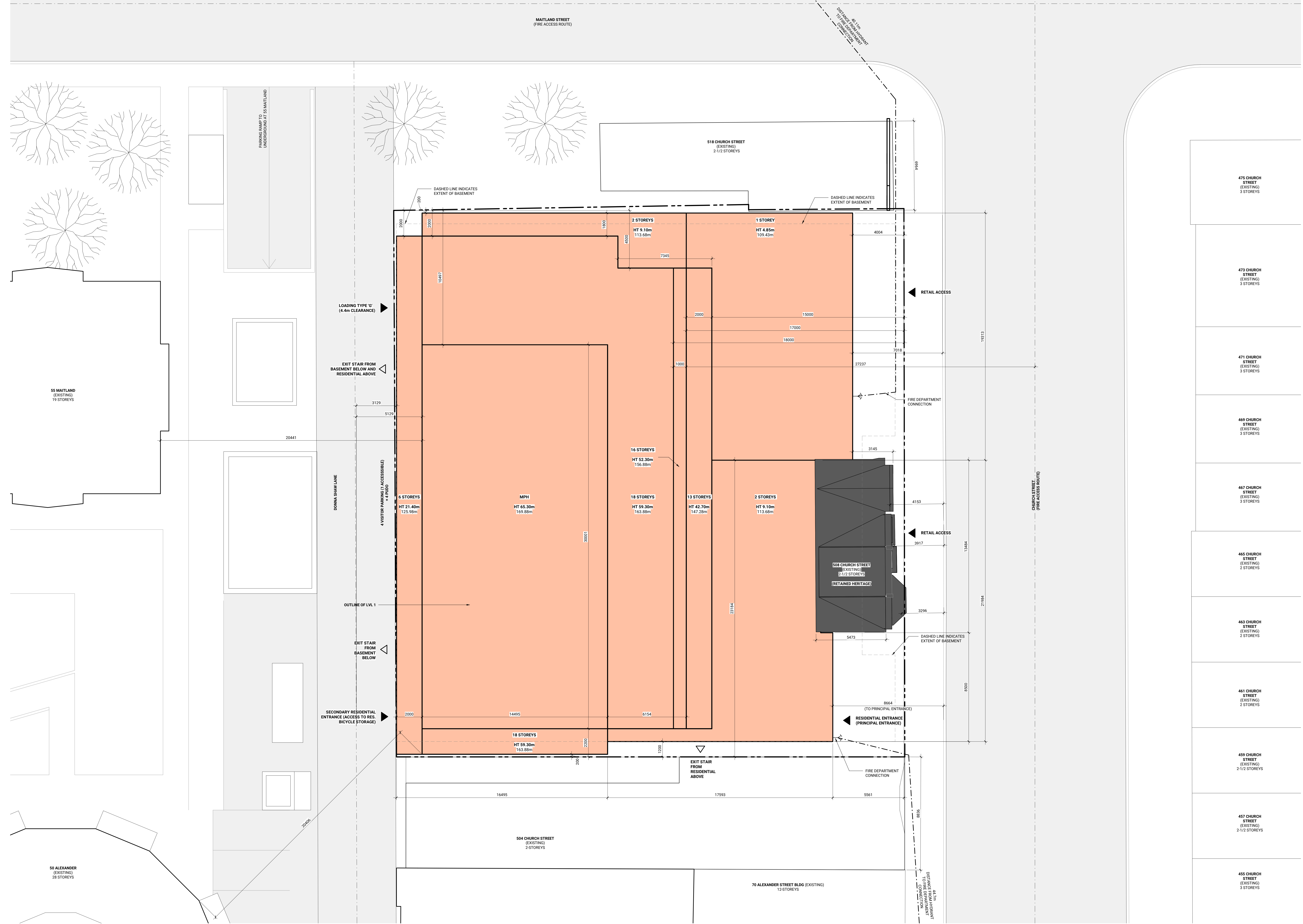


ALL HEIGHTS (HT) RELATIVE TO ESTABLISHED GRADE
ESTABLISHED GRADE = 104.58m (AS PER BYLAW 569-2013)

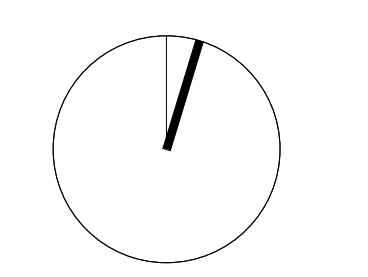


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No.	Date	Description
1	2024.09.27	ISSUED FOR REZONING
2	2024.11.08	ISSUED FOR OIA
3	2026.03.13	ISSUED FOR OLT

- SITE PLAN NOTES**
- COLLECTION VEHICLE ACCESS DRIVEWAY TO BE LEVELLED MAX 5%.
 - A TRAINED ON-SITE STAFF MEMBER WILL BE AVAILABLE TO MANEUVER BINS FOR THE CITY COLLECTION DRIVER AND ALSO ACT AS A FLAGMAN WHEN THE TRUCK IS REVERSEING. IN THE EVENT THAT ON-SITE STAFF IS UNAVAILABLE AT THE TIME THE CITY COLLECTION VEHICLE ARRIVES AT THE SITE, THE COLLECTION VEHICLE WILL LEAVE THE SITE AND NOT RETURN UNTIL THE NEXT SCHEDULED COLLECTION DAY.
 - A WARNING SYSTEM WILL ALERT DRIVERS WHEN EXITING THE UNDERGROUND PARKING GARAGE THAT LARGE TRUCKS ARE MANEUVERING WITHIN THE SURFACE DRIVEWAY.
 - ALL ASPHALT WITHIN THE CITY'S RIGHT OF WAY IS TO BE SUPERPAVE MIX AS PER CITY STANDARDS.
 - THE OWNER IS ADVISED THAT SHOULD ANY PARTY, INCLUDING THE APPLICANT OR ANY SUBSEQUENT OWNER, APPLY FOR MORE THAN ONE CONDOMINIUM CORPORATION ENCOMPASSING ANY OR ALL OF THIS DEVELOPMENT OR MAKE AN APPLICATION THAT RESULTS IN A LAND DIVISION, STAFF MAY REQUIRE LEGAL ASSURANCES, INCLUDING BUT NOT LIMITED TO EASEMENTS, WITH RESPECT TO THE APPROVED SERVICES. SUCH ASSURANCES WILL BE DETERMINED AT THE TIME OF APPLICATION FOR CONDOMINIUM APPROVAL.
 - THE OWNER IS REQUIRED TO INSTALL AND MAINTAIN A PREMISE ISOLATION DEVICE FOR ALL APPLICABLE WATER SERVICES IN ACCORDANCE WITH TORONTO MUNICIPAL CODE CHAPTER 831 WATER SUPPLY, THE BUILDING CODE, AND CSA 844 SERIES STANDARDS.
 - BEFORE SOLID WASTE COLLECTION SERVICES ARE TO BEGIN, THE CITY WILL BE PROVIDED WITH A LETTER CERTIFIED BY A PROFESSIONAL ENGINEER THAT INDICATES WHERE A COLLECTION VEHICLE IS REQUIRED TO DRIVE ONTO OR OVER A SUPPORTED STRUCTURE (SUCH AS AN UNDERGROUND PARKING GARAGE) CAN SAFELY SUPPORT A FULLY LOADED COLLECTION VEHICLE (85,000 KILOGRAMS) AND CONFORMS TO THE FOLLOWING:
 - (A) DESIGN CODE - ONTARIO BUILDING CODE
 - (B) DESIGN LOAD - CITY BULK LIFT VEHICLE IN ADDITION BUILDING CODE REQUIREMENTS.
 - (C) IMPACT FACTOR - 5% FOR MAXIMUM VEHICULAR SPEEDS TO 15KM/H AND 30% FOR HIGHER SPEEDS.
 - "NO PARKING" SIGNS TO BE PROVIDED AND MAINTAINED ADJACENT TO THE PROPOSED LOADING SPACES.

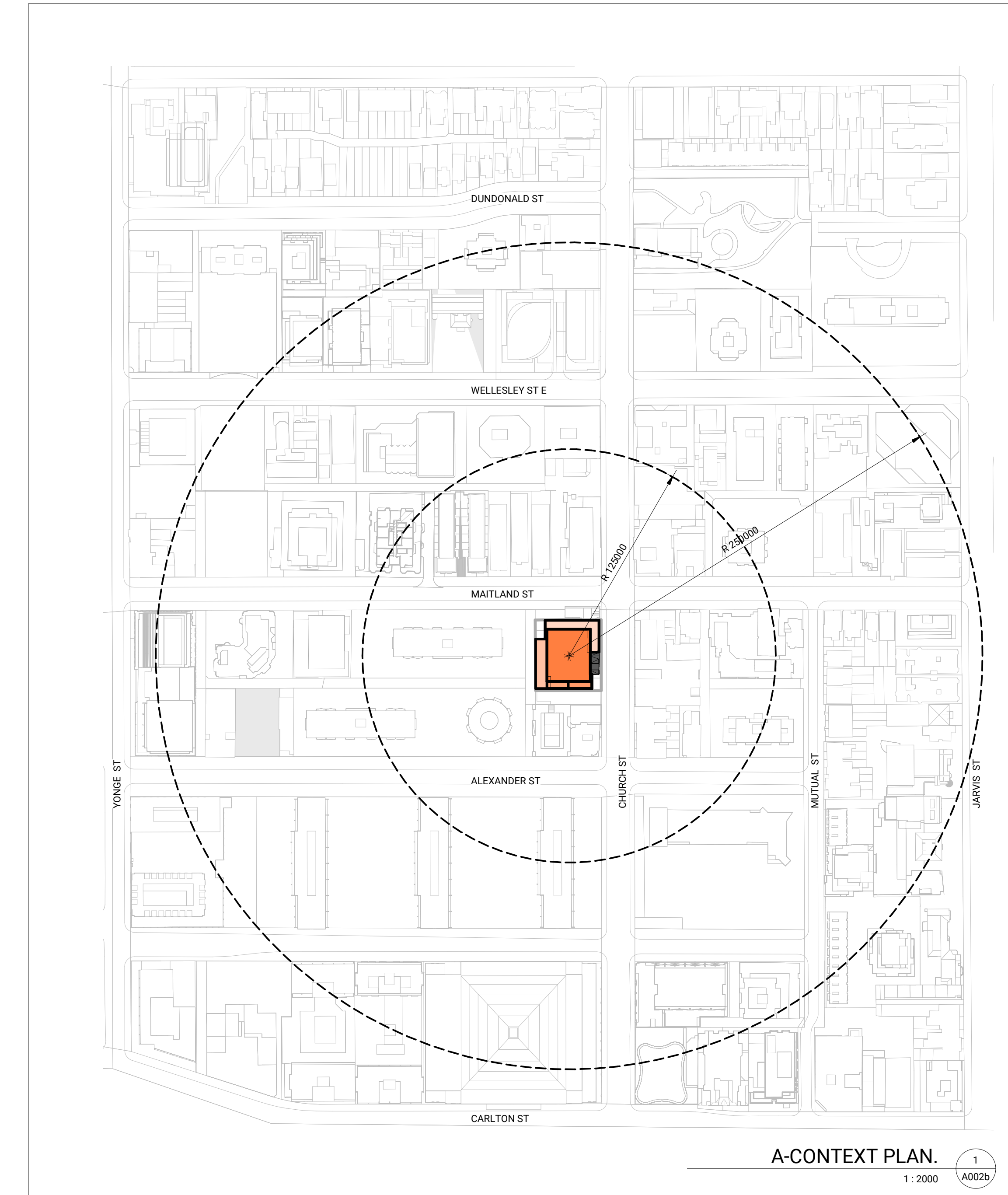
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506 CHURCH
506-516 CHURCH STREET
2400N
2026.03.13

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Issued

No.	Date	Description
1	2024.09.27	ISSUED FOR REZONING
2	2024.11.08	ISSUED FOR GFA
3	2026.03.13	ISSUED FOR OLT

506-516 Church
Site Area (sqm) = 1,706.6
FSI = 8.75

13-Mar-26

	GCA (m2)	GCA (ft2)	Residential GFA (m2)	Residential GFA (ft2)	Interior Amenity GFA (m2)	Interior Amenity GFA (ft2)	Exterior Amenity GFA (m2)	Exterior Amenity GFA (ft2)	Non-residential (Retail) GFA (m2)	Non-residential (Retail) GFA (ft2)	TOTAL GFA (m2)	TOTAL GFA (ft2)	Saleable (m2) ***	Saleable (ft2) ***	Visitor Parking Stalls	PUDO Stalls	EVSE Parking Stalls	Long Term Bicycle Racks (RES)	Short Term Bicycle Racks (RES.)	
Basement	1532	16,494	-	-	-	-	-	-	-	-	0	-	-	-	-	-	-	-	172	38
Level 1	1262	13,582	507	5,456	463	4,988	238	2,565	583	6,274	1090	11,730	348	3,746	4	-	4	-	-	-
Level 2	1177	12,674	998	10,738	-	-	-	-	-	-	998	10,738	-	-	-	-	-	-	-	-
Typical Levels (3-6)	963	10,370	914	9,843	-	-	-	-	-	-	914	9,843	850	9,147	-	-	-	-	-	-
Typical Levels (3-6) Total	3853	41,479	3657	39,369							3657	39,369	3,399	36,587						
Typical Levels (7-13)	882	9,498	833	8,971	-	-	-	-	-	-	833	8,971	769	8,275	-	-	-	-	-	-
Typical Levels (7-13) Total	6177	66,485	5834	62,793							5834	62,793	5,391	57,924						
Typical Levels (14-16)	810	8,723	761	8,196	-	-	-	-	-	-	761	8,196	697	7,500	-	-	-	-	-	-
Typical Levels (14-16) Total	2431	26,169	2284	24,586							2284	24,586	2,090	22,500						
Typical Levels (17-18)	774	8,336	725	7,808	-	-	-	-	-	-	725	7,808	661	7,112	-	-	-	-	-	-
Typical Levels (17-18) Total	1549	16,671	1451	15,616							1451	15,616	1,322	14,225						
MPH	351	3,776	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SUBTOTAL	18,332	197,329	14,730	158,555	463	4,988	238	2,565	583	6,274	15,313	164,829	12,540	134,979	0	4	4	172	38	
EXEMPTED*					382	4,112					382	4,112								
AMENITY SURPLUS																				
TOTAL			14,348	154,443							14,931	160,717			TOTAL = 4		TOTAL = 210			
			**		2.43		1.2				**						min. 20%	0.90	0.20	

Notes:
* GFA exemption as per by-law 569-2013
** Amenity Requirements as per by-law 569-2013: 2.0 sqm per unit, area beyond the exemption is included into total GFA
*** Saleable area for residential suites

SUITE MIX

Studio	1 BED	2 BED	3 BED	Total/floor	TOTAL

Floor	Studio	1 BED	2 BED	3 BED	Total/floor	TOTAL
Level 2						
4 floors	3	3	6	2	12	48
7 floors	1	5	5	1	12	84
3 floors	1	5	4	1	11	33
2 floors	1	6	3	1	11	22
TOTAL	16	74	79	22		191

8% 39% 41% 12% PROPOSED 706.69 avg size/unit

Statistics Template – Toronto Green Standard Version 4.0
Mid to High Rise Residential and all New Non-Residential Development

The Toronto Green Standard Version 4.0 Statistics Template is submitted with Site Plan Control Applications and stand-alone Zoning Bylaw Amendment applications. Complete the table and copy it directly onto the Site Plan submitted as part of the application.

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/greendevelopment/

General Project Description	Proposed
Total Gross Floor Area	14931
Breakdown of project components (m ²):	
Residential	14348
Retail	583
Commercial	-
Industrial	-
Institutional/Other	-
Total number of residential units	191

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

Low Emissions Transportation	Required	Proposed	Proposed %
Number of Parking Spaces	4	4	100%
Number of EV Parking Spaces (Residential)	N/A	N/A	N/A
Number of EV Parking Spaces (non-residential)	1	1	100%

Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (all-uses)	172	172	100%
Number of long-term bicycle parking located on:			
a) first storey of building			
b) second storey of building			
c) first level below-ground			
d) second level below-ground			
e) other levels below-ground	172	172	100%

Statistics Template – Toronto Green Standard Version 4.0
Mid to High Rise Residential and all New Non-Residential Development

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces	38	38	100%
Number of shower and change facilities (non-residential)	N/A	N/A	N/A

Tree Canopy	Required	Proposed	Proposed %
Total Soil Volume (40% of the site area + 66 m ² x 30 m ³)	310	92	29.6%
Total volume provided within the site area (m ³)	310	92	29.6%
Soil Volume provided within the public boulevard (m ³)	0	0	0%

Section 2: For Site Plan Control Applications

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (all uses) at grade below first level below grade			
Number of publicly accessible bicycle parking spaces			
Number of energized outlets for electric bicycles			

Tree Canopy	Required	Proposed	Proposed %
Total site area (m ²)			
Total Soil Volume (40% of the site area + 66 m ² x 30 m ³)			
Total number of trees planted			
Number of surface parking spaces (if applicable)			
Number of shade trees located in surface parking area	NA		

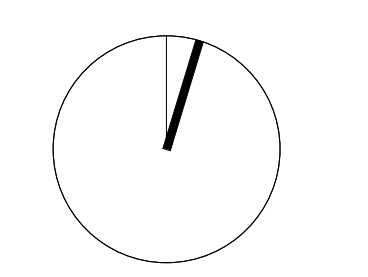
Landscaping & Biodiversity	Required	Proposed	Proposed %
Total non-roof hardscape area (m ²)			
Total non-roof hardscape area treated for Urban Heat Island (minimum residential 75% or non-residential 50%) (m ²)			
Area of non-roof hardscape treated with: (indicate m ²)			
a) high-albedo surface material			
b) open-grid pavement			
c) shade from tree canopy			

Statistics Template – Toronto Green Standard Version 4.0
Mid to High Rise Residential and all New Non-Residential Development

Landscaping & Biodiversity	Required	Proposed	Proposed %
Total area of shading 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 (m ²)			
Available Roof Space provided as Green Roof (m ²)			
Available Roof Space provided as Cool Roof (m ²)			
Available Roof Space provided as Solar Panels (m ²)	NA		

Bird Collision Deterrence	Required	Proposed	Proposed %
Total area of glazing of all elevations within 1.6m above grade			
Total area of treated glazing (minimum 85% of total area of glazing within 1.6m above grade) (m ²)			
Percentage of glazing within 1.6m above grade treated with:			
a) Visual markers			
b) non-reflective glass			
c) Building integrated structures			

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24009
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CONTEXT PLAN + STATS + TGS

1:2000

A002

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No.	Date	Description
1	2024.09.27	ISSUED FOR REZONING
2	2024.11.08	ISSUED FOR OIA
3	2026.03.13	ISSUED FOR OLT

- GENERAL NOTES**
- Plans**
- Refer to Building Elements Schedule for Exterior Wall, Partition, Roof, Ceiling, and Soffit Types.
 - Refer to Mechanical and Electrical Drawings for Additional Requirement.
 - At Locations Where Mech. Ducts Interfere with Full Height Construction of Interior Partitions, Offset Partition Above Ceiling and Brace as Required. Maintain Fire Separation/ Sound Rating of Partitions. Offsetting of Partitions Will Only be Permitted Where Ductwork Cannot be Positioned.
 - All Dimensions are Taken to Face of Masonry or Concrete at Masonry and Concrete Walls and Partitions. At Steel Stud Partitions, Dimensions are Taken to Face of Gypsum Board, Unless Otherwise Noted.
 - Increase Thickness of Walls or Form Out Wall Thickness as Required to Accommodate Mechanical and Electrical Panels and Services. Maintain Fire Separation Around Stack of Panels Where Applicable.
 - For Dimensions of Concrete Refer to Slab Edge Drawings.

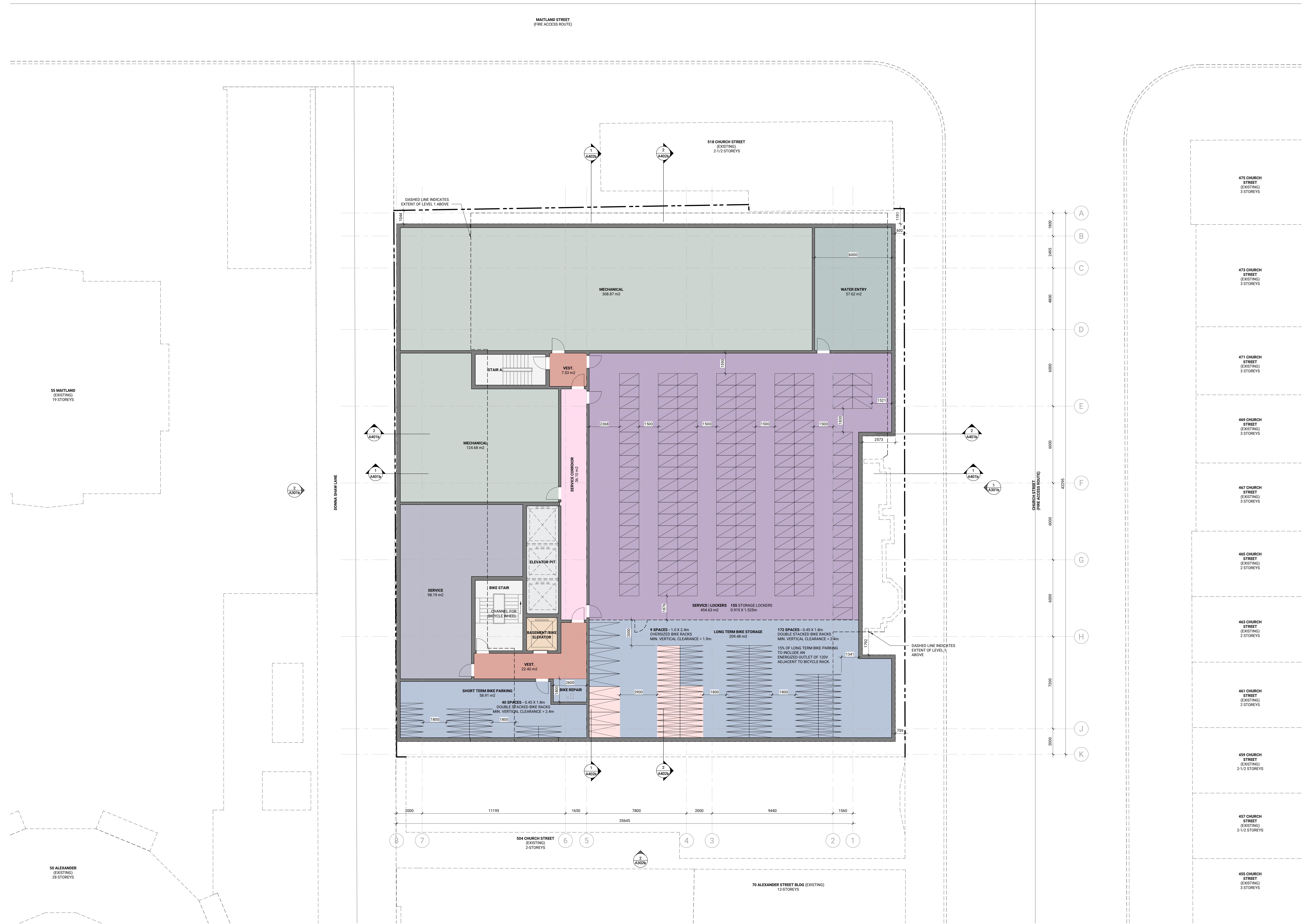
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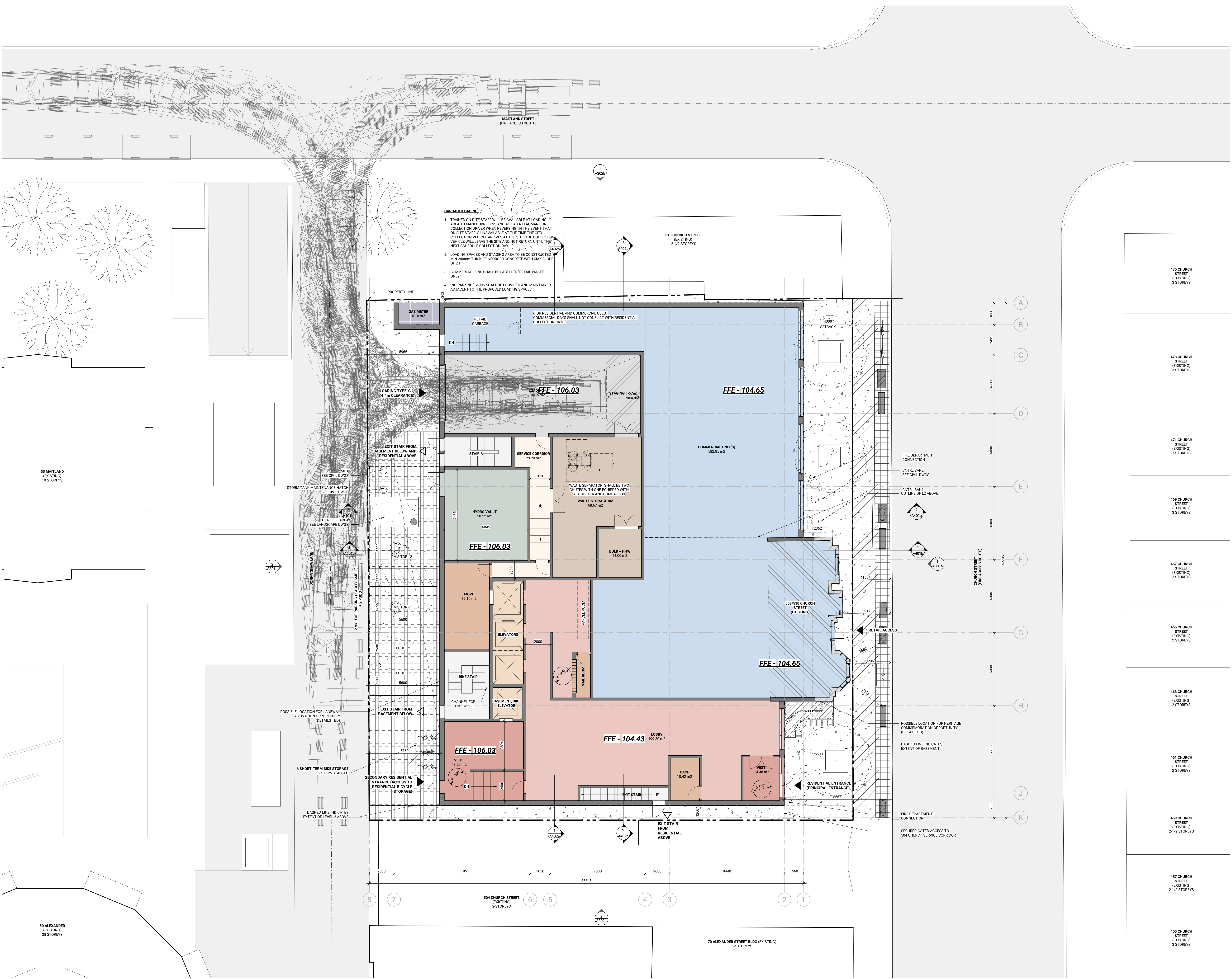
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BASEMENT FLOOR PLAN
 1:100
A099

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- GARBAGE/LOADING:**
1. TRAINED ON SITE STAFF WILL BE AVAILABLE AT LOADING AREA TO MANoeuvre BINS AND ACT AS A FLAGMAN FOR COLLECTION DRIVERS WHEN REVERSING. IN THE EVENT THAT ON SITE STAFF IS UNAVAILABLE AT THE TIME THE COLLECTION VEHICLE ARRIVES AT THE SITE, THE COLLECTION VEHICLE WILL LEAVE THE SITE AND NOT RETURN UNTIL THE NEXT SCHEDULED COLLECTION DAY.
 2. LOADING SPACES AND STAGING AREA TO BE CONSTRUCTED MIN 200mm THICK REINFORCED CONCRETE WITH MAX SLOPE OF 2%.
 3. COMMERCIAL BINS SHALL BE LABELLED "RETAIL WASTE ONLY".
 4. "NO PARKING" SIGNS SHALL BE PROVIDED AND MAINTAINED ADJACENT TO THE PROPOSED LOADING SPACES.

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No.	Date	Description
1	2024.09.27	ISSUED FOR PERZONING
2	2024.11.08	ISSUED FOR SNA
3	2026.03.13	ISSUED FOR OLT

- GENERAL NOTES**
- Plans**
1. Refer to Building Elements Schedule for Exterior Wall, Partition, Roof, Ceiling, and Soffit Types.
 2. Refer to Mechanical and Electrical Drawings for Additional Requirement.
 3. At Locations Where Mech. Ducts Interfere with Full Height Construction of Interior Partitions, Offset Partitions Above Ceiling and Brace as Required. Maintain Fire Separation/ Sound Rating of Partitions. Offsetting of Partitions Will Only be Permitted Where Ductwork Cannot be Positioned.
 4. All Dimensions are Taken to Face of Masonry or Concrete at Masonry and Concrete Walls and Partitions. At Steel Stud Partitions, Dimensions are Taken to Face of Gypsum Board, Unless Otherwise Noted.
 5. Increase Thickness of Walls or Full Out Wall Thickness as Required to Accommodate Mechanical and Electrical Panels and Services. Maintain Fire Separation Around Bulk of Panels Where Applicable.
 6. For Dimensions of Concrete Refer to Slab Edge Drawings.

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LEVEL 1 FLOOR PLAN
1:100

A101

Issued No.	Date	Description
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2	2024.11.08	ISSUED FOR OIA
3	2026.03.13	ISSUED FOR OLT

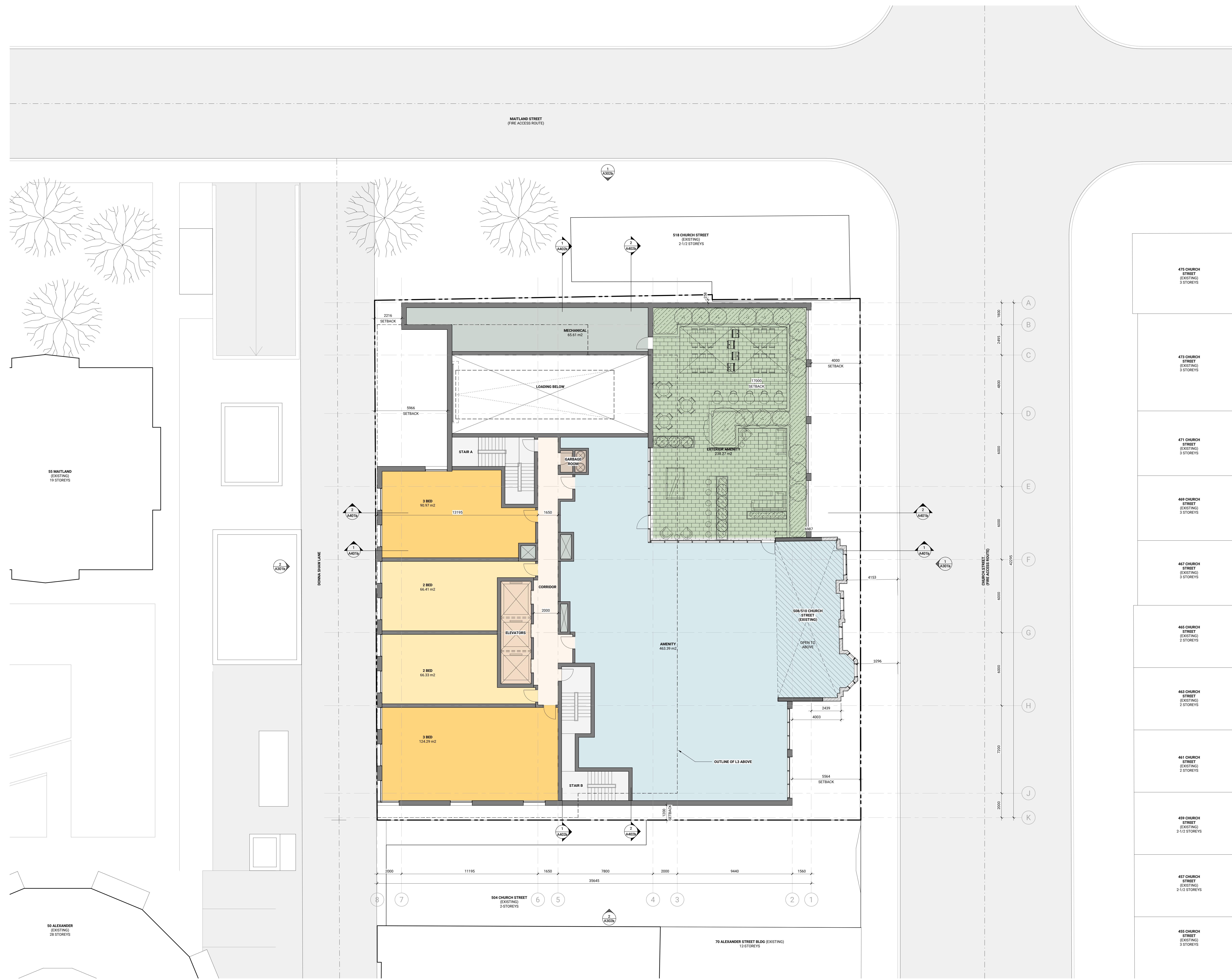
- GENERAL NOTES**
- Plans**
- Refer to Building Elements Schedule for Exterior Wall, Partition, Roof, Ceiling, and Soffit Types.
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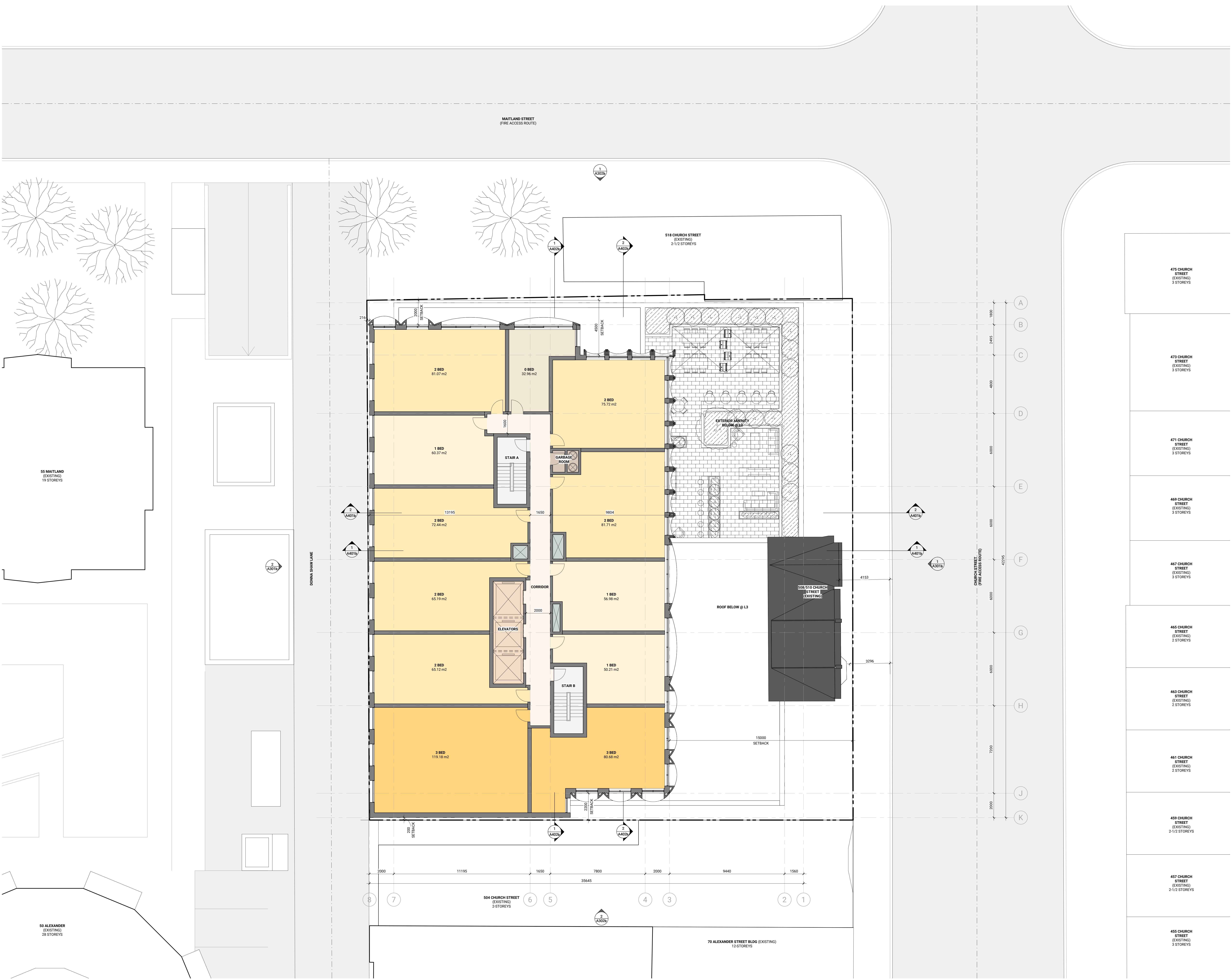
506 CHURCH STREET
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24009
2026.03.13

LEVEL 2 FLOOR PLAN
1:100
A102



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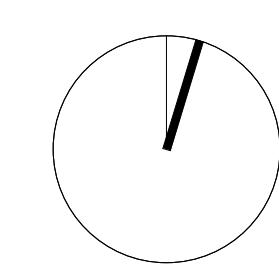
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1	2024.09.27	ISSUED FOR REZONING
2	2024.11.08	ISSUED FOR OIA
3	2026.03.13	ISSUED FOR OLT



GENERAL NOTES
Plans

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2026.03.13

LEVEL 3-6 FLOOR PLAN
1:100

A103

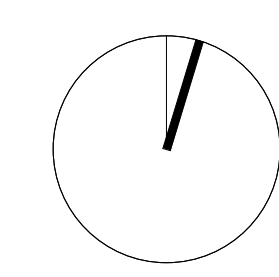
Issued No.	Date	Description
1	2024.09.27	ISSUED FOR REZONING
2	2024.11.08	ISSUED FOR OIA
3	2026.03.13	ISSUED FOR OLT

GENERAL NOTES

- Plans**
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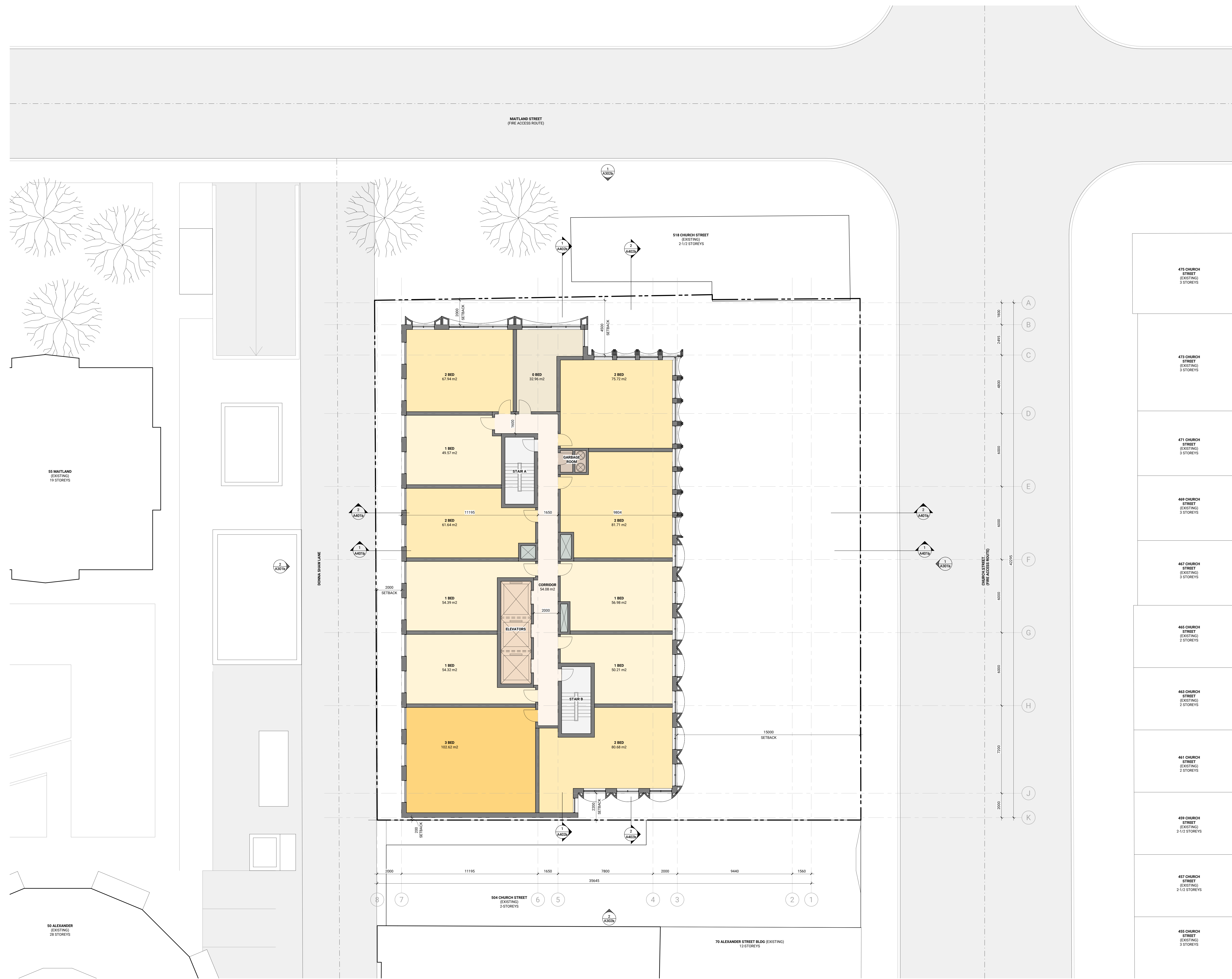


506 CHURCH
506-516 CHURCH STREET
24009
2026.03.13

LEVEL 7-13 FLOOR PLAN

1:100

A104



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Issued No.	Date	Description
1	2024.09.27	ISSUED FOR REZONING
2	2024.11.08	ISSUED FOR OIA
3	2026.03.13	ISSUED FOR OLT

GENERAL NOTES

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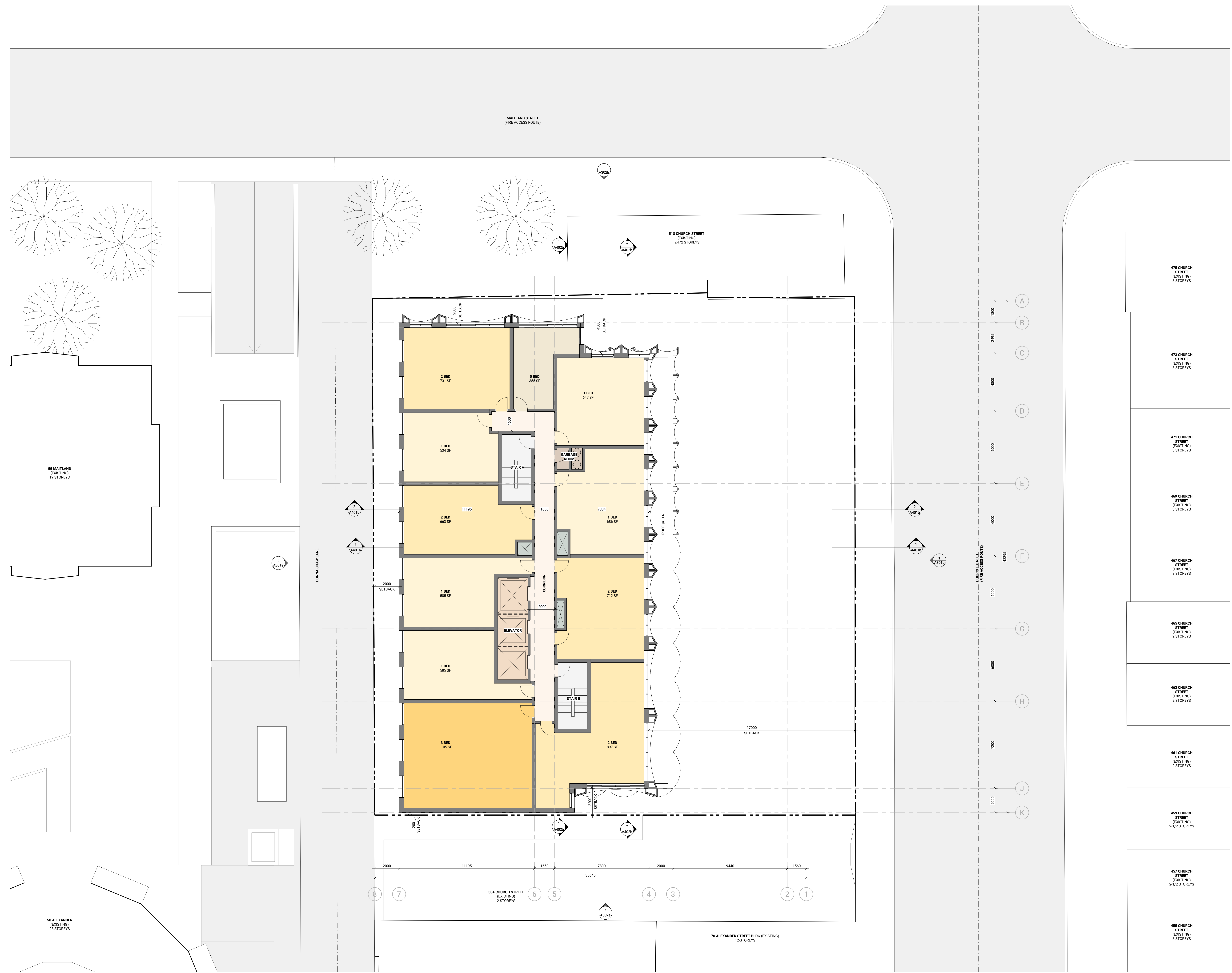
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24009
2026.03.13

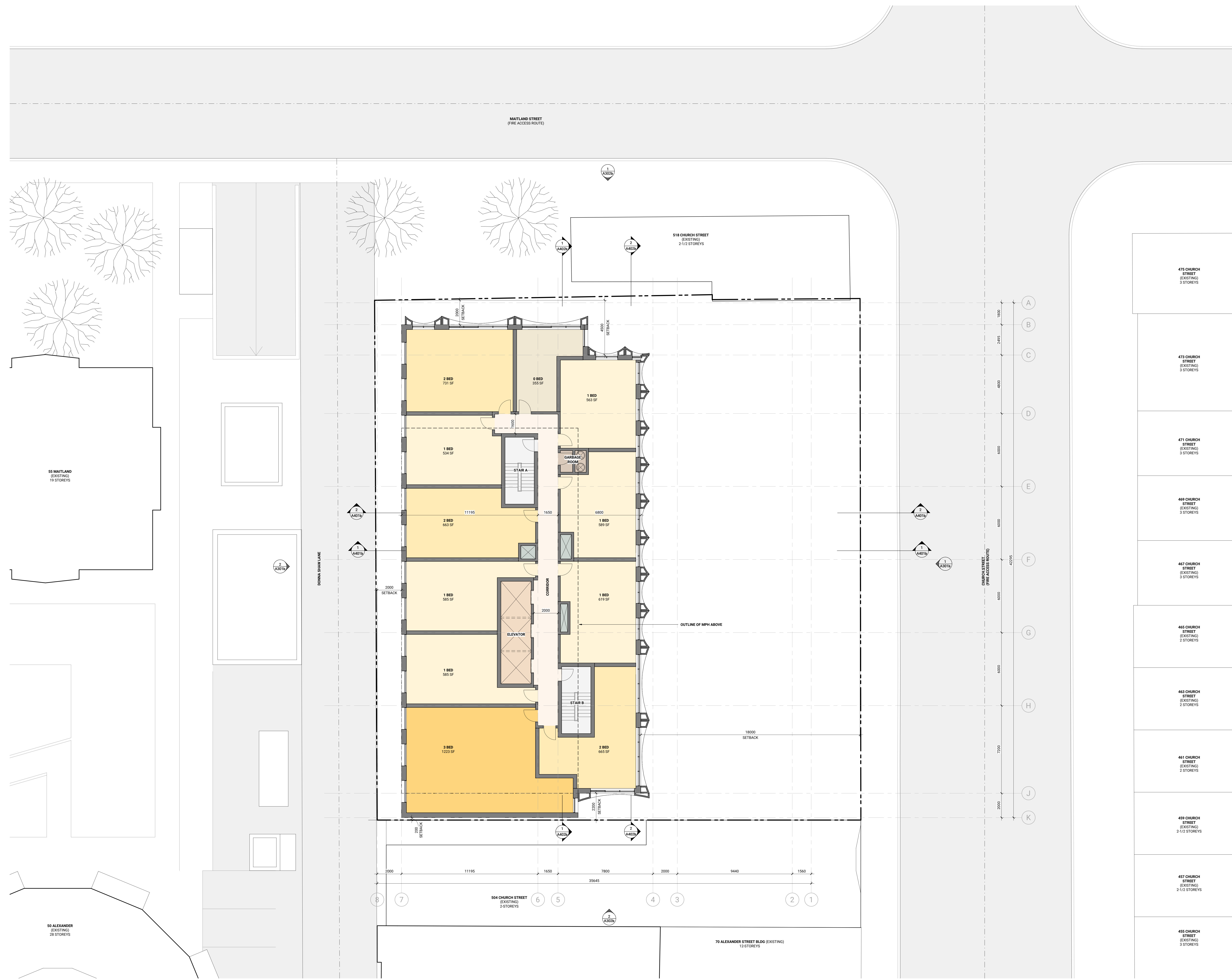
LEVEL 14-16 FLOOR PLAN

1:100
A105



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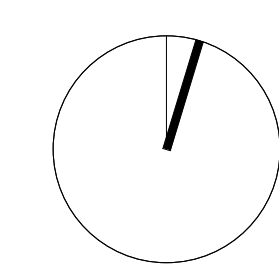
Issued No.	Date	Description
1	2024.09.27	ISSUED FOR REZONING
2	2024.11.08	ISSUED FOR OIA
3	2026.03.13	ISSUED FOR OLT



475 CHURCH STREET (EXISTING) 3 STOREYS
473 CHURCH STREET (EXISTING) 3 STOREYS
471 CHURCH STREET (EXISTING) 3 STOREYS
469 CHURCH STREET (EXISTING) 3 STOREYS
467 CHURCH STREET (EXISTING) 3 STOREYS
465 CHURCH STREET (EXISTING) 2 STOREYS
463 CHURCH STREET (EXISTING) 2 STOREYS
461 CHURCH STREET (EXISTING) 2 STOREYS
459 CHURCH STREET (EXISTING) 2-1/2 STOREYS
457 CHURCH STREET (EXISTING) 2-1/2 STOREYS
455 CHURCH STREET (EXISTING) 3 STOREYS

- GENERAL NOTES**
- Plans**
- Refer to Building Elements Schedule for Exterior Wall, Partition, Roof, Ceiling, and Soffit Types.
 - Refer to Mechanical and Electrical Drawings for Additional Requirement.
 - At Locations Where Mech. Ducts Interfere with Full Height Construction of Interior Partitions, Offset Partition Above Ceiling and Brace as Required. Maintain Fire Separation/ Sound Rating of Partitions. Offsetting of Partitions Will Only be Permitted Where Ductwork Cannot be Positioned.
 - All Dimensions are Taken to Face of Masonry or Concrete at Masonry and Concrete Walls and Partitions. At Steel Stud Partitions, Dimensions are Taken to Face of Gypsum Board, Unless Otherwise Noted.
 - Increase Thickness of Walls or Form Out Wall Thickness as Required to Accommodate Mechanical and Electrical Panels and Services. Maintain Fire Separation Around Deck of Panels Where Applicable.
 - For Dimensions of Concrete Refer to Slab Edge Drawings.

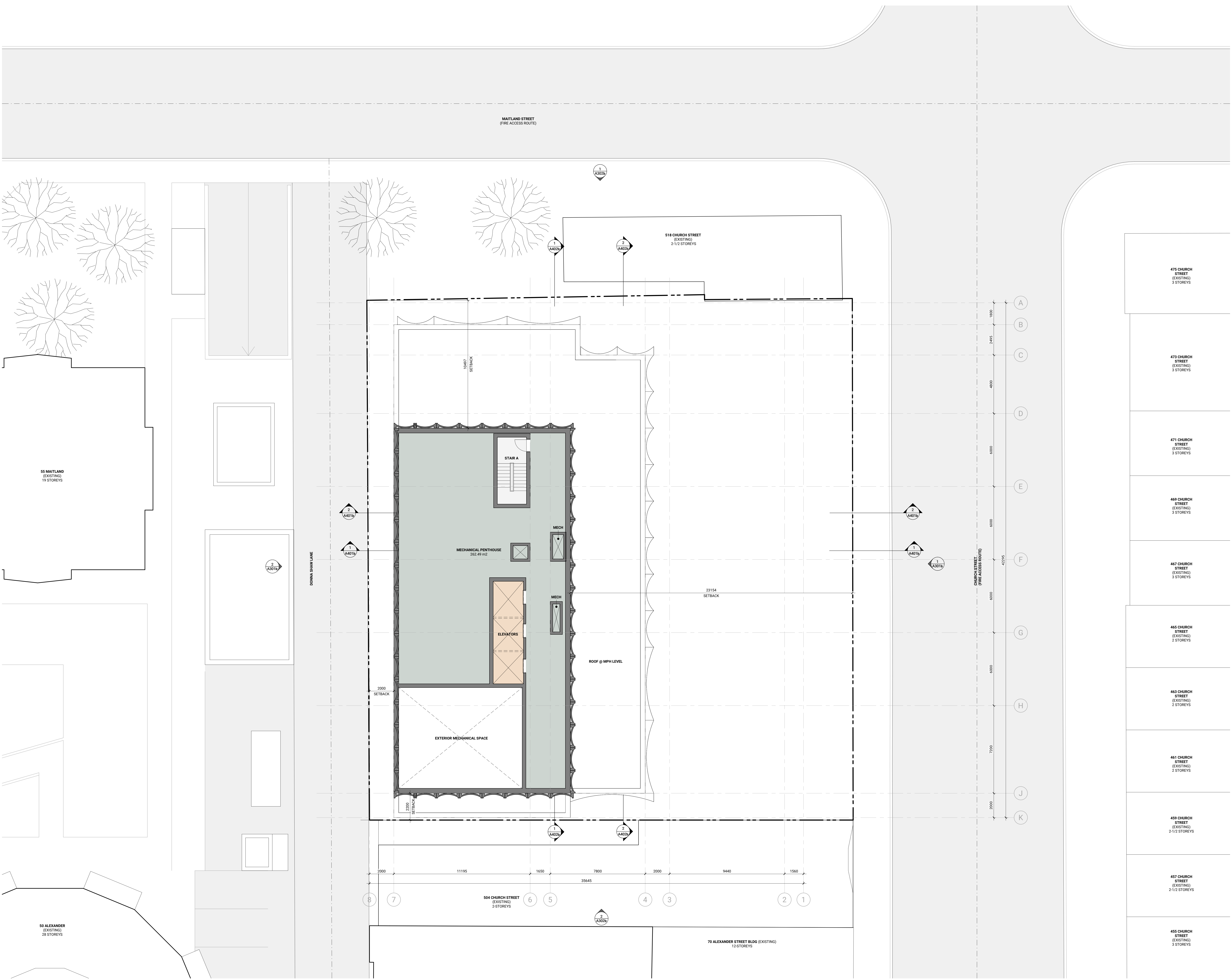
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506 CHURCH
506-516 CHURCH STREET
24009
2026.03.13

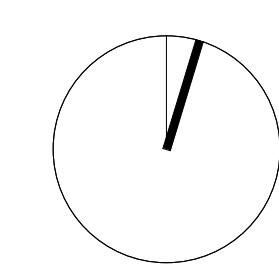
LEVEL 17-18 FLOOR PLAN
1:100
A106



Issued No.	Date	Description
1	2024.09.27	ISSUED FOR REZONING
2	2024.11.08	ISSUED FOR OIA
3	2026.03.13	ISSUED FOR OLT

- GENERAL NOTES**
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2026.03.13

MPH FLOOR PLAN
1:100
A107

Issued

No.	Date	Description
1	2024.09.27	ISSUED FOR REZONING
2	2024.11.08	ISSUED FOR OIA
3	2026.03.13	ISSUED FOR OLT

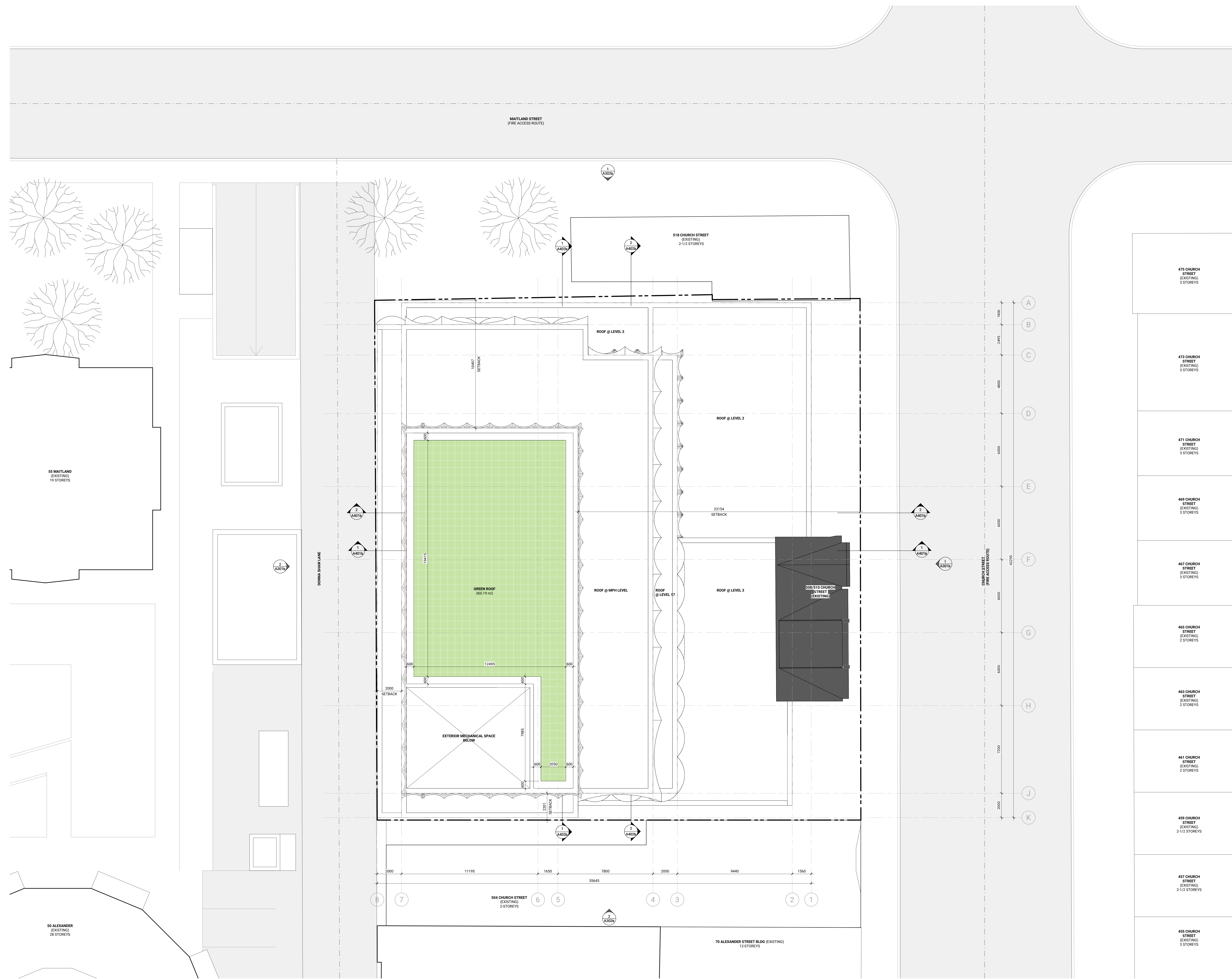
- GENERAL NOTES**
- Plans**
- Refer to Building Elements Schedule for Exterior Wall, Partition, Roof, Ceiling, and Soffit Types.
 - Refer to Mechanical and Electrical Drawings for Additional Requirement.
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ROOF FLOOR PLAN
1:100
A108



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No.	Date	Description
1	2024.09.27	ISSUED FOR REZONING
2	2024.11.08	ISSUED FOR OIA
3	2026.03.13	ISSUED FOR OLT



E-W SECTION - 2
1:150



E-W SECTION - 1
1:150

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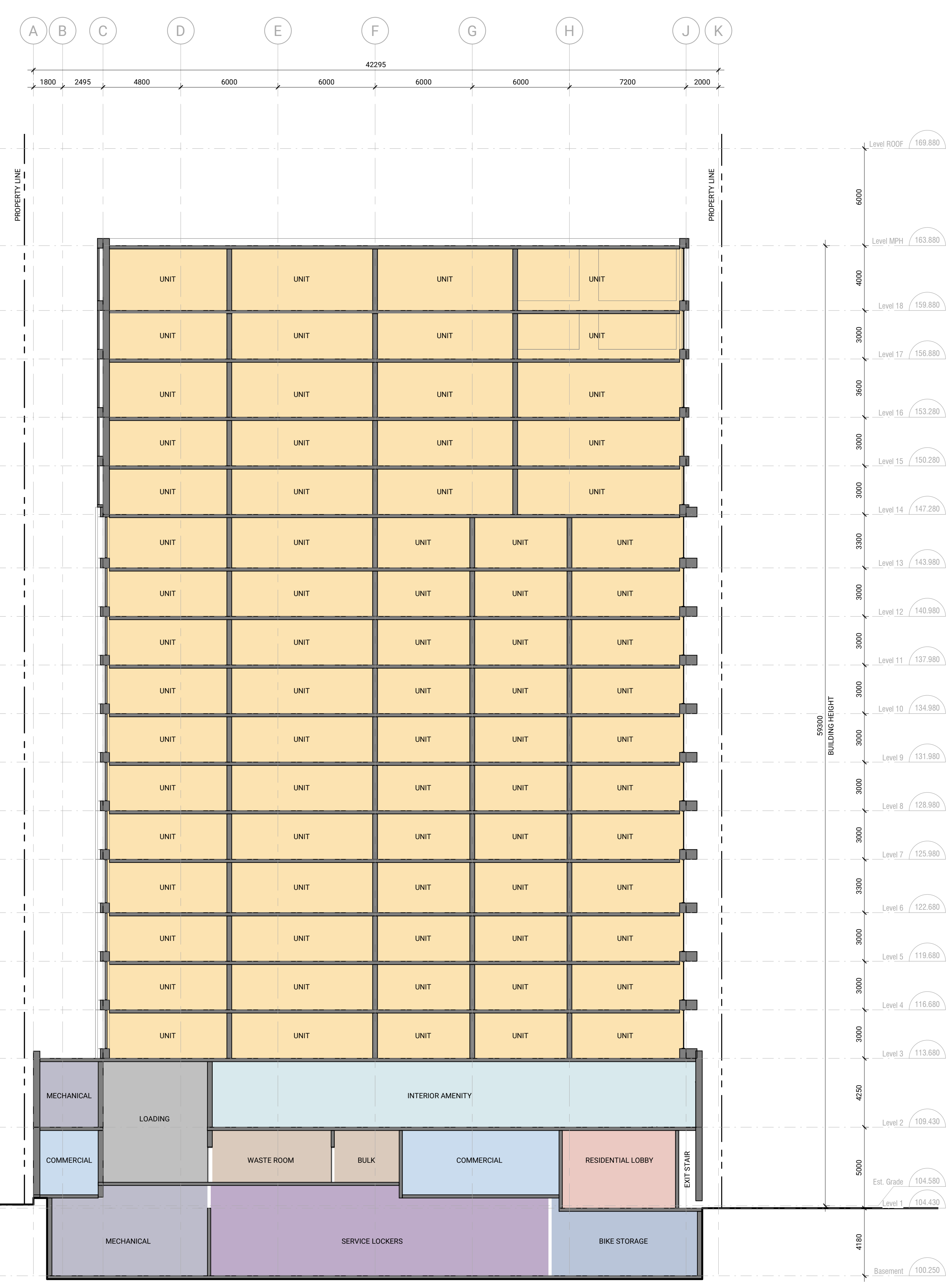
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24009
2026.03.13

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Issued

No.	Date	Description
1	2024.09.27	ISSUED FOR REZONING
2	2024.11.08	ISSUED FOR SPA
3	2026.03.13	ISSUED FOR OLT



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