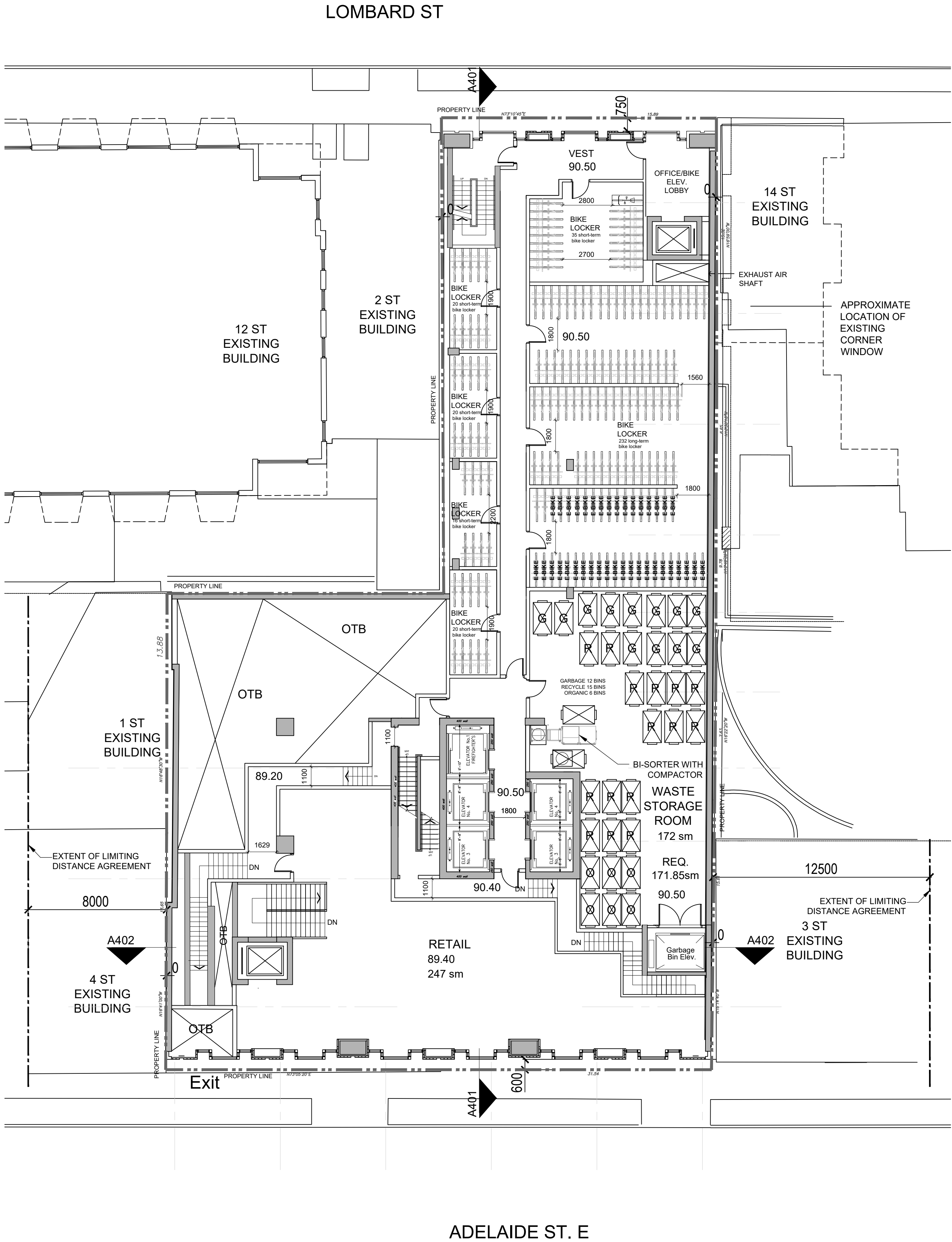
STACKED BIKE STORAGE SPACE

E-BIKE

ELECTRIC BIKE SPACES CONTAINING ENERGIZED OUTLETS (120V)

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1800

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VERTICAL BIKE STORAGE SPACE

2000

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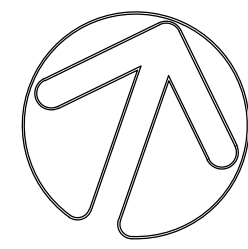
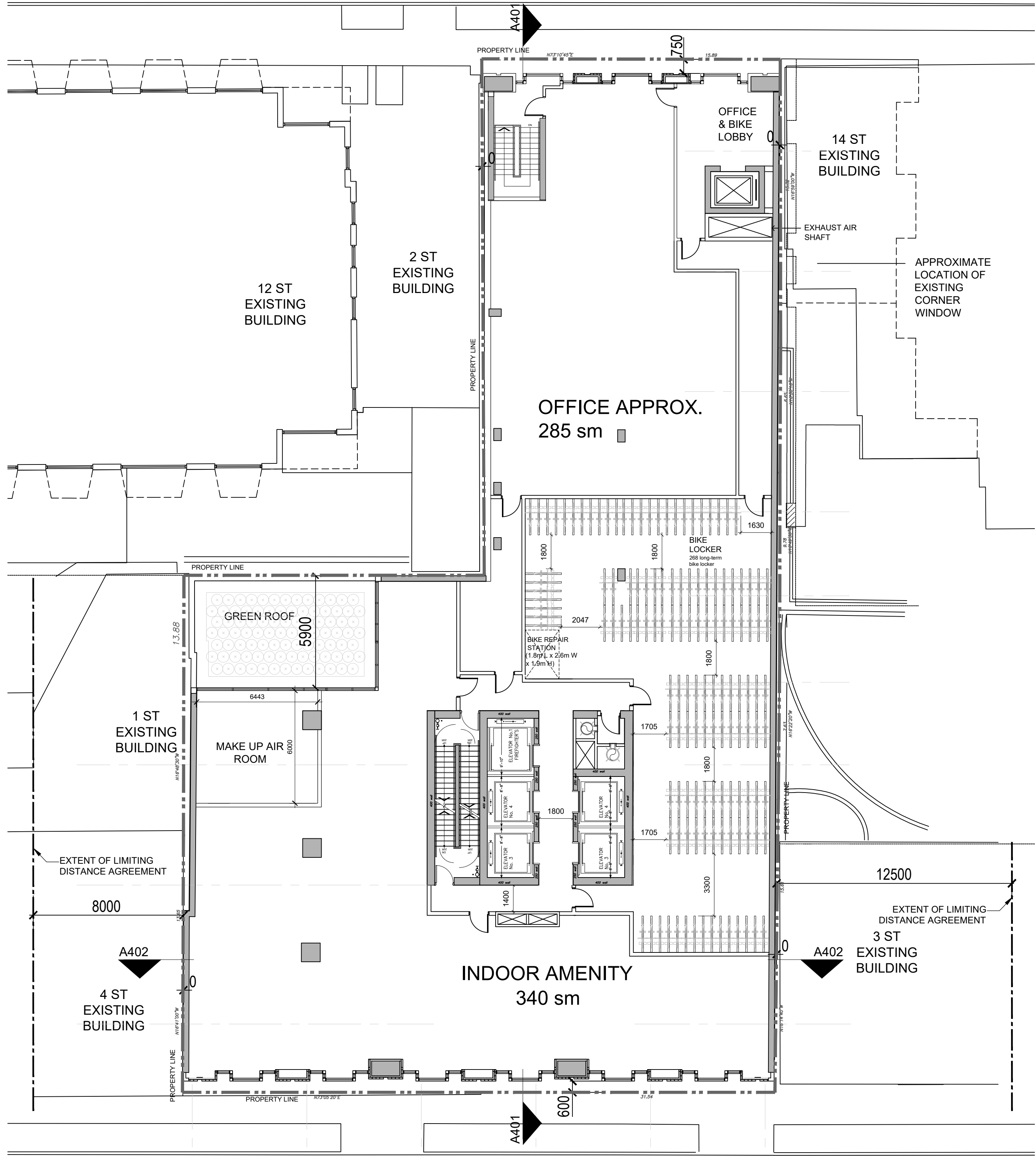
STACKED BIKE STORAGE SPACE

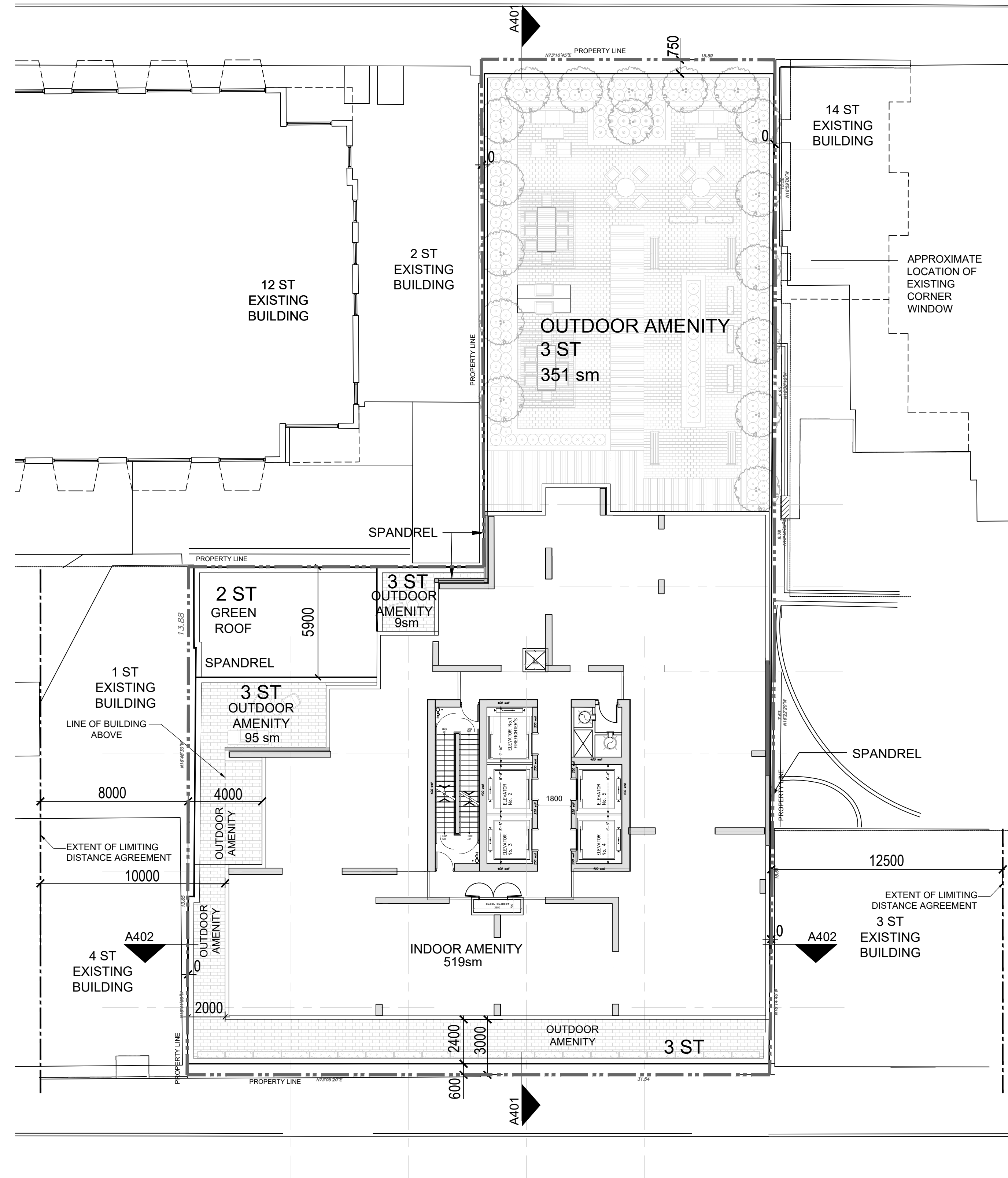
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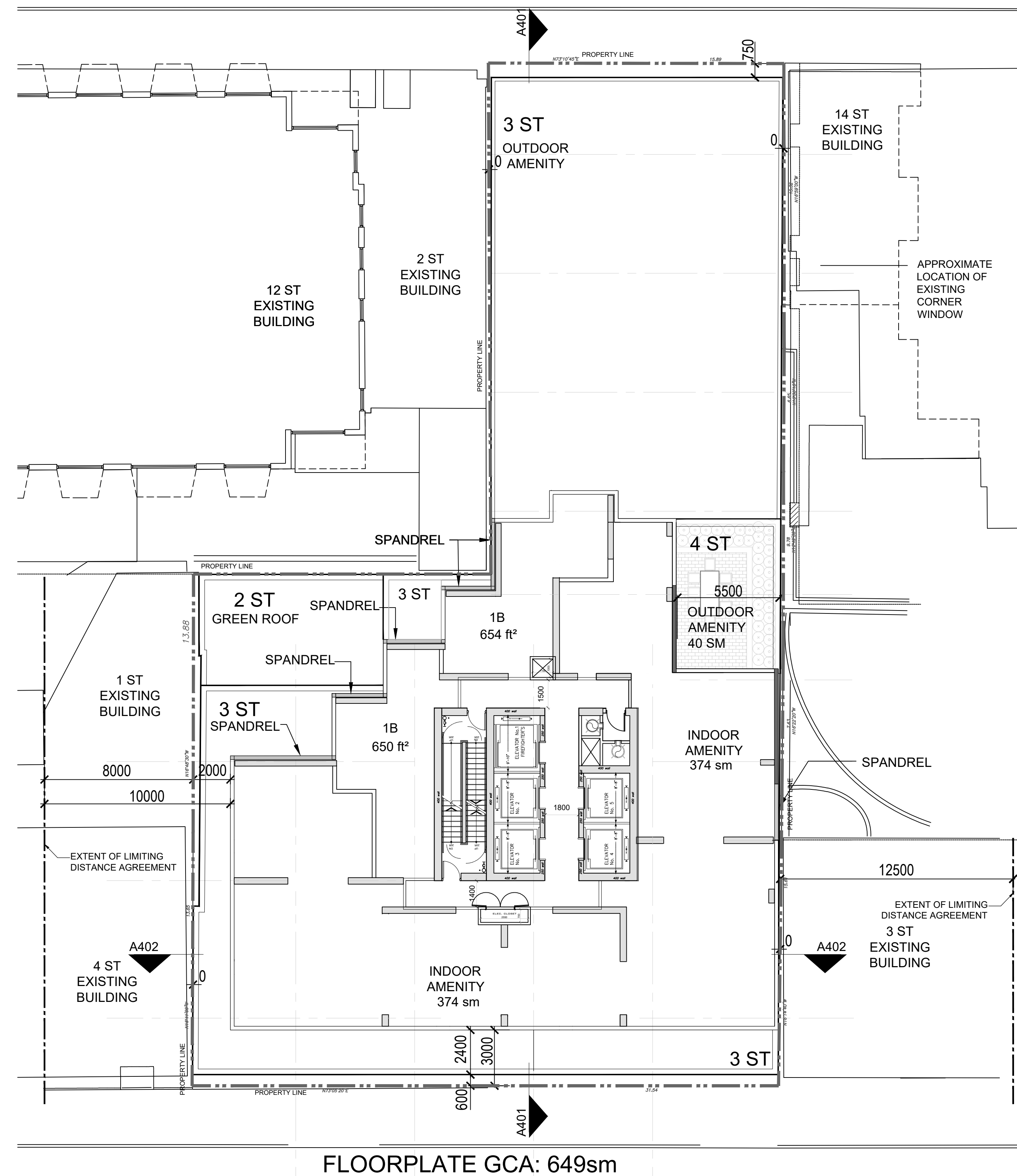
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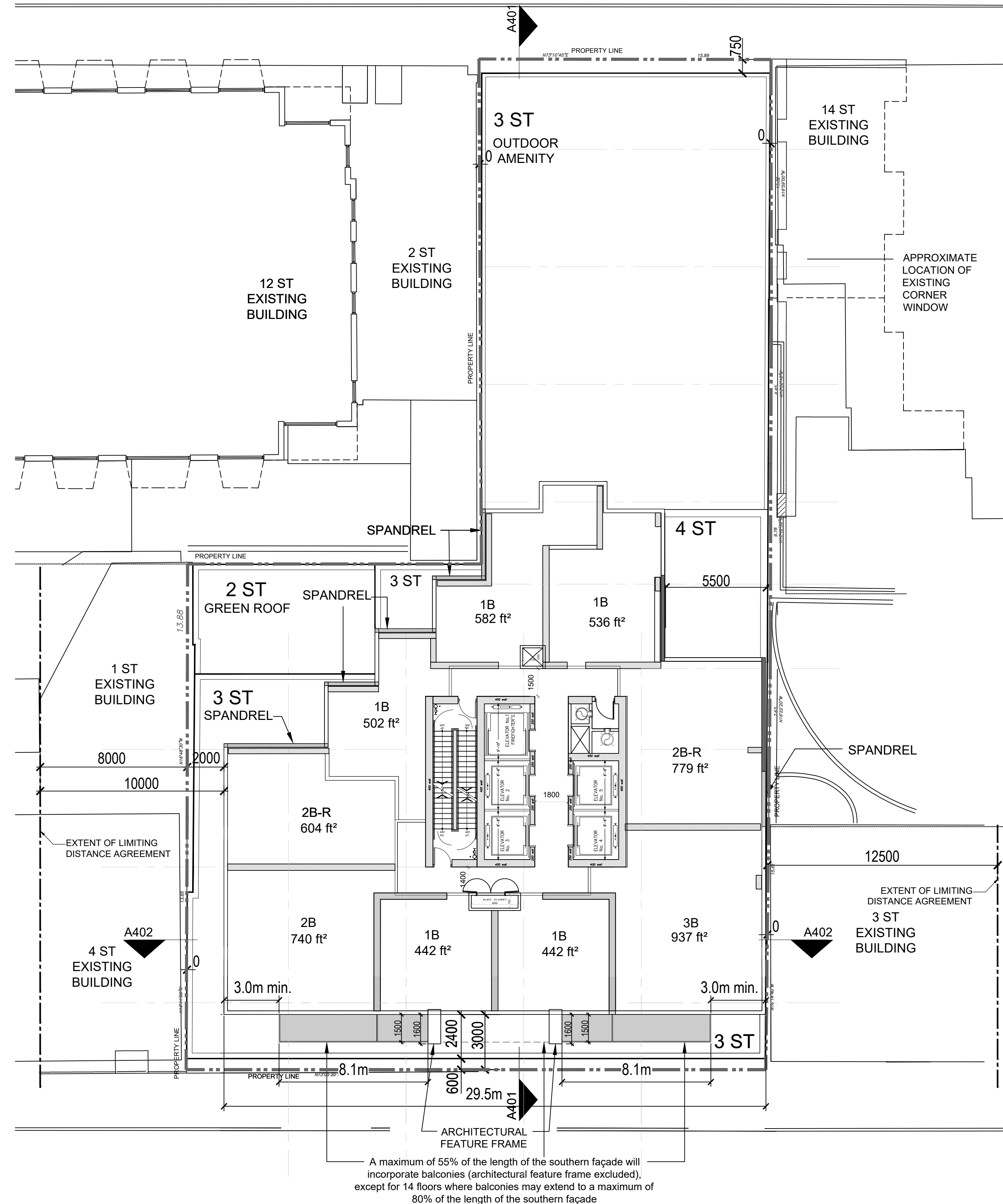
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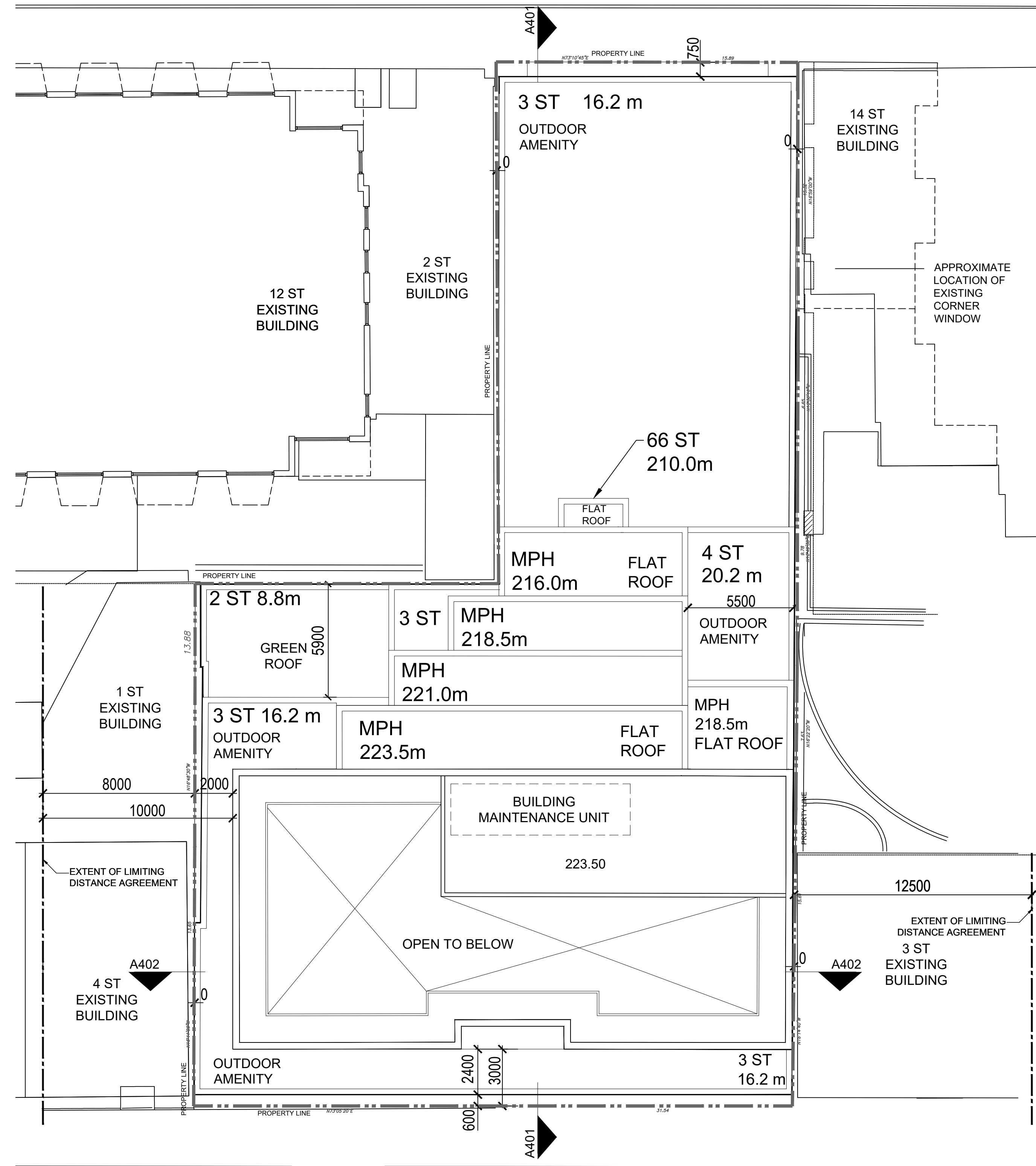
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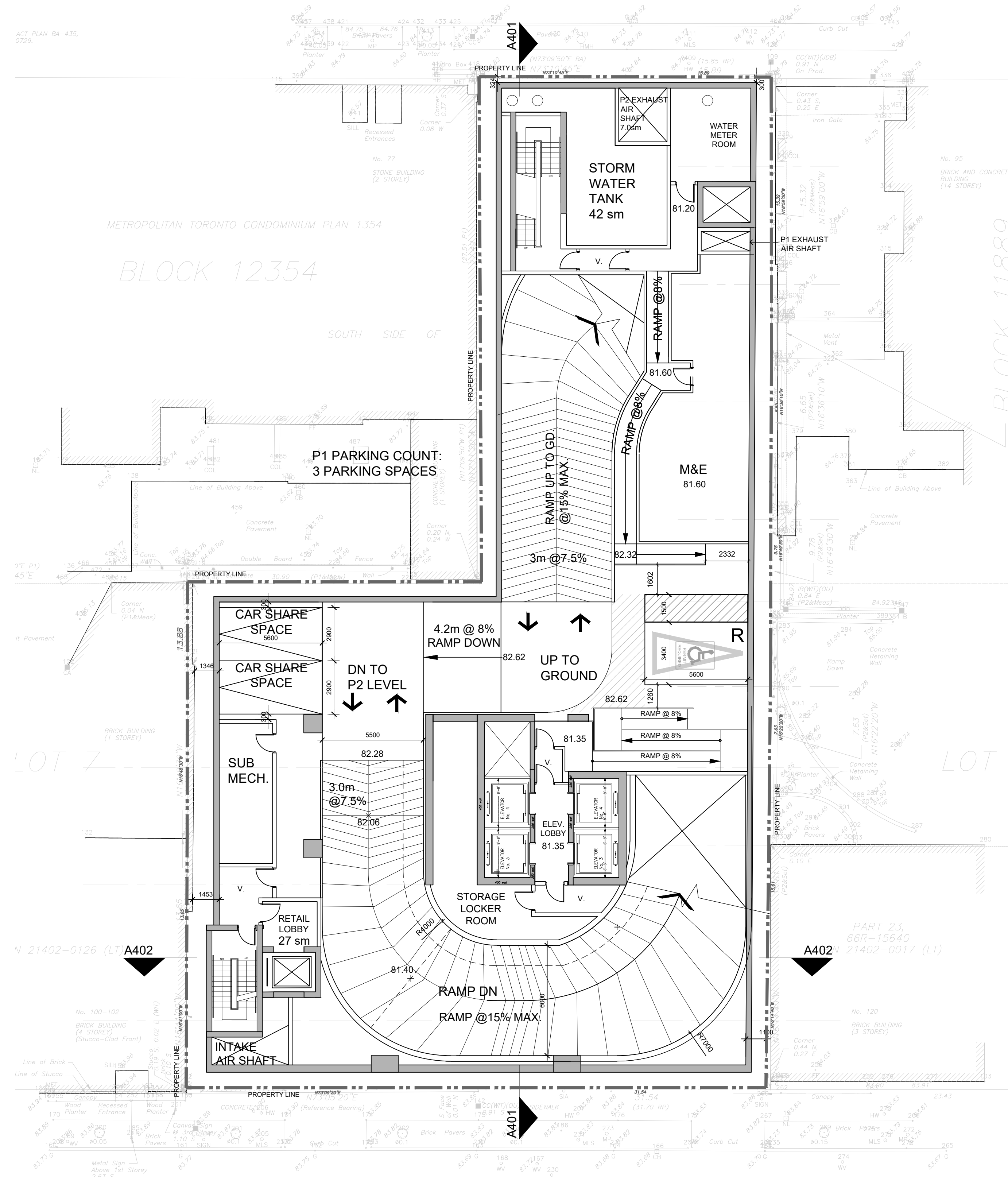




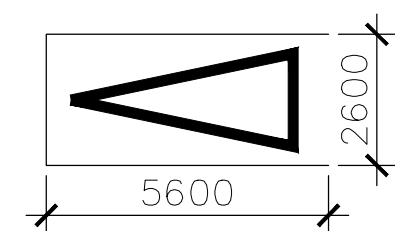




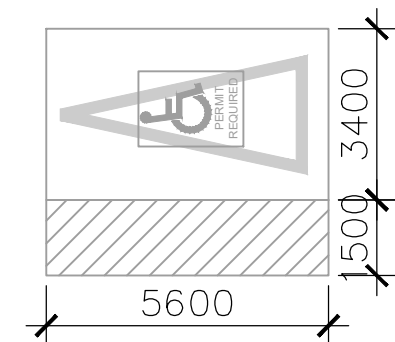




LEGEND



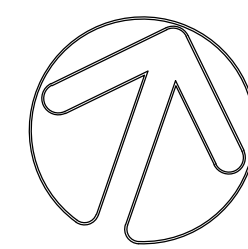
DENOTES STANDARD
PARKING STALL SIZE



DENOTES STANDARD
ACCESSIBLE PARKING
STALL SIZE

R

RESIDENTIAL PARKING STALLS



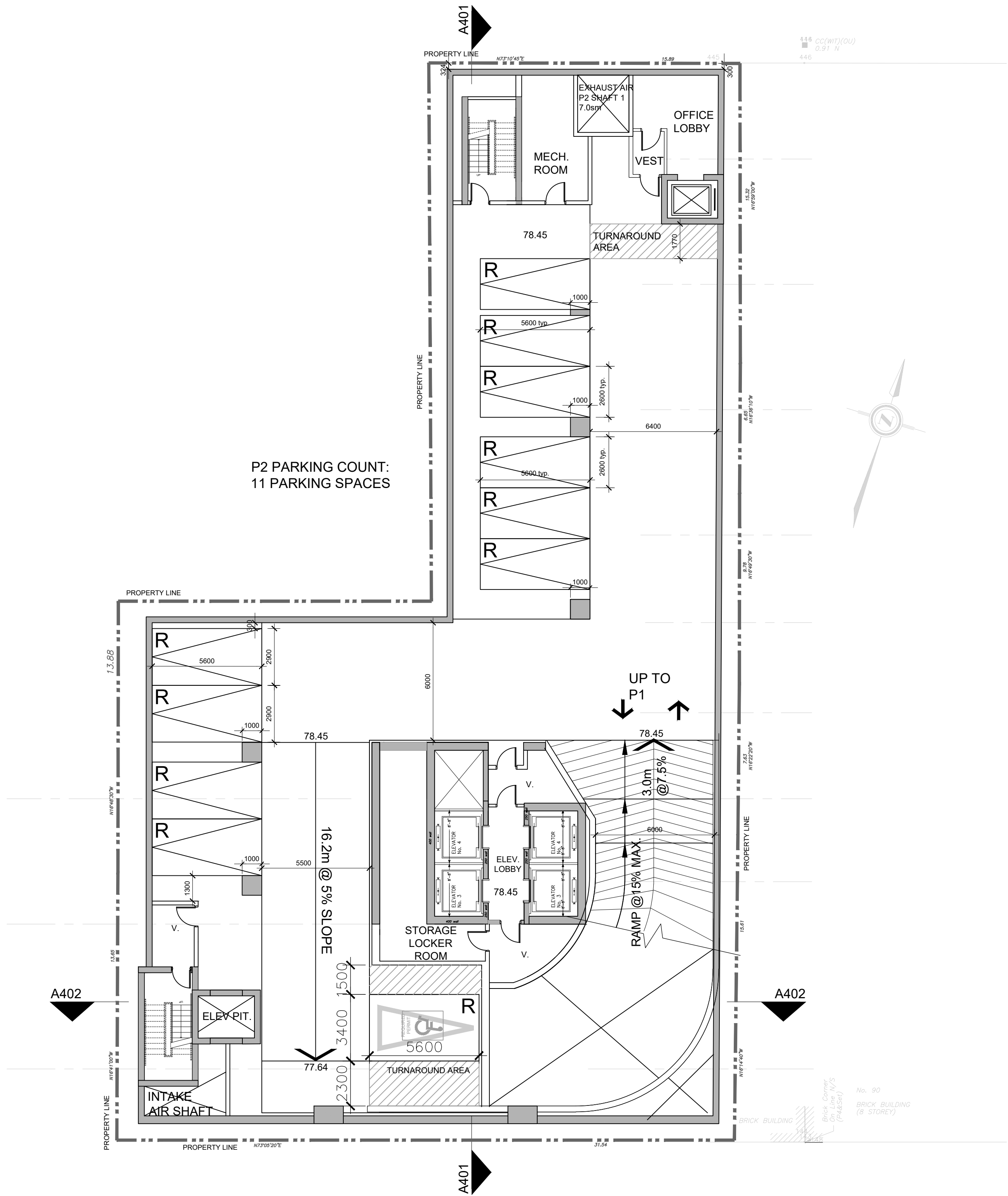
LEGEND

DENOTES STANDARD PARKING STALL SIZE

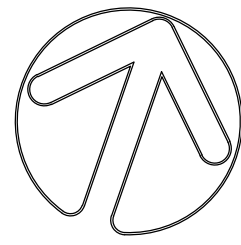
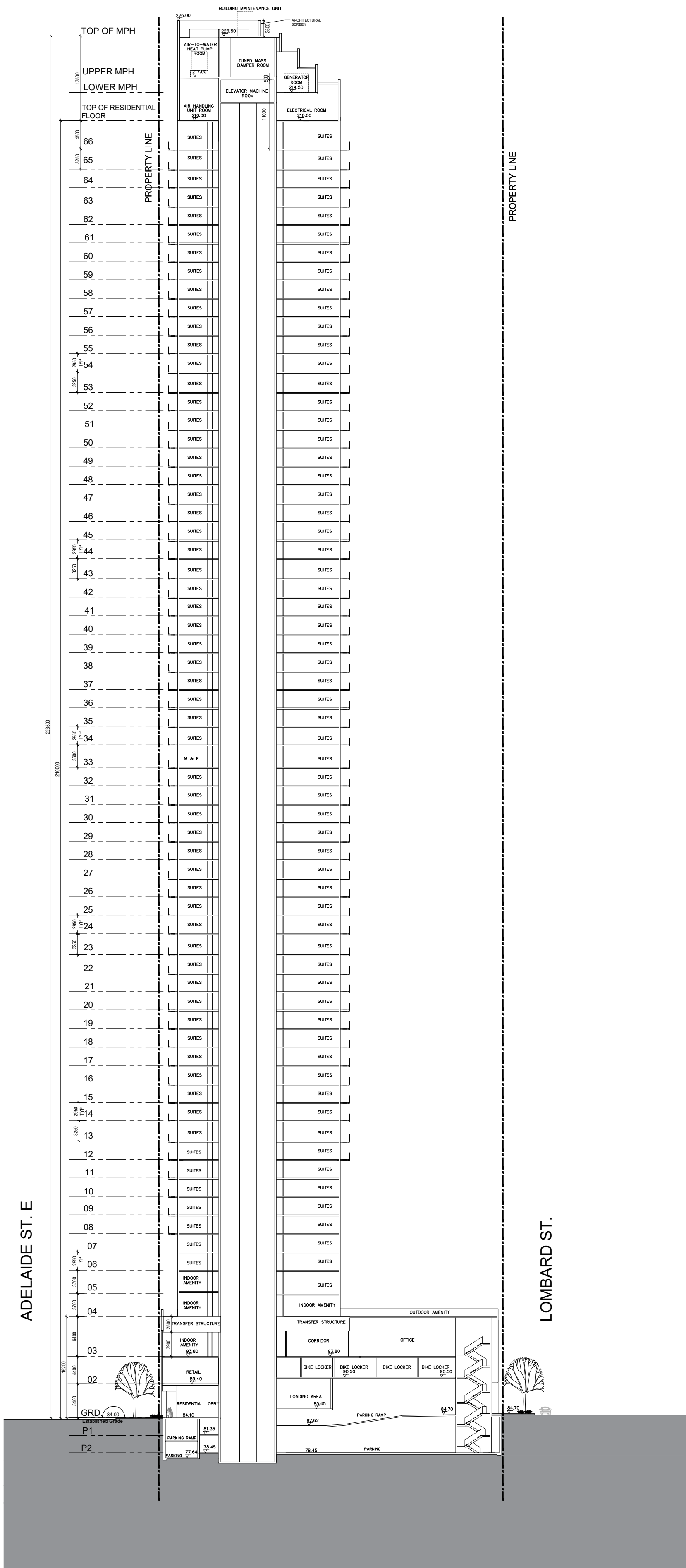
DENOTES STANDARD ACCESSIBLE PARKING STALL SIZE

R

RESIDENTIAL PARKING STALLS

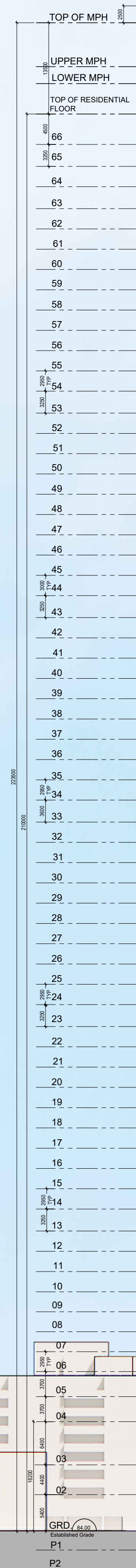


PROPOSED 66 STOREY
MIXED - USE BUILDING



Architectural floor plan of a 66-story building. The plan shows a central core with four wings of suites. Key areas include a boiler room, air handling unit room, and a rooftop amenity. The building is bounded by property lines and a limiting agreement. Surrounding features include existing buildings 1, 2, 3, and 5, a parking ramp, and a ground level with elevations.

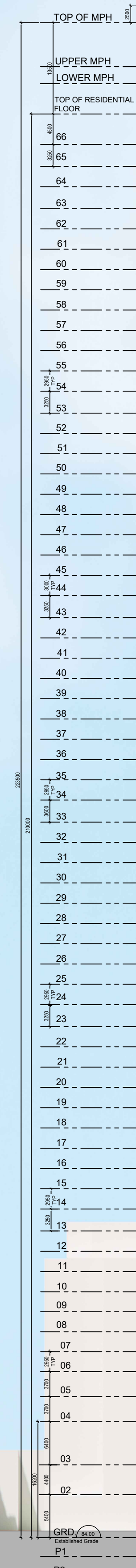
PROPOSED 66 STOREY
MIXED - USE BUILDING



ADELAIDE ST. E

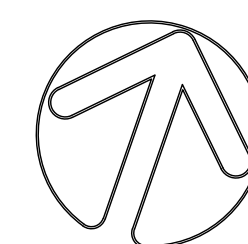
SOUTH ELEVATION

PROPOSED 66 STOREY
MIXED - USE BUILDING



LOMBARD ST

NORTH ELEVATION

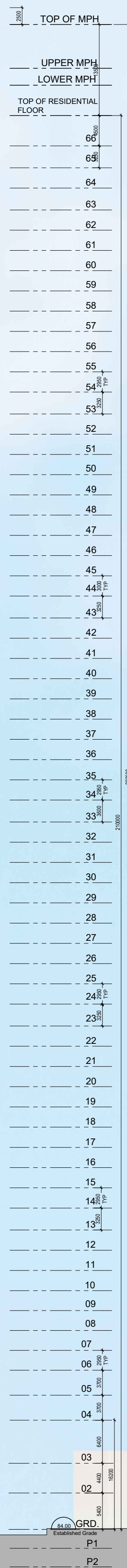


PROPOSED 66 STOREY
MIXED - USE BUILDING

LOMBARD ST

OUTDOOR
AMENITY

ADELAIDE ST. E



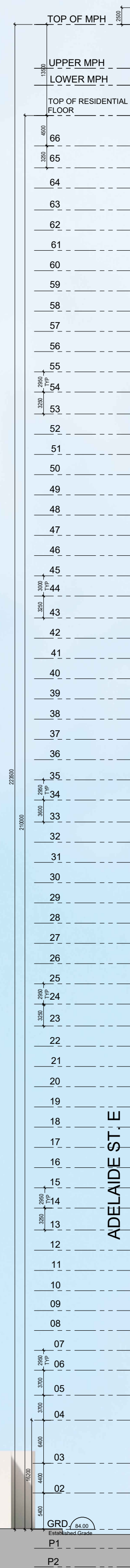
EAST ELEVATION

PROPOSED 66 STOREY
MIXED - USE BUILDING

ADELAIDE ST. E

OUTDOOR
AMENITY

LOMBARD ST



WEST ELEVATION

