



237 Victoria Street - Toronto

PROJECT SUMMARY		
	TOTAL	
SUMMARY	SQ.M.	SQ.FT.
Site Area	1,254	13,493
Total GCA (Above grade) (excludes MPH)	16,881	181,640
Total GFA	15,595	167,802
FSI	12.44	
Total Retail Saleable (Ground)	321	3,454
Total Number of Units in podium	64	
Total Number of Units in tower	125	
Total Number of Units	189	

PROJECT STATISTICS		
	TOTAL	
Tower (20 Storeys)	SQ.M.	SQ.FT.
Total Tower GCA (excludes MPH)	9,352	100,628
Total Tower GFA	8,560	92,106
Total Tower NSA	7,759	83,487
Total Number of Units (tower only)	125	
Podium (7 Storeys)	SQ.M.	SQ.FT.
Total GCA	7,529	81,012
Total GFA	7,035	75,697
Total NSA (Res.)	4,978	53,563
Total Number of Units	64	

Units Mix		
Unit Type	Provided	Percentage
Studio	11	6%
One Bedroom	64	34%
Two Bedroom	96	51%
Three Bedroom	18	10%
Total	189	

Amenity	Provided	Required
Indoor Amenity	379.0	378.0
Outdoor Amenity	279.0	378.0
Total	658.0	756.0

LOADING SPACES	Provided
RESIDENTIAL	1
COMMERCIAL	
TOTAL	1

GARBAGE BINS	
TYPE	BUILDINGS A
GARBAGE (3CY)	
RECYCLING (4CY)	
GLASS, METAL AND PLASTIC (3CY)	
ORGANIC (240L CARTS)	
TOTAL	0

BICYCLE PARKING		
	Provided	Required (0.9)
Mezzanine Level		
GF		
P1	198	
Total	198	170.1
EVSE Bike Parking	30	29.7
Short-Term	Provided	Required (0.1)
Ground Floor		
p1	20	
Total	20	18.9

VEHICULAR PARKING		
Resident	Visitor	Residential
P1	4	11
Subtotal	4	11
Total Parking Spaces	15	
Parking Ratio - Residential		
Parking Ratio - Visitor		
EVSE Parking Required*	15	
EVSE Parking Provided	15	

Notes:

GCA is Gross Constructible Area (includes everything inside building envelope).

NSA is Net Saleable Area (Includes the residential units measured to the exterior of the outside wall).

GFA is calculated based on City of Toronto Zoning By-law 569-2013 copied below

Gross Floor Area Calculations for an Apartment Building

In the Residential Apartment Zone category, the gross floor area of an apartment building is reduced by the area in the building used for:

(A)parking, loading and bicycle parking below established grade;

(B)required loading spaces and required bicycle parking spaces at or above established grade;

(C)storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the basement;

(D)shower and change facilities required by this By-law for required bicycle parking spaces;

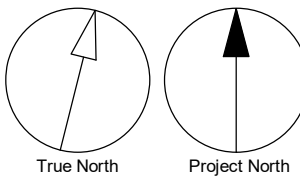
(E)indoor amenity space required by this By-law;

(F)elevator shafts;

(G)garbage shafts;

(H)mechanical penthouse; and

(I)exit stairwells in the building.



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tel 416 596 1500
www.arcadis.com

PROJECT

237 VICTORIA

237 VICTORIA ST., TORONTO ON

PROJECT NO: 138814

DRAWN BY: Author

CHKD' BY: Checker

SCALE: 1 : 750

DATE: 08/08/22

SHEET TITLE

CONTEXT AND SITE STATISTICS

SHEET NUMBER

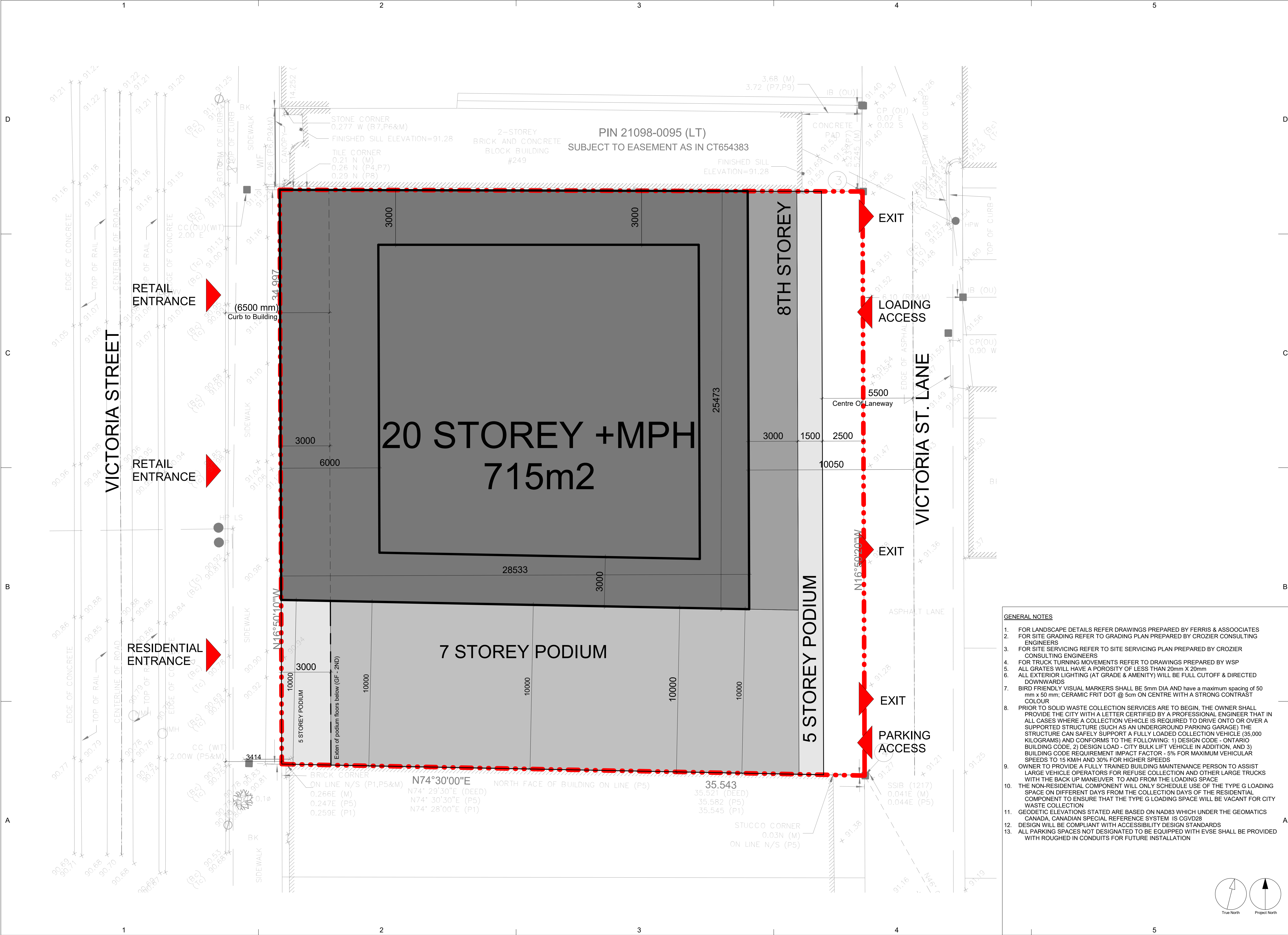
A100

ISSUE



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SHEET TITLE	
BLOCK CONTEXT PLAN	
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A102	



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DATE: 08/08/22

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SHEET TITLE

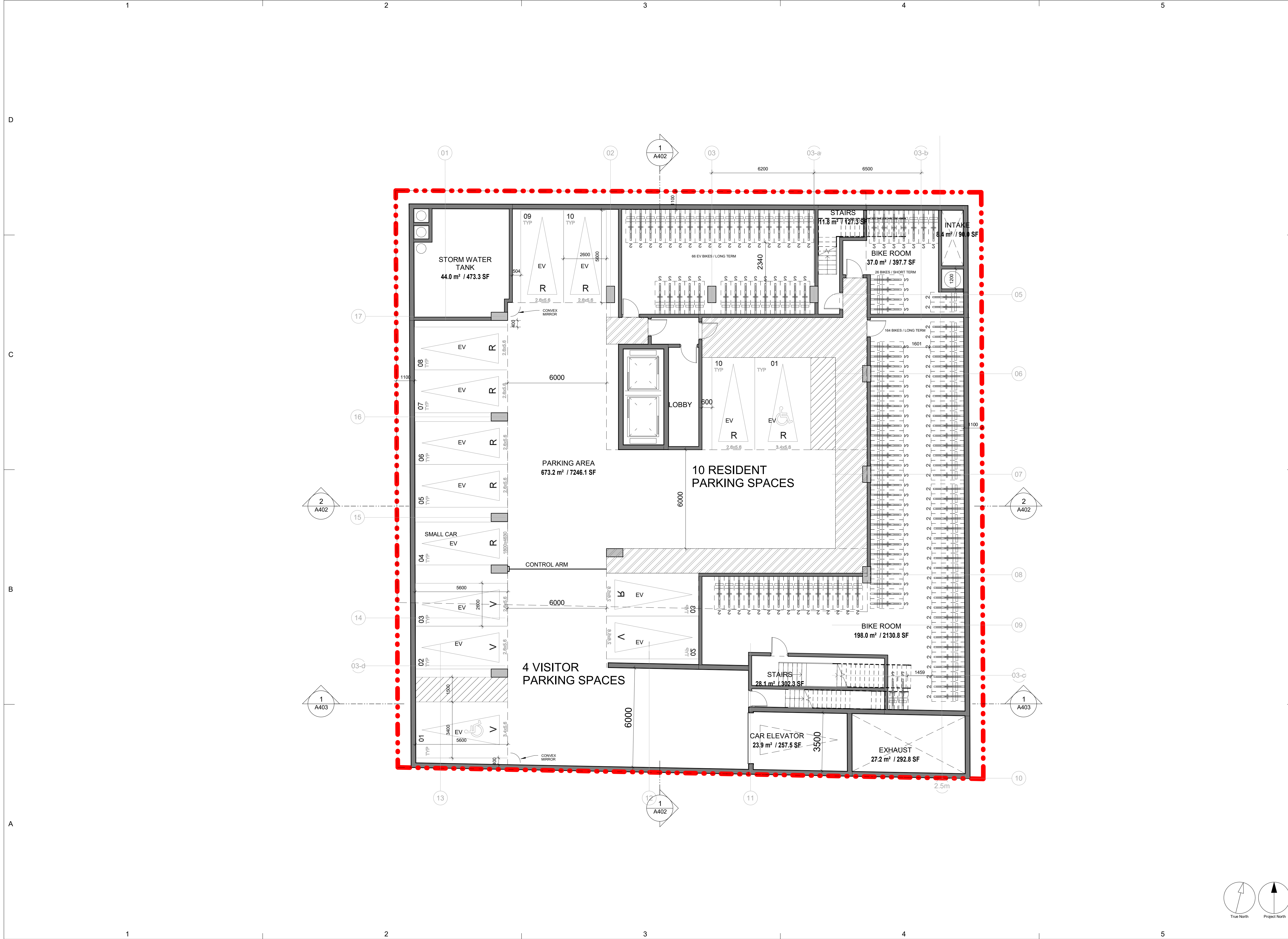
SITE PLAN

SHEET NUMBER

A103

ISSUE

- GENERAL NOTES**
- FOR LANDSCAPE DETAILS REFER DRAWINGS PREPARED BY FERRIS & ASSOCIATES
 - FOR SITE GRADING REFER TO GRADING PLAN PREPARED BY CROZIER CONSULTING ENGINEERS
 - FOR SITE SERVICING REFER TO SITE SERVICING PLAN PREPARED BY CROZIER CONSULTING ENGINEERS
 - FOR TRUCK TURNING MOVEMENTS REFER TO DRAWINGS PREPARED BY WSP
 - ALL GRATES WILL HAVE A POROSITY OF LESS THAN 20mm X 20mm
 - ALL EXTERIOR LIGHTING (AT GRADE & AMENITY) WILL BE FULL CUTOFF & DIRECTED DOWNWARDS
 - BIRD FRIENDLY VISUAL MARKERS SHALL BE 5mm DIA AND have a maximum spacing of 50 mm x 50 mm; CERAMIC FRIT DOT @ 5cm ON CENTRE WITH A STRONG CONTRAST COLOUR
 - PRIOR TO SOLID WASTE COLLECTION SERVICES ARE TO BEGIN, THE OWNER SHALL PROVIDE THE CITY WITH A LETTER CERTIFIED BY A PROFESSIONAL ENGINEER THAT IN ALL CASES WHERE A COLLECTION VEHICLE IS REQUIRED TO DRIVE ONTO OR OVER A SUPPORTED STRUCTURE (SUCH AS AN UNDERGROUND PARKING GARAGE) THE STRUCTURE CAN SAFELY SUPPORT A FULLY LOADED COLLECTION VEHICLE (35,000 KILOGRAMS) AND CONFORMS TO THE FOLLOWING: 1) DESIGN CODE - ONTARIO BUILDING CODE, 2) DESIGN LOAD - CITY BULK LIFT VEHICLE IN ADDITION, AND 3) BUILDING CODE REQUIREMENT IMPACT FACTOR - 5% FOR MAXIMUM VEHICULAR SPEEDS TO 15 KM/H AND 30% FOR HIGHER SPEEDS
 - OWNER TO PROVIDE A FULLY TRAINED BUILDING MAINTENANCE PERSON TO ASSIST LARGE VEHICLE OPERATORS FOR REFUSE COLLECTION AND OTHER LARGE TRUCKS WITH THE BACK UP MANUEVER TO AND FROM THE LOADING SPACE
 - THE NON-RESIDENTIAL COMPONENT WILL ONLY SCHEDULE USE OF THE TYPE G LOADING SPACE ON DIFFERENT DAYS FROM THE COLLECTION DAYS OF THE RESIDENTIAL COMPONENT TO ENSURE THAT THE TYPE G LOADING SPACE WILL BE VACANT FOR CITY WASTE COLLECTION
 - GEODEIC ELEVATIONS STATED ARE BASED ON NAD83 WHICH UNDER THE GEOMATICS CANADA, CANADIAN SPECIAL REFERENCE SYSTEM IS CGVD28
 - DESIGN WILL BE COMPLIANT WITH ACCESSIBILITY DESIGN STANDARDS
 - ALL PARKING SPACES NOT DESIGNATED TO BE EQUIPPED WITH EVSE SHALL BE PROVIDED WITH ROUGHED IN CONDUITS FOR FUTURE INSTALLATION



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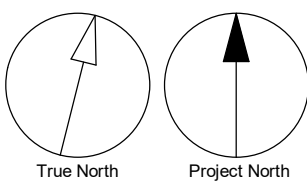
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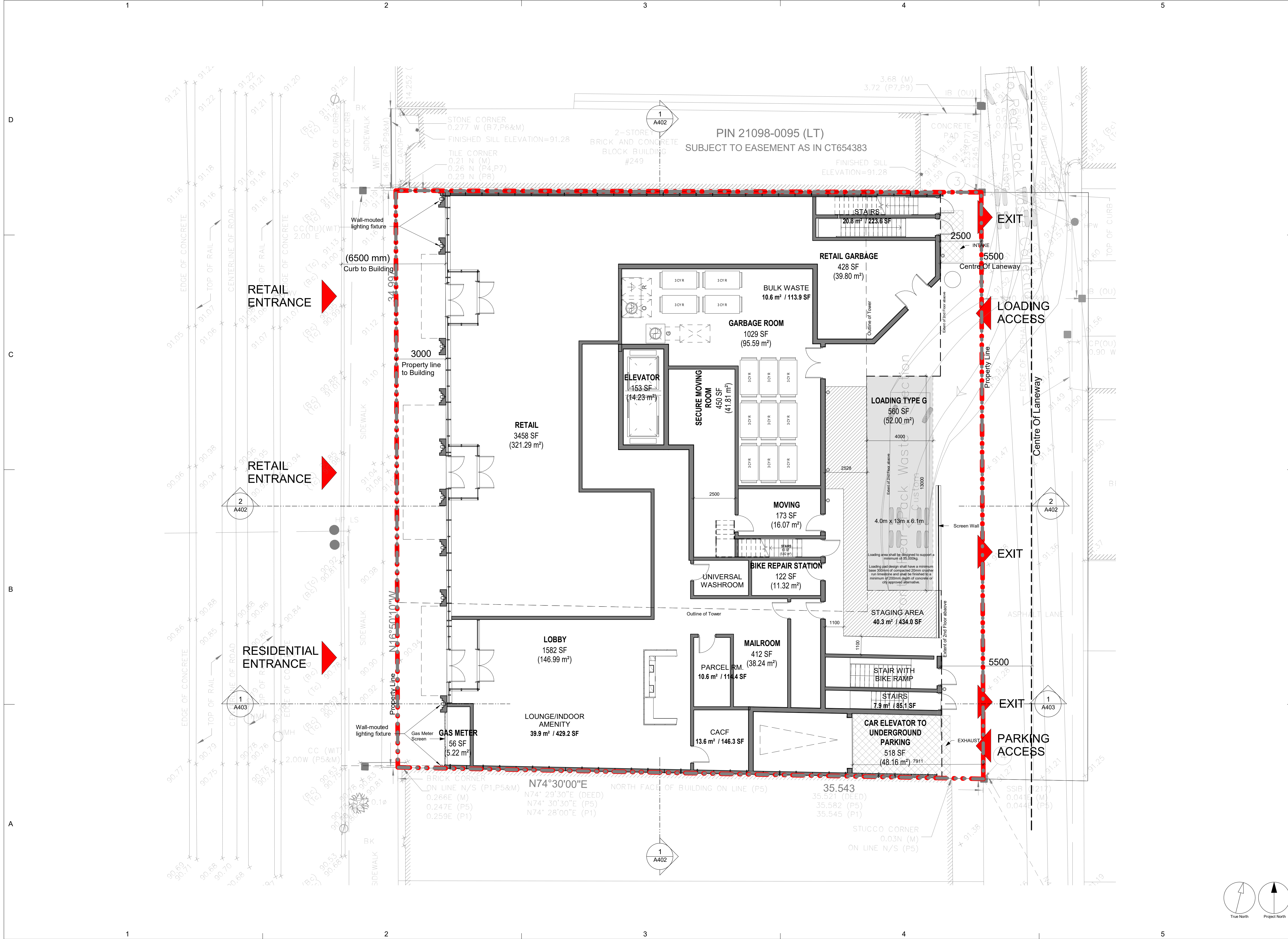
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SHEET TITLE
PARKING LEVEL 1

SHEET NUMBER A104	ISSUE
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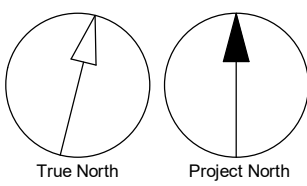
SHEET TITLE

GROUND FLOOR PLAN

SHEET NUMBER

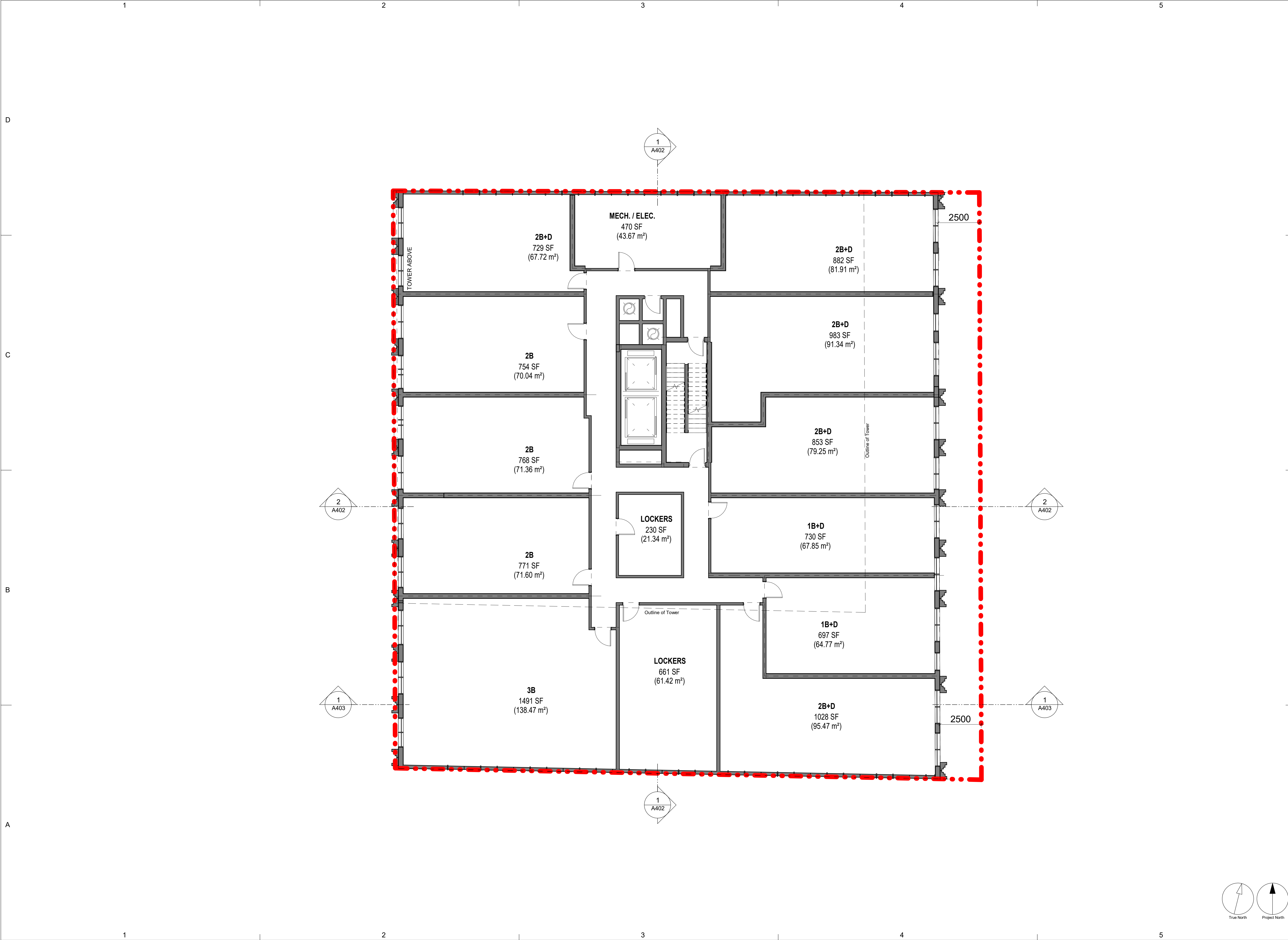
A201

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ISSUE

A202



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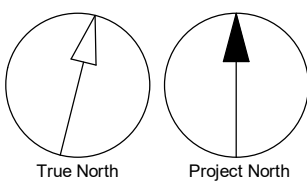
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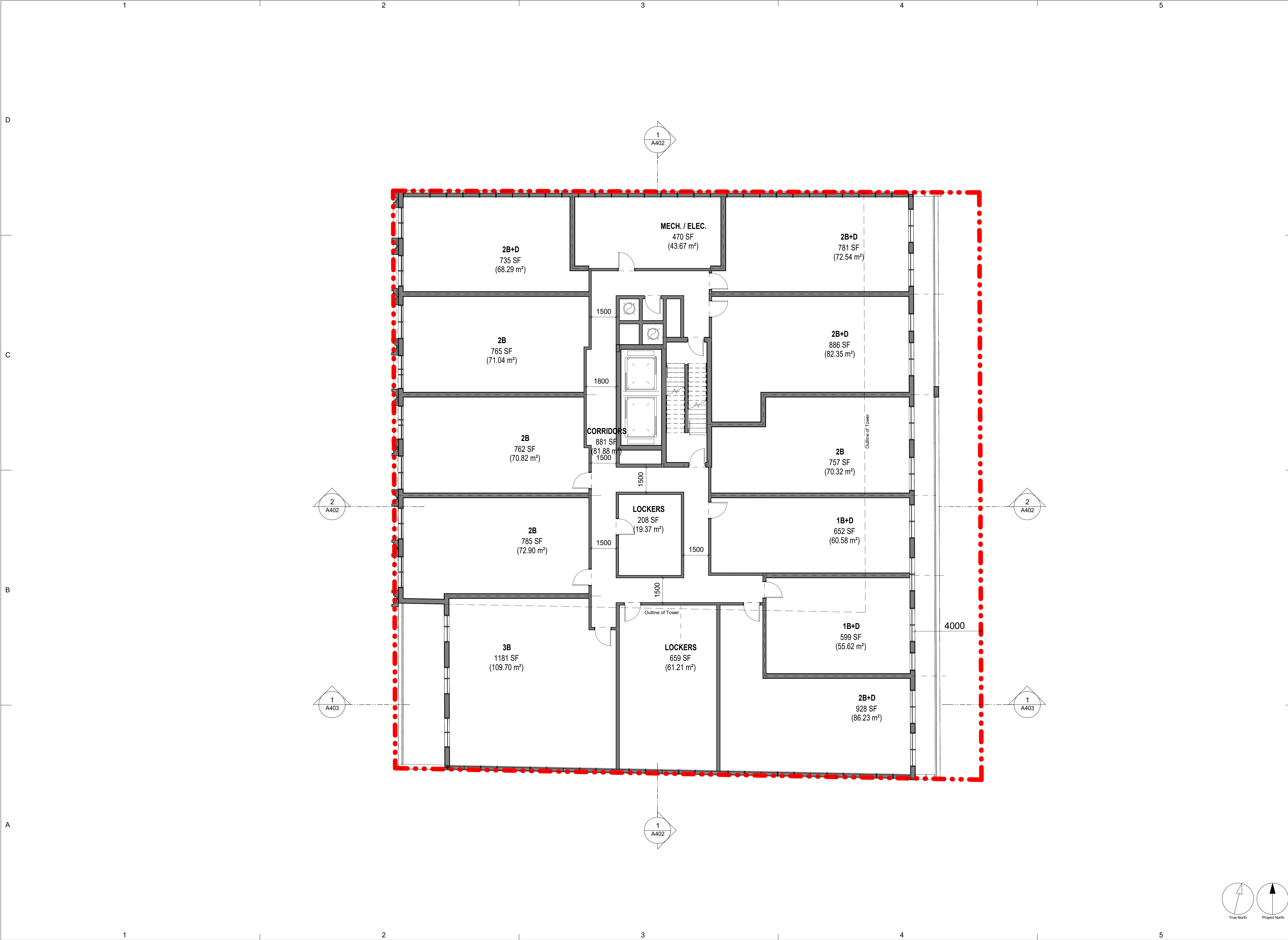
3RD TO 5TH FLOOR PLANS

SHEET NUMBER

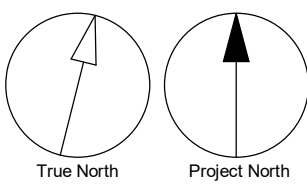
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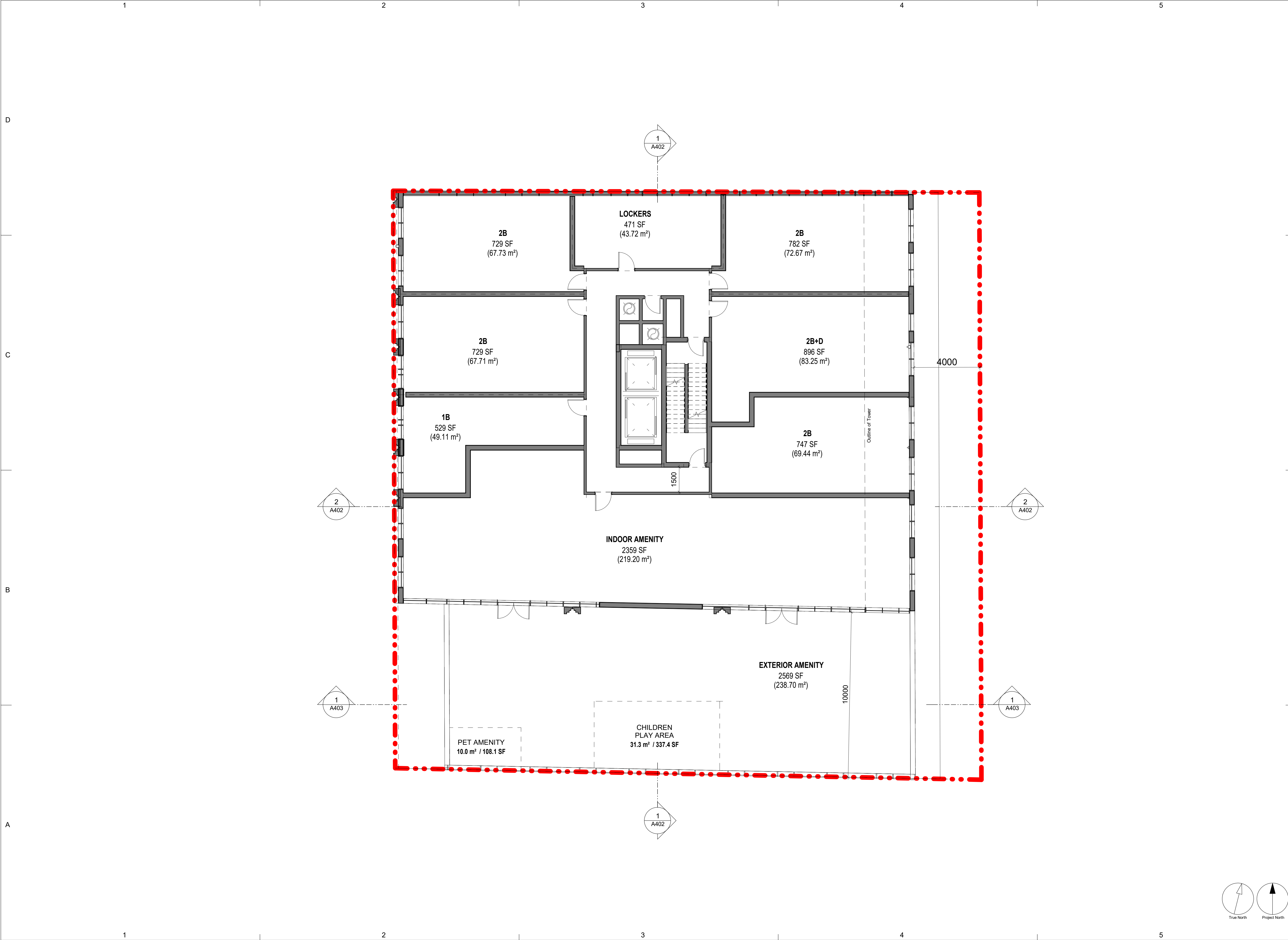
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SHEET TITLE 6TH - 7TH FLOOR PLANS			
SHEET NUMBER A204		ISSUE	





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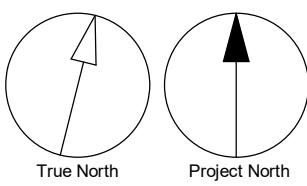
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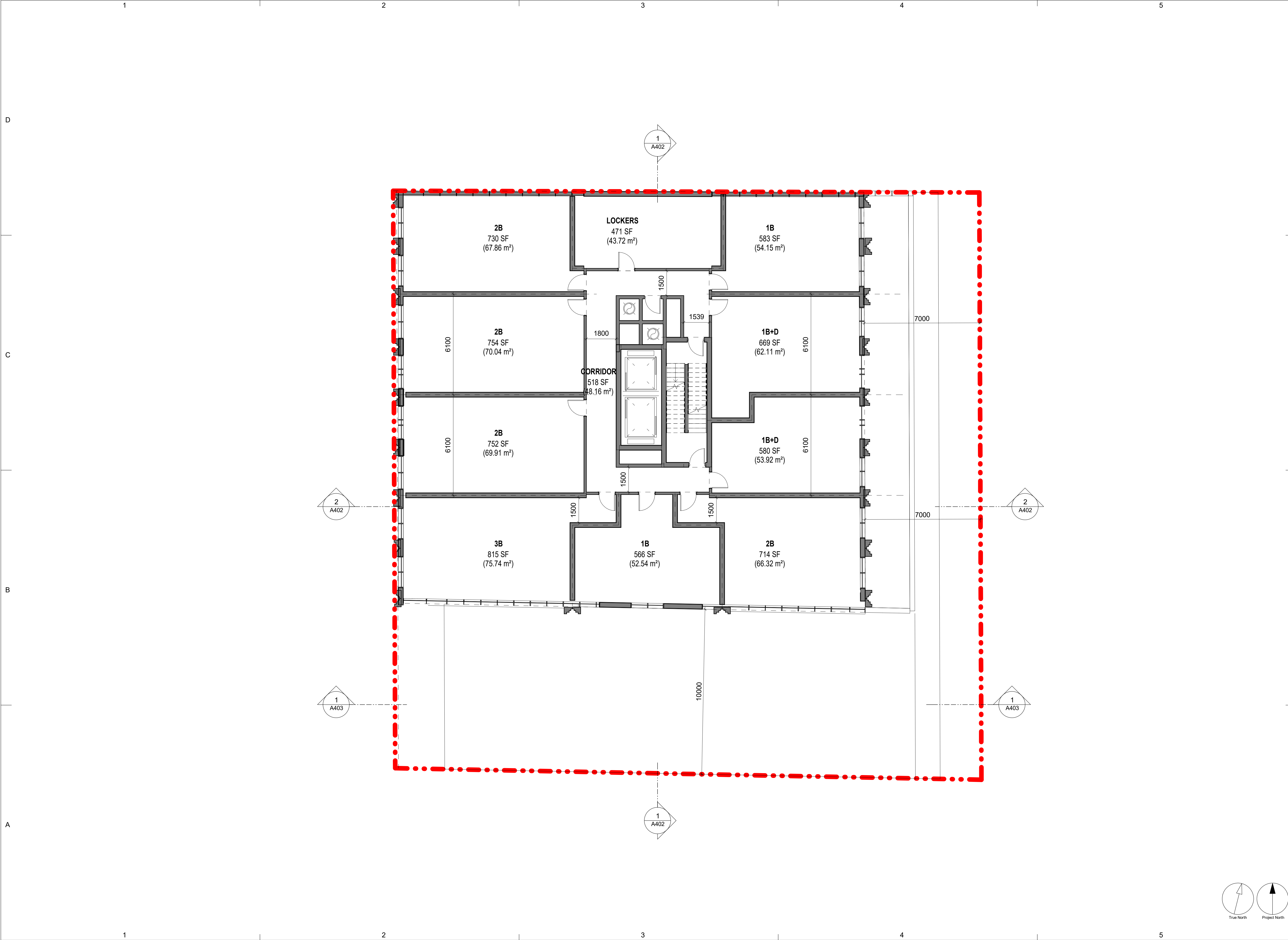
8TH FLOOR PLAN

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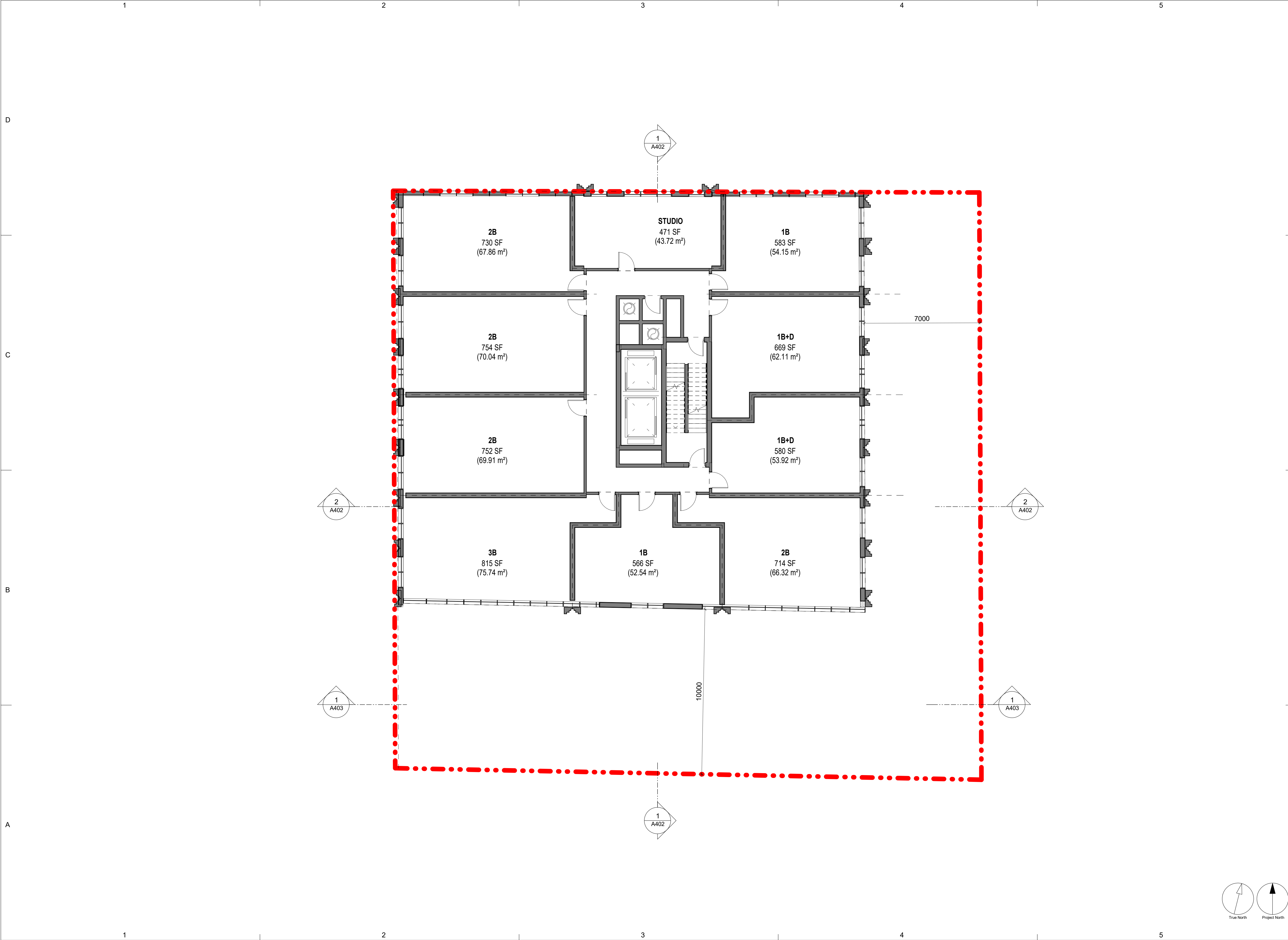
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9TH FLOOR PLAN

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A206

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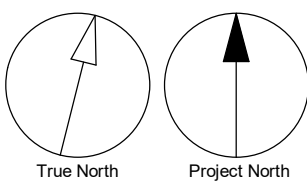
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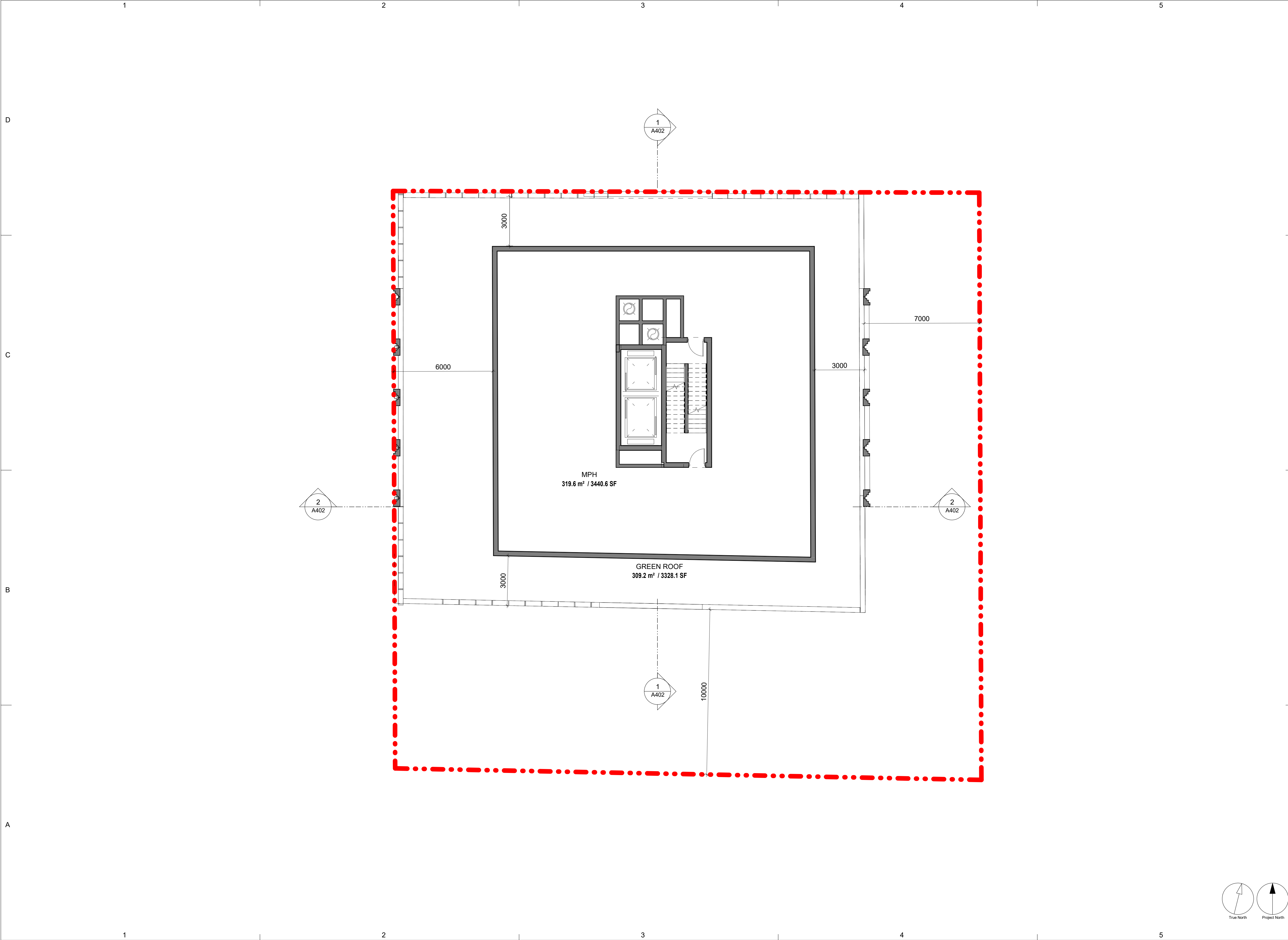
TOWER TYPICAL FLOOR PLAN

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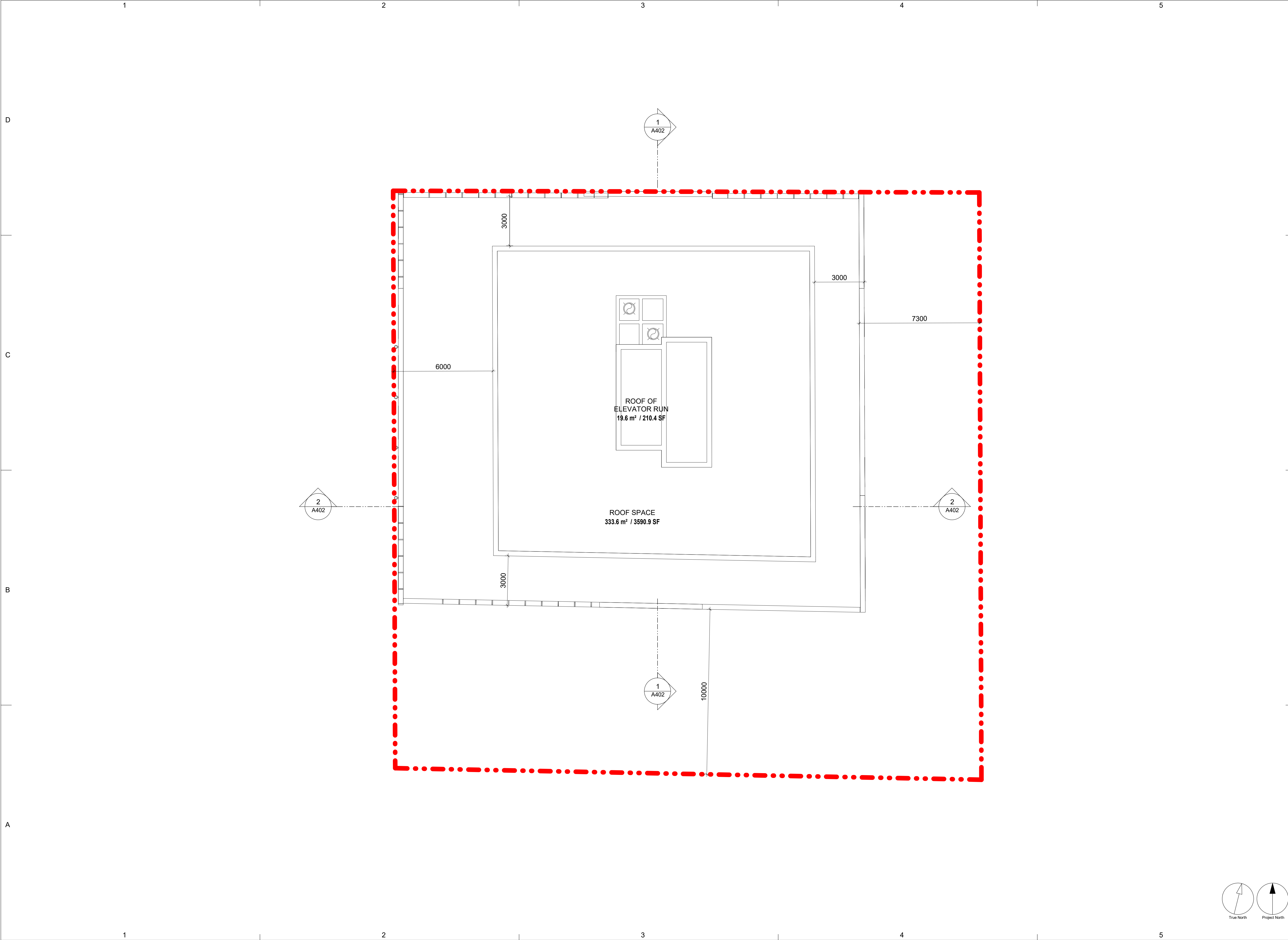
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MPH PLAN

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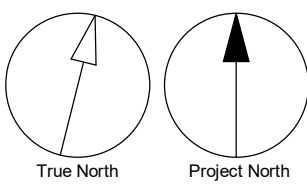
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ROOF PLAN

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SCALE: As indicated

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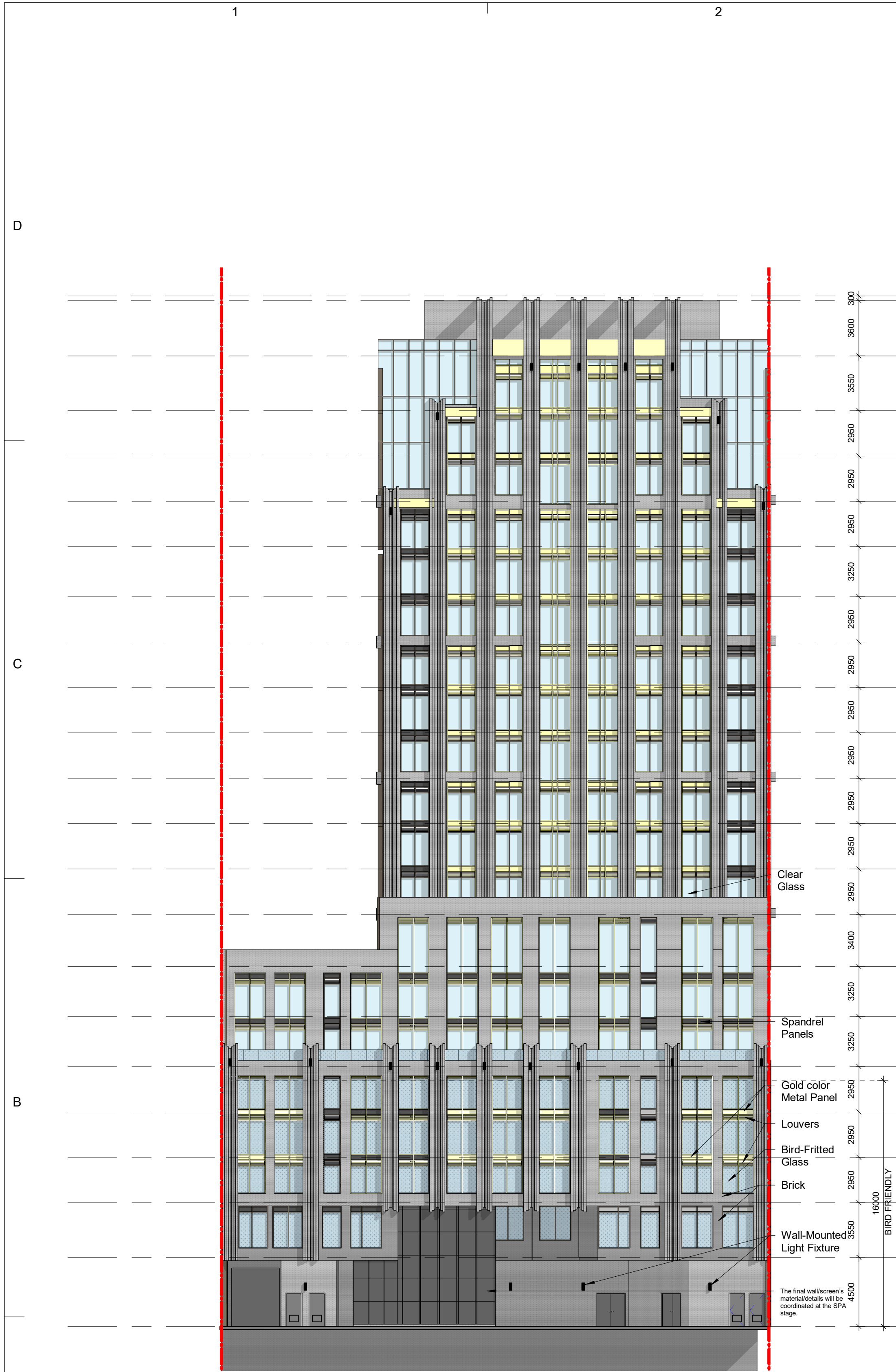
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NORTH & SOUTH ELEVATIONS

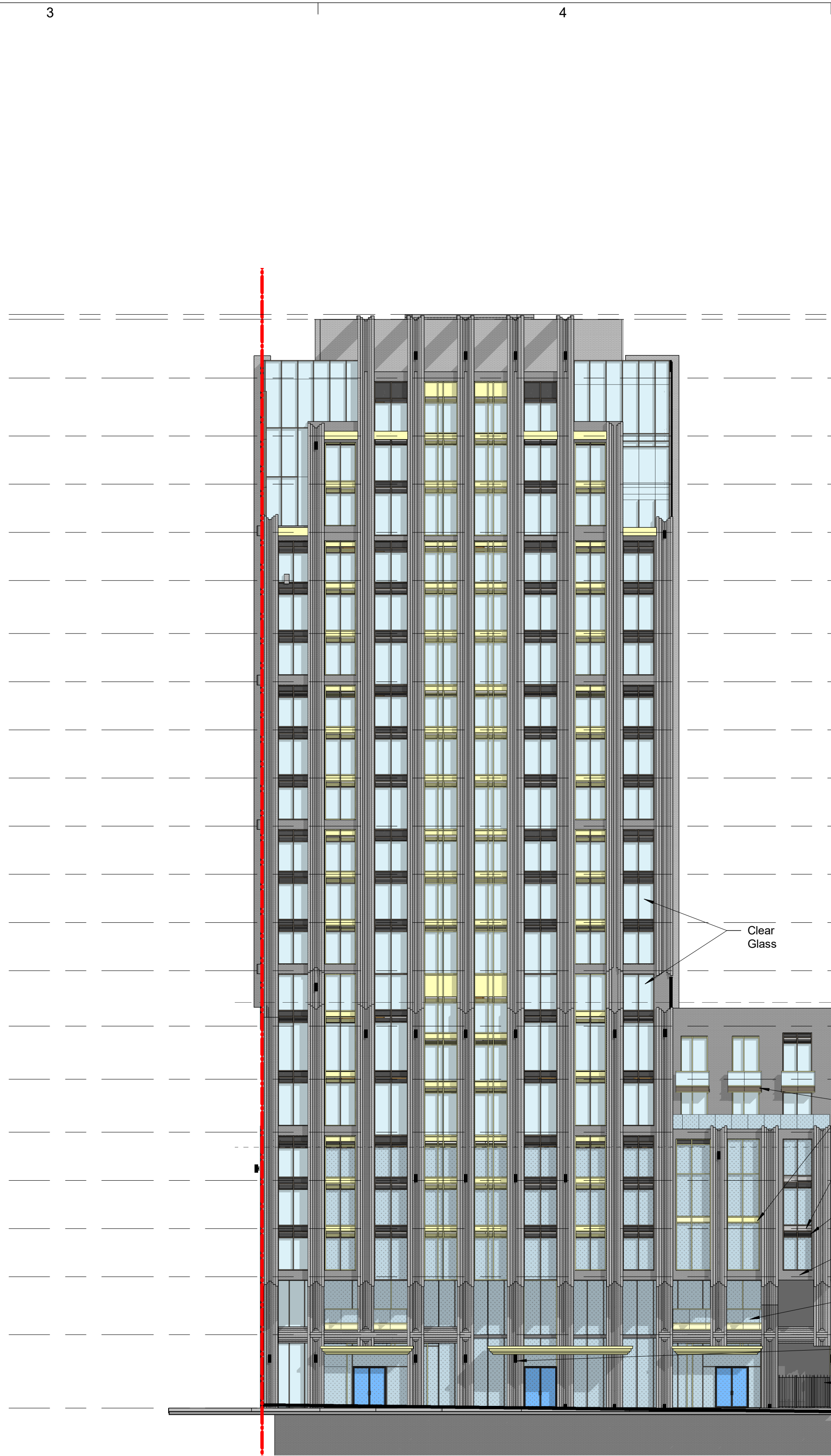
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A301

ISSUE



Flight path	158.00
TOP OF MPH	157.70
MPH.	154.10
Level 20	150.55
Level 19	147.60
Level 18	144.65
Level 17	141.70
Level 16	138.45
Level 15	135.50
Level 14	132.55
Level 13	129.60
Level 12	126.65
Level 11	123.70
Level 10	120.75
Level 9	117.80
Level 8	114.40
Level 7	111.15
Level 6	107.90
Level 5	104.95
Level 4	102.00
Level 3	99.05
Level 2	95.50
Ground Floor	91.00



Flight path	158.00
TOP OF MPH	157.70
MPH.	154.10
Level 20	150.55
Level 19	147.60
Level 18	144.65
Level 17	141.70
Level 16	138.45
Level 15	135.50
Level 14	132.55
Level 13	129.60
Level 12	126.65
Level 11	123.70
Level 10	120.75
Level 9	117.80
Level 8	114.40
Level 7	111.15
Level 6	107.90
Level 5	104.95
Level 4	102.00
Level 3	99.05
Level 2	95.50
Ground Floor	91.00

1 EAST ELEVATION
1 : 200

2 WEST ELEVATION
1 : 200

MATERIAL LEGEND	
	GOLD COLOR - METAL PANELS
	BLACK PRECAST BRICK
	VISION GLASS
	BIRD FRIENDLY VISION GLASS
	SPANDREL GLASS PANEL
	BLACK COLORED LOUVERS
	BLACK COLORED MULLIONS
	BLACK COLORED METAL PANELS

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237 VICTORIA ST., TORONTO ON

PROJECT NO: 138814

DRAWN BY: Author

CHKD' BY: Checker

SCALE: As indicated

DATE: 08/08/22

SHEET TITLE

EAST & WEST ELEVATIONS

SHEET NUMBER

A302

ISSUE



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SCALE:

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DATE:

08/08/22

SHEET TITLE

WEST PARTIAL ELEVATION

SHEET NUMBER

A303

ISSUE

MATERIAL LEGEND	
	GOLD COLOR - METAL PANELS
	BLACK PRECAST BRICK
	VISION GLASS
	BIRD FRIENDLY VISION GLASS
	SPANDREL GLASS PANEL
	BLACK COLORED LOUVERS
	BLACK COLORED MULLIONS
	BLACK COLORED METAL PANELS



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SHEET TITLE

EAST PARTIAL ELEVATION

SHEET NUMBER

A304

ISSUE

1 EAST ELEVATION - 1TO50
1 : 50



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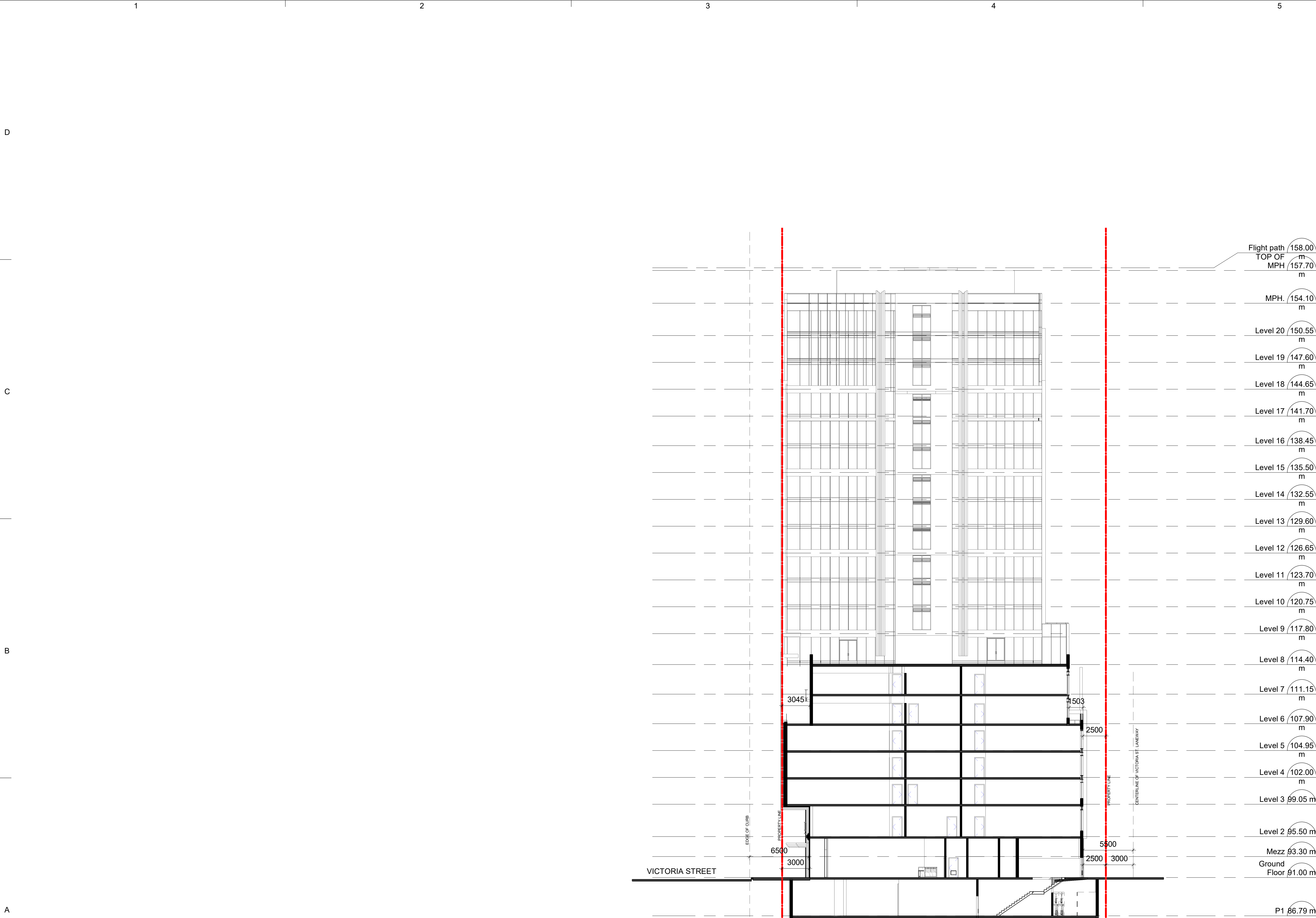
SHEET TITLE

BUILDING SECTIONS

SHEET NUMBER

A402

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1 Section CC
1 : 200

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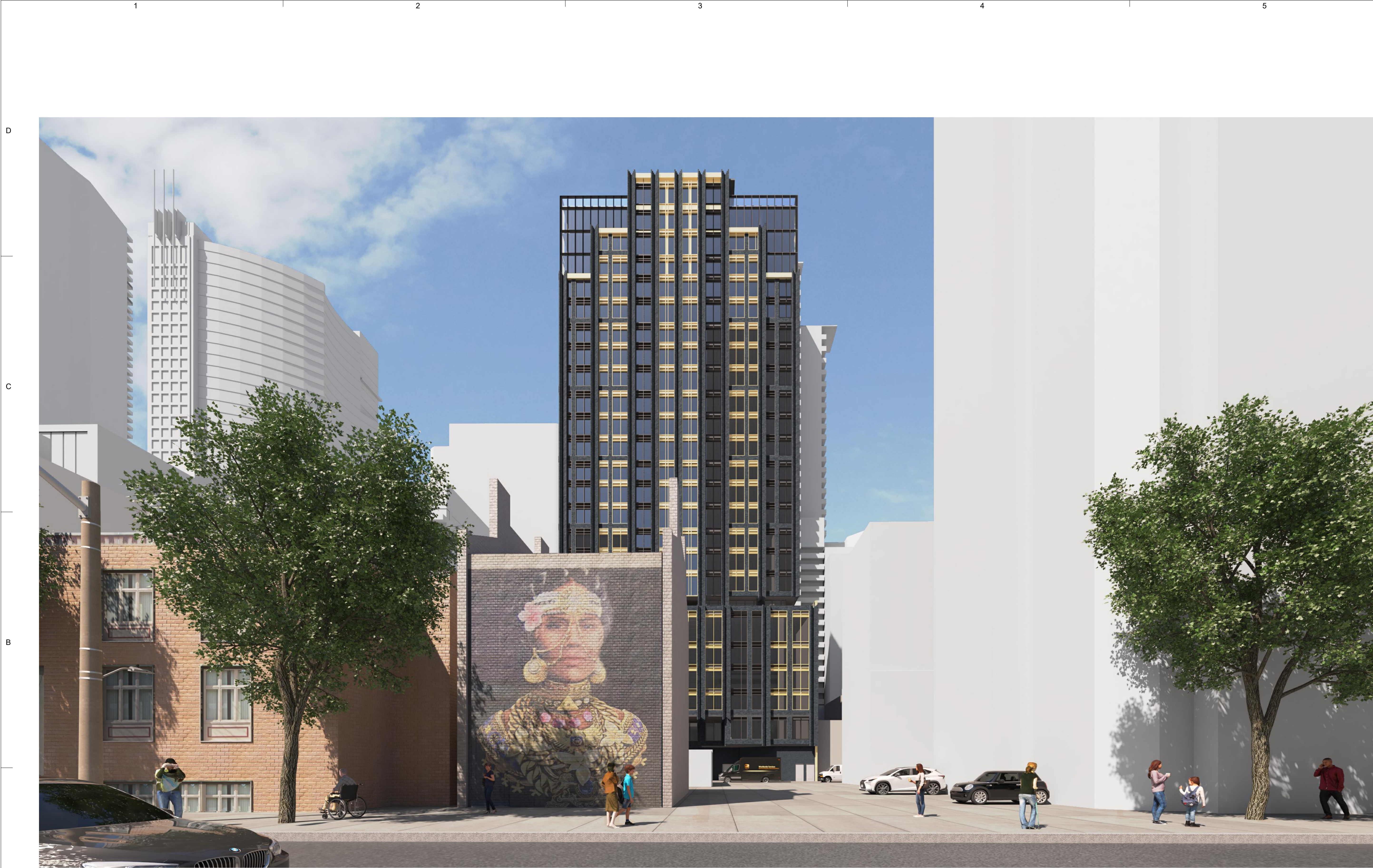
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PODIUM SECTION

SHEET
NUMBER

A403

ISSUE



VIEW FROM BOND STREET.

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SHEET TITLE
PERSPECTIVE
VIEWS

SHEET NUMBER	ISSUE
A505	