

396 – 398 CHURCH STREET &
73–77 MCGILL STREET

OPA / ZBA SUBMISSION
JUNE 08, 2026

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ISSUED FOR REVIEW - 20 NOV. 2024
ISSUED FOR REVIEW - 09 OCT. 2025
OPA/ZBA SUBMISSION - 20 MAY. 2026



SITE STATISTICS – 396 CHURCH

MUNICIPAL ADDRESS		396 CHURCH STREET TORONTO, ONTARIO		
PROPOSED USE		MIXED-USE MID-RISE		
		SQ.M	SQ.FT	FSI
A	396-398 CHURCH & 73-77 MCGILL AREA	918.80 m²	9,890 ft²	
B	STRATA AREA	251.00 m²	2,702 ft²	
E	NEW SITE AREA w. STRATA (A+B)	1,169.80 m²	12,592 ft²	19.02
F	TOTAL APPLICATION AREA (ALL ITEMS WITHIN 50 GERRARD BLUE BOUNDARY ARE SUBJECT TO A SEPARATE SITE PLAN AMENDMENT APPLICATION)	3,300.80 m²	35,530 ft²	6.74

UNIT STATS - 396 CHURCH		
Unit Stats		
Unit Type	Quantity	Mix %
STUDIO	170	41.36%
1B	123	29.83%
1B+D	13	3.16%
2B	38	9.25%
2B+D	25	6.08%
3B	42	10.22%
Total:	411	100.00%

AREA STATISTICS																		
Floor/Level	Gross Construction Area (GCA)* sqm	Deductions sq.m.													Residential Zoning GFA sq.m. Bylaw 569-2013			
		Amenity Indoor	Amenity Outdoor	Retail	Stairs	Garbage Chutes	Bicycle Room	Loading	Shower/ changing	Elevator Shaft	Office	Mechanical	Parking Ramp	Total	SQ. M	SQ. FT		
P2 Parking	805	0.0	0.0	0	0	0.0	0		0	0	0	0	0	793	12	129		
P1 Parking	805	0.0	0.0	0	0	0.6	0		0	0	0	0	0	793	12	129		
Ground Floor	812	0.0	0.0	170	38	0.6	0	124	0	39	0	0	0	371	441	4748		
2nd Floor	816	0.0	0.0	0	19	0.6	0	86	0	25	0	218	0	349	468	5034		
3rd-4th Floor	1613	0.0	0.0	0	19	0.6	0	0	0	25	0	0	0	89	1524	16406		
5th Floor	676	489.7	121.8	0	19	0.6	0	0	0	25	0	0	0	534	142	1528		
6th Floor	486	360.2	159.4		19	0.6	0	0	0	25	0	0	0	405	81	874		
7th-8th Floor	972	0.0	0.0	0	19	0.6	0	0	0	25	0	0	0	89	883	9503		
9th-31st Floor	17394	0.0	0.0	0	19	0.6	0	0	0	25	0	0	0	1026	16368	176181		
32nd Floor	756	0.0	0.0	0	19	0.6	0	0	0	31	0	0	0	51	706	7595		
33rd Floor	756	0.0	0.0	0	19	0.6	0	0	0	31	0	0	0	51	706	7595		
34th Floor	756	358.0	0.0	0	19	0.6	0	0	0	31	0	240	0	648	108	1161		
35th Floor	755	276.3	0.0	0	19	0.6	0	0	0	6	0	287	0	588	167	1792		
TOTAL (Above Grade)	25793	1484.2	281.2	170	225	7	0	210	0	291	0	744	0	4201	21616	232676		
	Amenity Rate Provided	3.61	0.68															
	Combined Amenity Rate Provided	4.29																
	Amenity Area Provided	1484.2	281.2															
	Unit Count	411																
TOTAL GFA (RESIDENTIAL)																21616	232676	
TOTAL GFA (INCL. RETAIL)																21786	234502	
TOTAL GCA (Above Grade)																25793	277633	

UNIT STATS (BY FLOOR)											
FLOOR	STUDIO	1B	1B+D	2B	2B+D	3B	Total	NSA (m²)	GCA (m²)	Eff. (%)	
1	0	0	0	0	0	0	0	356	812	43.86%	
2	2	1	1	1	0	1	6	564	816	69.15%	
3	2	3	1	2	1	1	10	618	807	76.59%	
4	2	3	1	2	1	1	10	618	807	76.59%	
5	0	0	0	0	0	0	0	70	676	10.41%	
6	0	0	0	0	0	0	0	49	486	10.01%	
7	0	0	2	1	0	1	4	380	486	78.20%	
8	0	0	2	1	0	1	4	380	486	78.20%	
9	8	5	0	1	1	1	16	630	756	83.37%	
10	8	5	0	1	1	1	16	630	756	83.37%	
11	8	5	0	1	1	1	16	630	756	83.37%	
12	8	5	0	1	1	1	16	630	756	83.37%	
13	8	5	0	1	1	1	16	630	756	83.37%	
14	8	5	0	1	1	1	16	630	756	83.37%	
15	8	5	0	1	1	1	16	630	756	83.37%	
16	8	5	0	1	1	1	16	630	756	83.37%	
17	8	5	0	1	1	1	16	630	756	83.37%	
18	8	5	0	1	1	1	16	630	756	83.37%	
19	8	5	0	1	1	1	16	630	756	83.37%	
20	8	5	0	1	1	1	16	630	756	83.37%	
21	8	5	0	1	1	1	16	630	756	83.37%	
22	8	5	0	1	1	1	16	630	756	83.37%	
23	8	5	0	1	1	1	16	630	756	83.37%	
24	8	5	0	1	1	1	16	630	756	83.37%	
25	8	5	0	1	1	1	16	630	756	83.37%	
26	4	5	0	2	1	2	14	638	756	84.36%	
27	4	5	0	2	1	2	14	638	756	84.36%	
28	4	5	0	2	1	2	14	638	756	84.36%	
29	4	5	0	2	1	2	14	638	756	84.36%	
30	4	5	0	2	1	2	14	638	756	84.36%	
31	4	5	0	2	1	2	14	638	756	84.36%	
32	2	1	3	1	0	4	11	627	756	82.92%	
33	2	0	3	1	0	4	10	587	756	77.60%	
34	0	0	0	0	0	0	0	298	756	39.38%	
35	0	0	0	0	0	0	0	267	755	35.34%	
Total	170	123	13	38	25	42	411	19359.3	25793.0	75.06%	
170		136		63		42					
41.36%		33.1%		15.3%		10.2%					

BICYCLE STATS PER FLOOR							
Floor	Residential				Retail		
	Short Term Required	Long Term Provided	Short Term Required	Long Term Provided	Short Term Required	Long Term Provided	Short Term Provided
	0.2 x 411	0.9 x 411			3 + (170 m2 ÷ 100 m2 x 0.3)	170 m2 ÷ 100 m2 x 0.2	
P1	86	199			4		1
P2	0	176			0		0
Total Spaces	83	86	370	375	4	4	1
Total Long Term Required (Resi + Retail)	371				Total Short Term Required (Resi + Retail)	87	
Total Long Term Provided (Resi + Retail)	376				Total Short Term Provided (Resi + Retail)	90	

VEHICULAR PARKING		
Floor	Parking Required	Parking Provided
Visitor Parking (Off site)	(2 + 0.01 x 411)	6
Stalls Provided	6	6

AREA STATS (NON-RESIDENTIAL)	
Area Type	Area (m²)
RETAIL	169.6



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/assessdev/cprnew

General Project Description	Proposed
Total Gross Floor Area	22,420
Breakdown of project components (m²):	
Residential	22,251
Retail	196
Commercial	0
Industrial	0
Institutional/Other	0
Total number of residential units	411

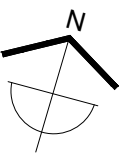
Section 1: For Stand Alone Zoning Bylaw Amendment Applications and Site Plan Control Applications

Low Emissions Transportation	Required	Proposed	Proposed %
Number of Parking Spaces	6	6	100%
Number of EV Parking Spaces (Residential)	0	0	0
Number of EV Parking Spaces (non-residential)	2	2	100%

Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (all-uses)	371	376	101.3%
Number of long-term bicycle parking located on:			
a) first storey of building		0	0
b) second storey of building		0	0
c) first level below-ground		200	53.2%
d) second level below-ground		176	46.8%
e) other levels below-ground		0	0

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces	87	90	103.4%
Number of shower and change facilities (non-residential)			

Tree Canopy	Required	Proposed	Proposed %
Total Soil Volume (40% of the site area + 66 m2 x 30 m²)	360.09 m3	366.10 m3	101.7%
Soil volume provided within the site area (m³)		136.1 m3	
Soil Volume provided within the public boulevard (m³)		230 m3	



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396 CHURCH ST. TORONTO, ONTARIO
APPLICATION NO: 22 227435 STE 13 OZ and 22 227434 STE 13 SA
SITE STATISTICS & CONTEXT

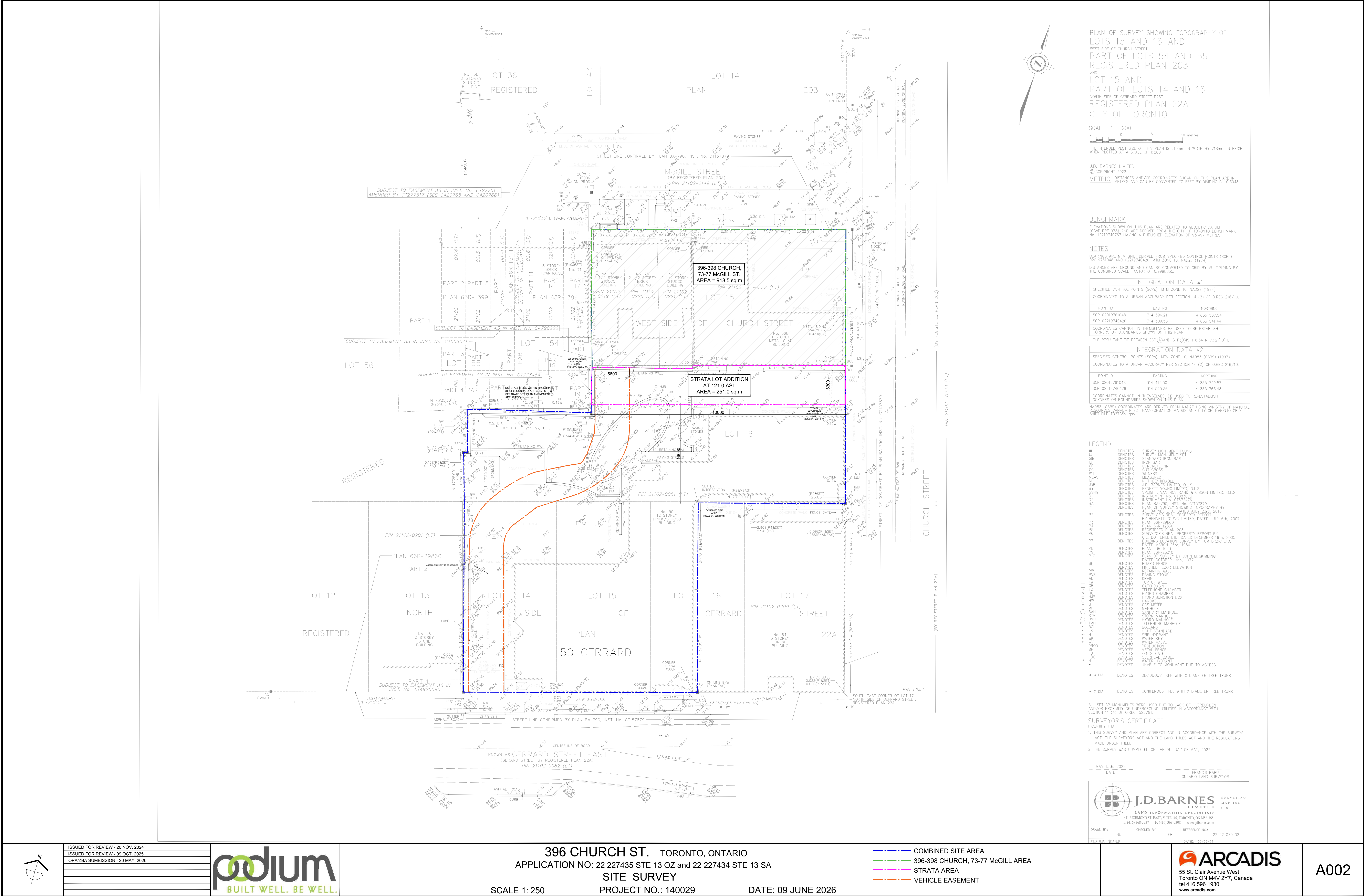
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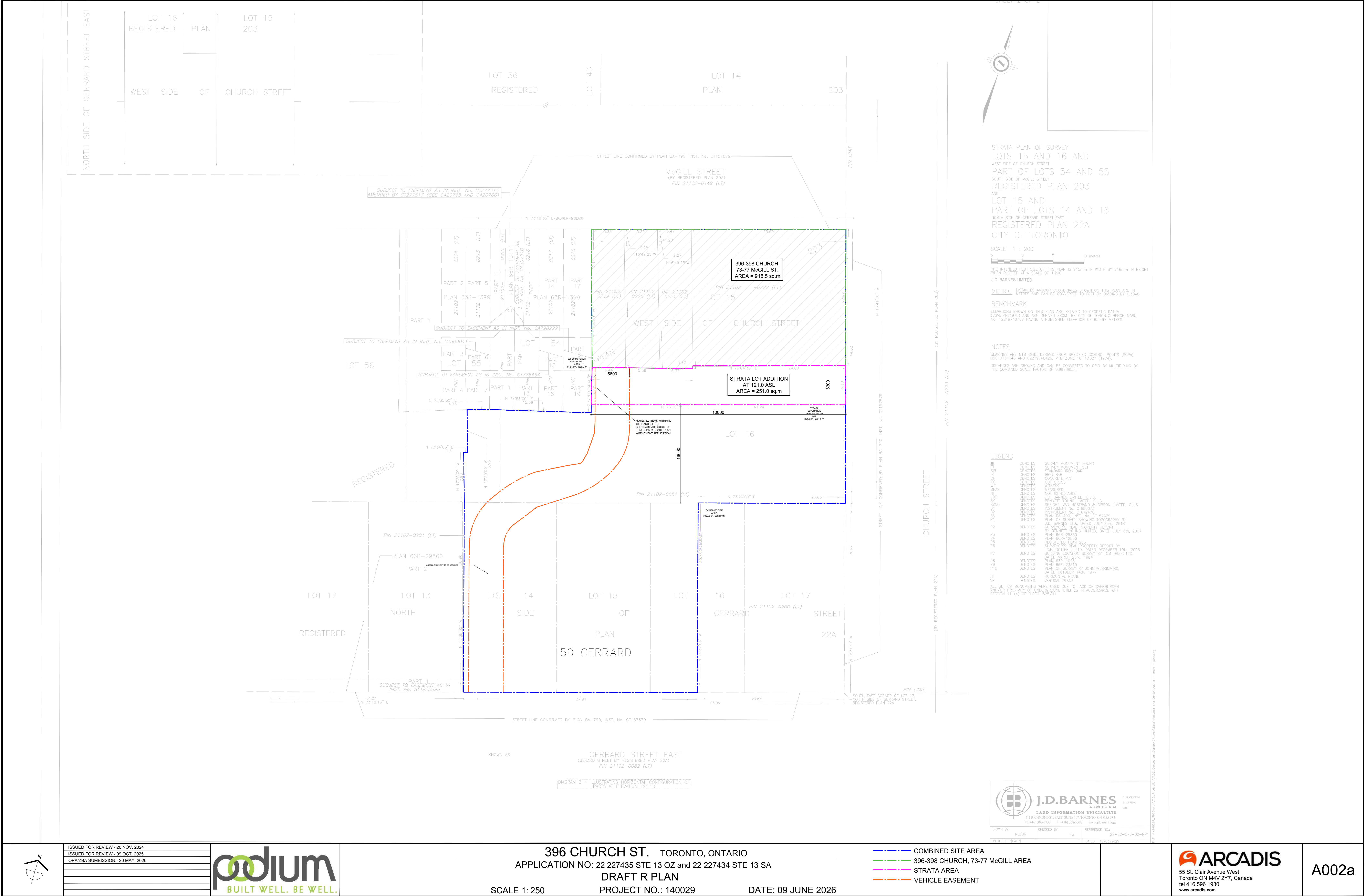
PROJECT NO.: 140029

DATE: 09 JUNE 2026

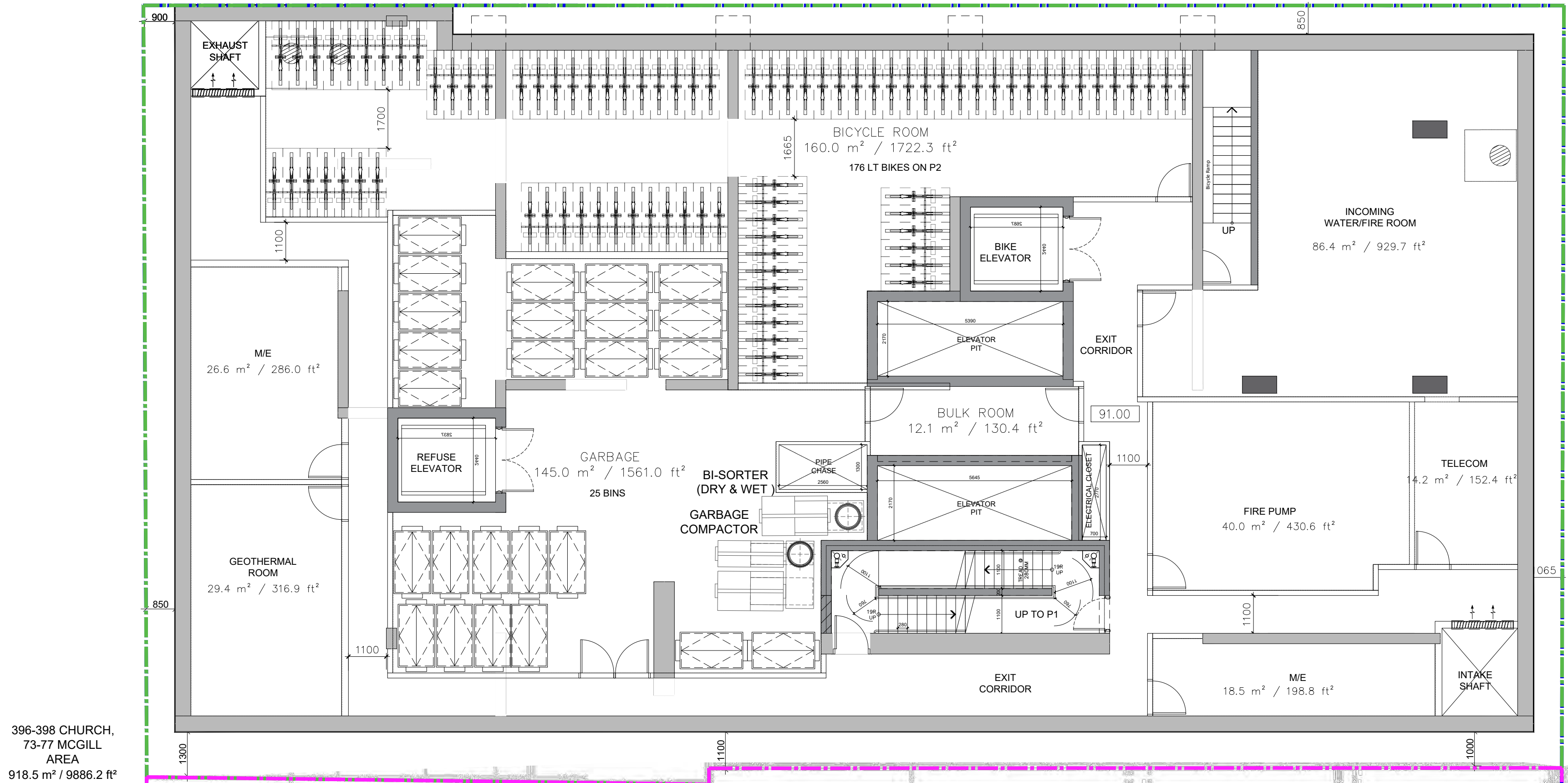


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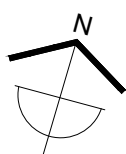
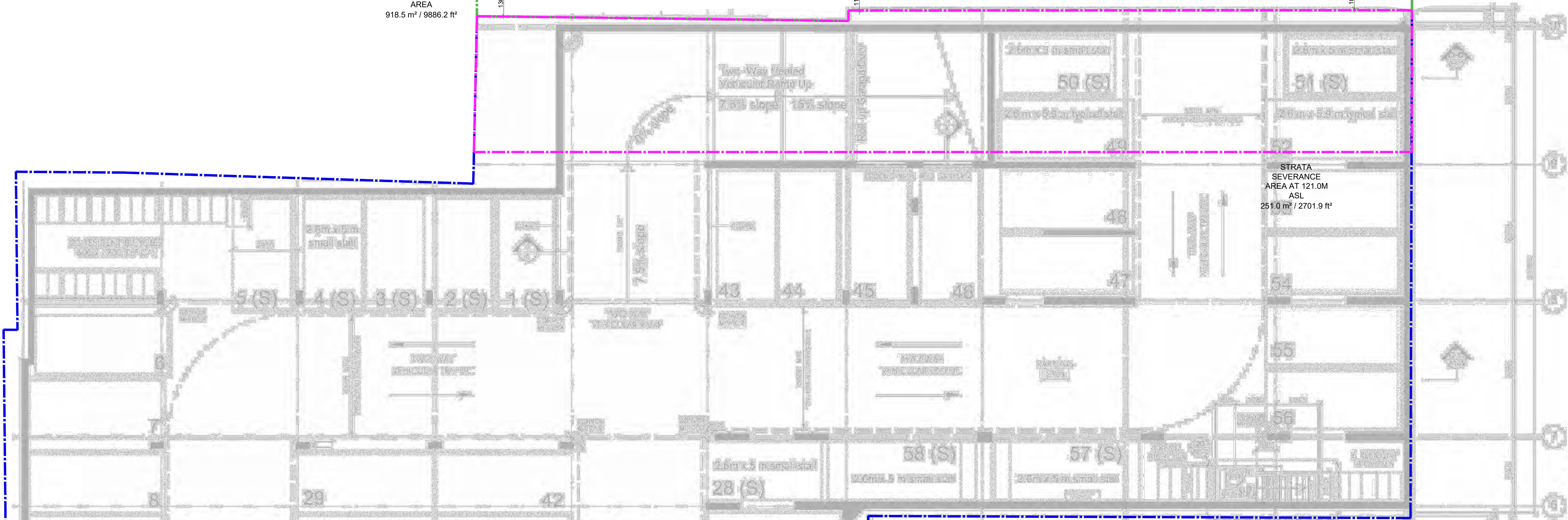




GCA
805.3 m² / 8667.7 ft²



396-398 CHURCH,
73-77 MCGILL
AREA
918.5 m² / 9886.2 ft²



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396 CHURCH ST. TORONTO, ONTARIO
APPLICATION NO: 22 227435 STE 13 OZ and 22 227434 STE 13 SA
P2 LEVEL FLOOR PLAN

SCALE 1:100

PROJECT NO.: 140029

DATE: 09 JUNE 2026



A100

