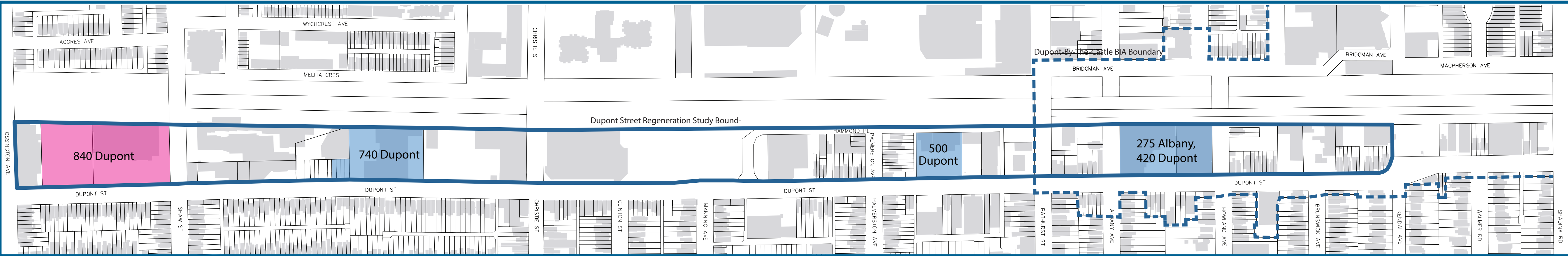


# DUPONT CORRIDOR DEVELOPMENT OPEN HOUSE

## 840 DUPONT, TORONTO, ON

May 4, 2017



Context Map



Rendering

### SUMMARY OF BUILDING STATISTICS

SITE AREA:	11,308 m <sup>2</sup>
TOTAL GFA:	35,125 m <sup>2</sup>
FSI:	3.11
BUILDING HEIGHT:	36.27 m (to finished roof)
STOREYS:	9 Storeys
GROUND FLOOR HEIGHT:	5.94 m
# OF RESIDENTIAL UNITS:	304
BACHELOR:	0 / 0.0 %
1 BED:	18 / 5.92 %
1 BED + DEN:	128 / 42.11 %
2 BED:	42 / 13.82 %
2 BED + DEN:	82 / 26.97 %
3 BED OR MORE:	34 / 11.18 %
RESIDENTIAL GFA:	26,420.60 m <sup>2</sup>
RETAIL GFA:	8,625.30 m <sup>2</sup>
INDOOR AMENITY SPACE:	687.40 m <sup>2</sup>
OUTDOOR AMENITY SPACE:	957 m <sup>2</sup>
# OF RESIDENTIAL PARKING:	264
# OF VISITORS PARKING:	45
# OF RETAIL PARKING:	209
# OF BICYCLE PARKING:	353

### 12.337 - DUPONT & SHAW

TORONTO, ONTARIO  
STATISTICS

SITE AREA	M2	FT2
TOTAL GFA	35,125	378,087
F.S.I.	3.11	SITE AREA

TOTAL INDOOR AMENITY AREA PROVIDED	M2	FT2
INDOOR AMENITY AREA REQ. BY BY-LAW	687.4	7,399
AMENITY AREA TO BE INCLUDED INTO TOTAL GFA	79.4	855

SITE AREA	USE	GFA	UNITS	F.S.I.
M2		M2	#	#
11,308	NON-RESIDENTIAL	8,625.30	12,841	0.74
	RESIDENTIAL	26,420.60	304	2.34
11,308	AMENITY	79.4	855	0.03
	TOTAL	35,125.3	378,087	3.11

FLOOR	RETAIL (A, B, C, D, E)	RETAIL LOBBY	RETAIL (F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z)	SALEABLE	RESIDENTIAL	INDOOR AMENITY (EXCL. FROM GFA)
FLOOR	m2	m2	m2	m2	m2	m2
1	1,425.0	2,500.0	190.0	2,795.0	20.0	517.0
2	1,425.0	2,500.0	190.0	2,795.0	20.0	517.0
3	1,425.0	2,500.0	190.0	2,795.0	20.0	517.0
4	1,425.0	2,500.0	190.0	2,795.0	20.0	517.0
5	1,425.0	2,500.0	190.0	2,795.0	20.0	517.0
6	1,425.0	2,500.0	190.0	2,795.0	20.0	517.0
7	1,425.0	2,500.0	190.0	2,795.0	20.0	517.0
8	1,425.0	2,500.0	190.0	2,795.0	20.0	517.0
9	1,425.0	2,500.0	190.0	2,795.0	20.0	517.0
TOTAL	12,450.0	22,500.0	1,760.0	36,710.0	180.0	4,590.0

### VEHICULAR PARKING - PROVIDED

LEVEL	USE	TOTAL
LEVEL	VEHICULAR	VEHICULAR
FLOOR 1	52	45
FLOOR 2	158	45
FLOOR 3	209	45
FLOOR 4	209	45
FLOOR 5	209	45
FLOOR 6	209	45
FLOOR 7	209	45
FLOOR 8	209	45
FLOOR 9	209	45
TOTAL	2,054	353

### BICYCLE PARKING - REQUIRED AND PROVIDED

LEVEL	LONG TERM	SHORT TERM	TOTAL
LEVEL	RATIO	RATIO	RATIO
US LEVEL 2	0.15	0.15	0.30
US LEVEL 1	0.15	0.15	0.30
FLOOR 1	0.15	0.15	0.30
FLOOR 2	0.15	0.15	0.30
FLOOR 3	0.15	0.15	0.30
FLOOR 4	0.15	0.15	0.30
FLOOR 5	0.15	0.15	0.30
FLOOR 6	0.15	0.15	0.30
FLOOR 7	0.15	0.15	0.30
FLOOR 8	0.15	0.15	0.30
FLOOR 9	0.15	0.15	0.30
TOTAL	1.35	1.35	2.70

CITY OF TORONTO BY-LAW 569-2013  
Gross Floor Area Calculations for a Mixed Use Building in the Commercial Residential Zone Category  
In the Commercial Residential Zone category the gross floor area of a mixed use building is reduced by the area in the building used for:  
(A) parking, loading and bicycle parking below ground;  
(B) required loading spaces at the ground level and required bicycle parking spaces at or above ground;  
(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) amenity space required by this By-law;  
(F) elevator shafts;  
(G) garbage shafts;  
(H) mechanical penthouse and;  
(I) roof stairwells in the building.

The maximum gross floor area of any one retail or service use on any single floor shall not exceed 5,000 square metres excluding:  
(A) galleries uses, and any room or enclosed area, including its enclosing walls, within the building or structure above grade used for washrooms, lunch rooms, change rooms, offices, building or structure above grade used for lunch rooms, change rooms, offices, storage, heating, cooling, ventilation, electrical, or mechanical uses;

FLOOR	STUDIO	1B	1B-D	2B	2B-D	3B	3B-D	3B-TOTAL
1	1	1	1	1	1	1	1	1
2	1	1	1	1	1	1	1	1
3	1	1	1	1	1	1	1	1
4	1	1	1	1	1	1	1	1
5	1	1	1	1	1	1	1	1
6	1	1	1	1	1	1	1	1
7	1	1	1	1	1	1	1	1
8	1	1	1	1	1	1	1	1
9	1	1	1	1	1	1	1	1
TOTAL	9	9	9	9	9	9	9	9

(B) stock rooms up to a maximum of 1,000 square metres; and  
(C) mechanical rooms up to a maximum of 500 square metres.  
Non-Residential Gross Floor Area for Development Charge  
In the case of a non-residential building or structure, or in the case of a mixed-use building or structure in respect of the non-residential portion thereof, the total area of all building floors above or below grade measured between the outside surfaces of the exterior walls, or between the outside surfaces of exterior walls and the centre line of part of demising walls dividing a non-residential use and a residential use, except for:  
(A) a room or enclosed area within the building or structure above or below grade that is used exclusively for the accommodation of heating, cooling, ventilation, electrical, mechanical or telecommunications equipment that service the building, exclusively for the accommodation of heating, cooling, ventilation, electrical, mechanical or telecommunications equipment that service the building, exclusively for the accommodation of heating, cooling, ventilation, electrical, mechanical or telecommunications equipment that service the building, exclusively for the accommodation of heating, cooling, ventilation, electrical, mechanical or telecommunications equipment that service the building;  
(B) loading facilities above or below grade; and  
(C) a part of the building or structure above or below grade that is used for the parking of motor vehicles which is associated with but accessory to the principal use.

### Green Roof Statistics

The Green Roof Statistic Template is required to be submitted for Site Plan Control Applications where a green roof is required under the Toronto Municipal Code Chapter 462, Green Roofs. Complete the table below and copy it directly onto the Roof Plan submitted as part of any Site Plan Control Application requiring a green roof in accordance with the By-law. Refer to Section 4.65.1 of the Municipal Code for a complete list of defined terms, and greater clarity and certainty regarding the intent and application of the terms included in the template. The Toronto Municipal Code Chapter 462, Green Roofs can be found online at: [http://www.toronto.ca/regionaldevelopment/1181\\_462.pdf](http://www.toronto.ca/regionaldevelopment/1181_462.pdf)

Available Roof Space Calculation	Proposed
Gross Floor Area, as defined in Green Roof By-law (m <sup>2</sup> )	2,418,418
Total Roof Area (m <sup>2</sup> )	1,811,111
Area of Residential Private Terraces (m <sup>2</sup> )	1,088,888
Roof-top Outdoor Amenity Spaces, if any in a Residential Building (m <sup>2</sup> )	1,088,888
Area of Renewable Energy Devices (m <sup>2</sup> )	1,088,888
Lower (all) Roof Area with floor plate less than 750 m <sup>2</sup>	1,088,888
Total Available Roof Space (m <sup>2</sup> )	1,088,888
Green Roof Coverage	Required
Coverage of Available Roof Space (m <sup>2</sup> )	1,088,888
Coverage of Available Roof Space (%)	45%

Roof-top Outdoor Amenity can be excluded up to a maximum of two square metres per dwelling unit.

### LOCKERS - REQUIRED AND PROVIDED

NUMBER OF UNITS	RATIO	LOCKERS
RESIDENTIAL	0.6 / UNIT	182
TOTAL		182

LEVEL	TOTAL
US LEVEL 2	150
US LEVEL 1	150
FLOOR 2	14
FLOOR 3	97
TOTAL	381

### AMENITY AREAS - REQUIRED & PROVIDED

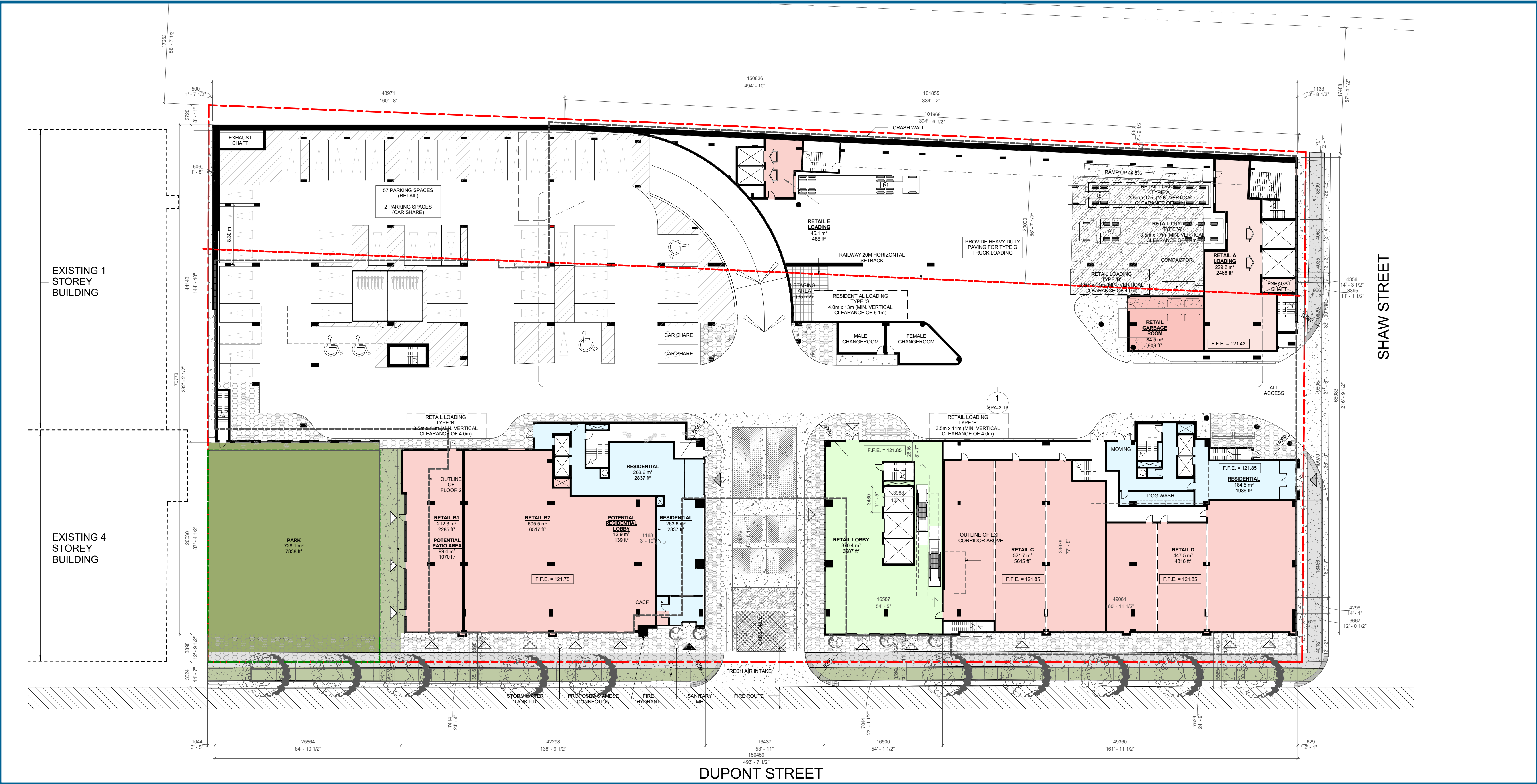
UNIT TYPE	REQUIRED	PROVIDED
INDOOR AMENITY	2.0 m <sup>2</sup> / UNIT	608
OUTDOOR AMENITY	2.0 m <sup>2</sup> / UNIT	608
TOTAL AMENITY REQ. (IN AND OUTDOOR)	4.0 m <sup>2</sup> / UNIT	1,216



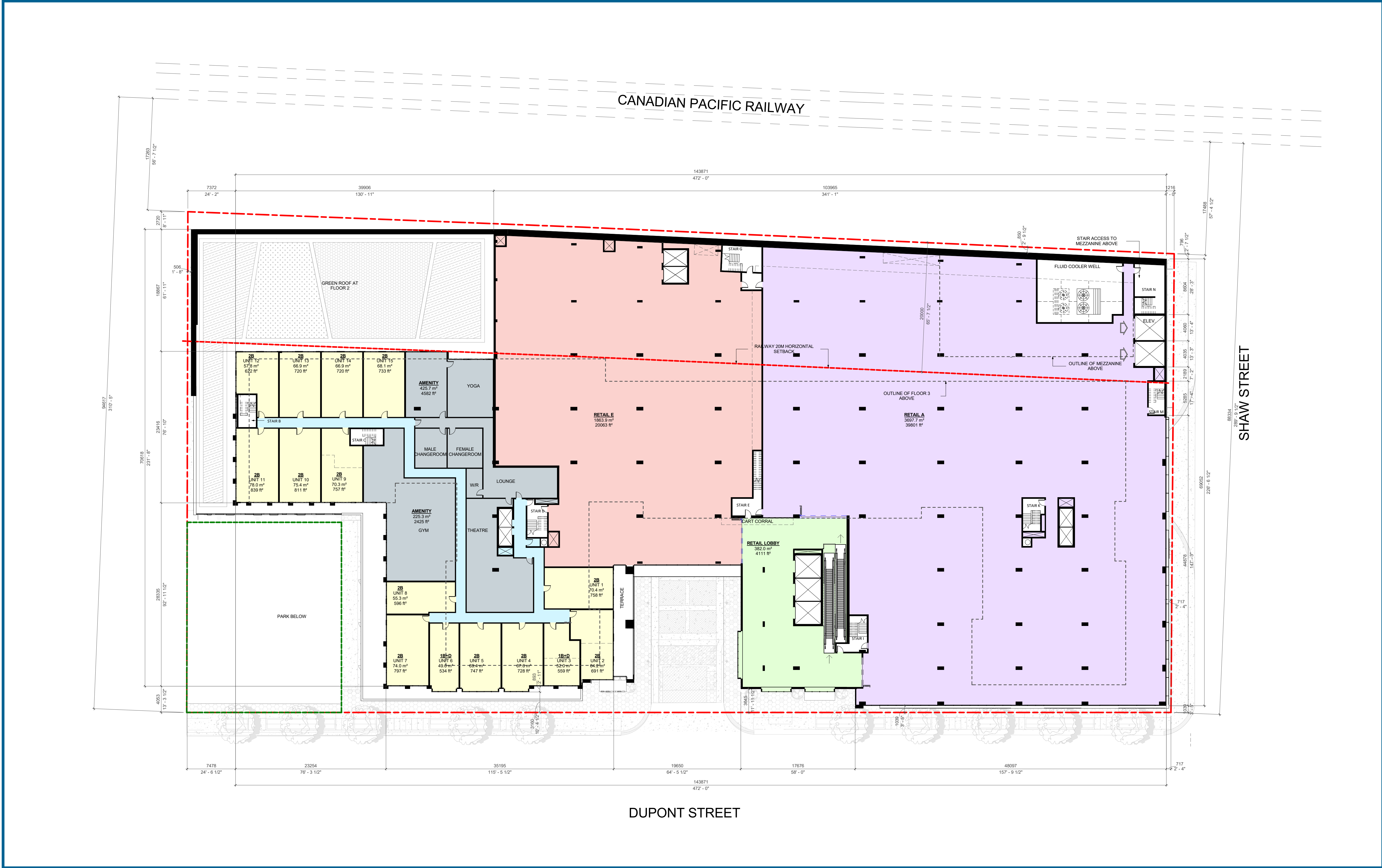
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## 840 DUPONT, TORONTO, ON

May 4, 2017



Ground Floor Plan 1:300



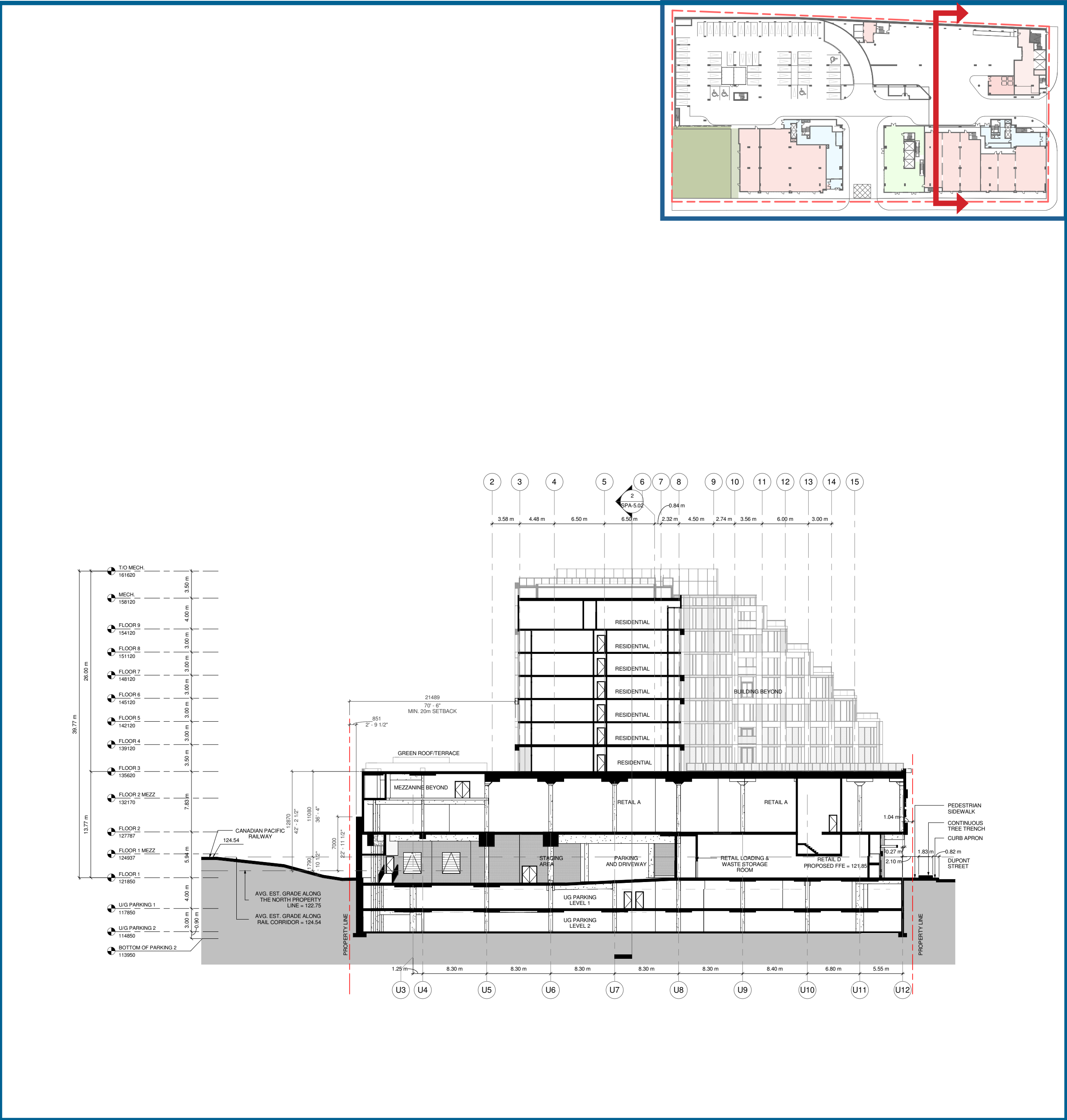
Floor 2 Plan 1:300



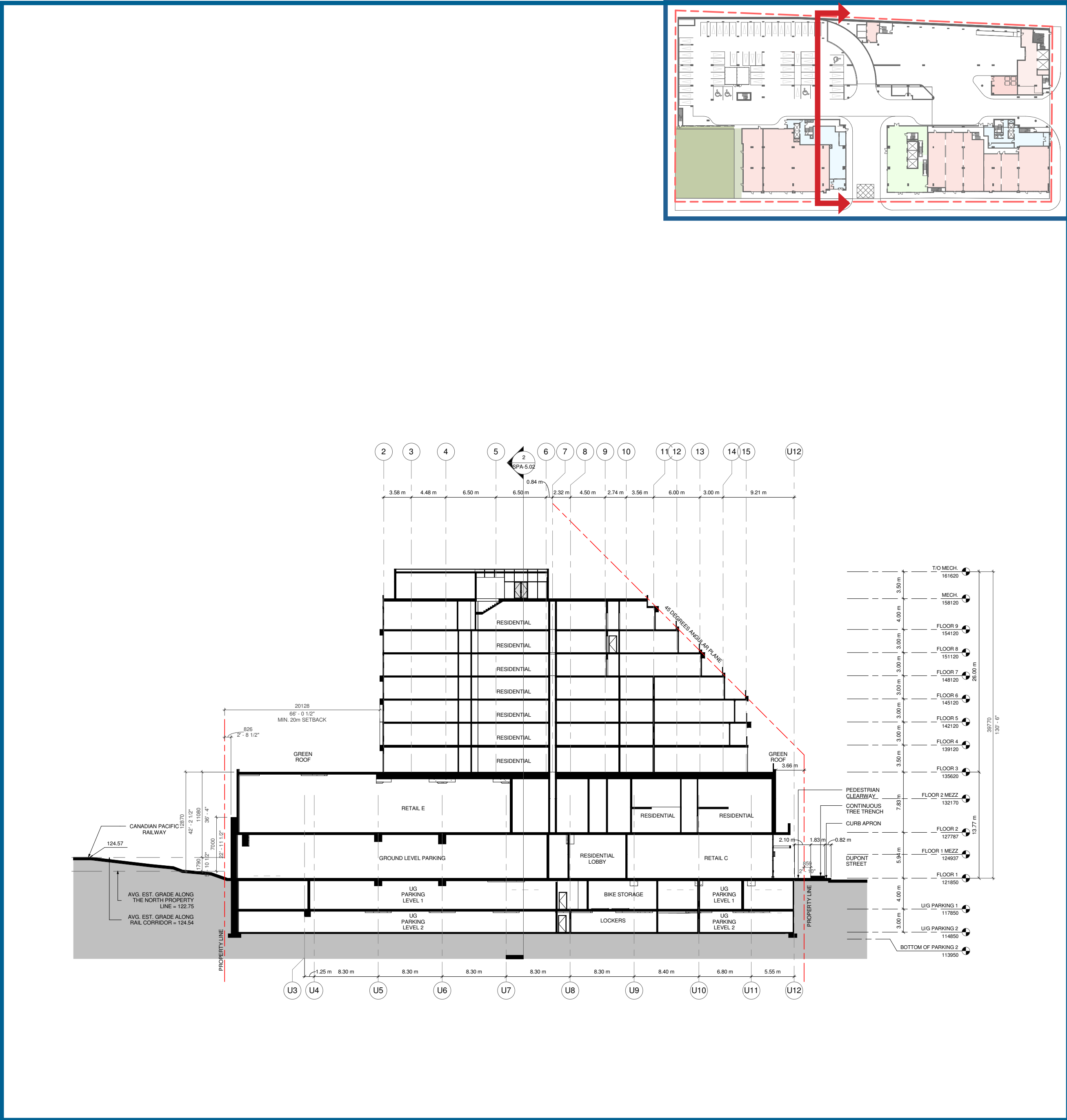
# DUPONT CORRIDOR DEVELOPMENT OPEN HOUSE

## 840 DUPONT, TORONTO, ON

May 4, 2017



N-S Section Looking East 1:400



N-S Section 2 1:400



South Elevation 1:400



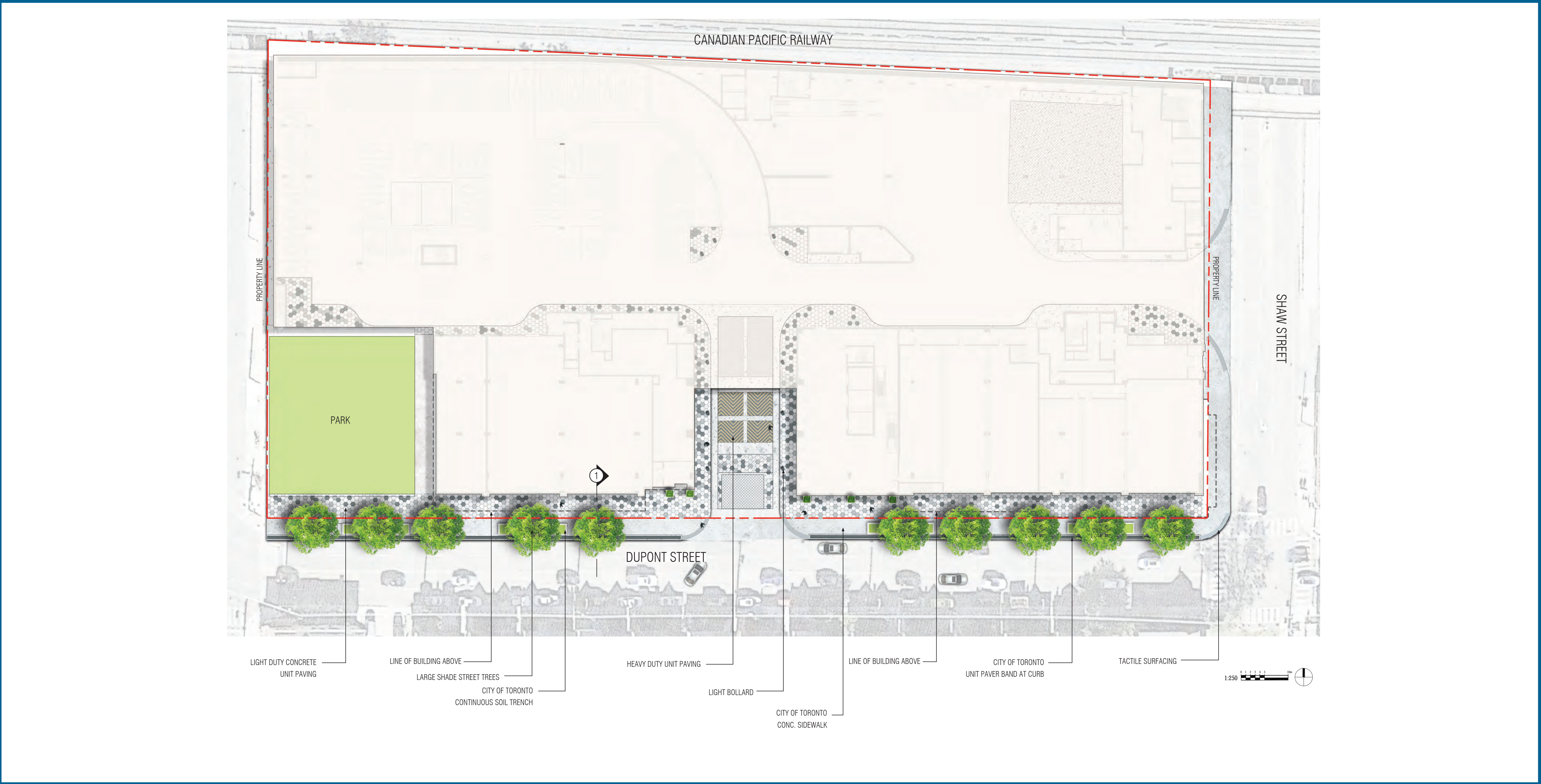
# DUPONT CORRIDOR DEVELOPMENT OPEN HOUSE

## 840 DUPONT, TORONTO, ON

May 4, 2017



Rendering



Landscape/Planting Plan 1:350



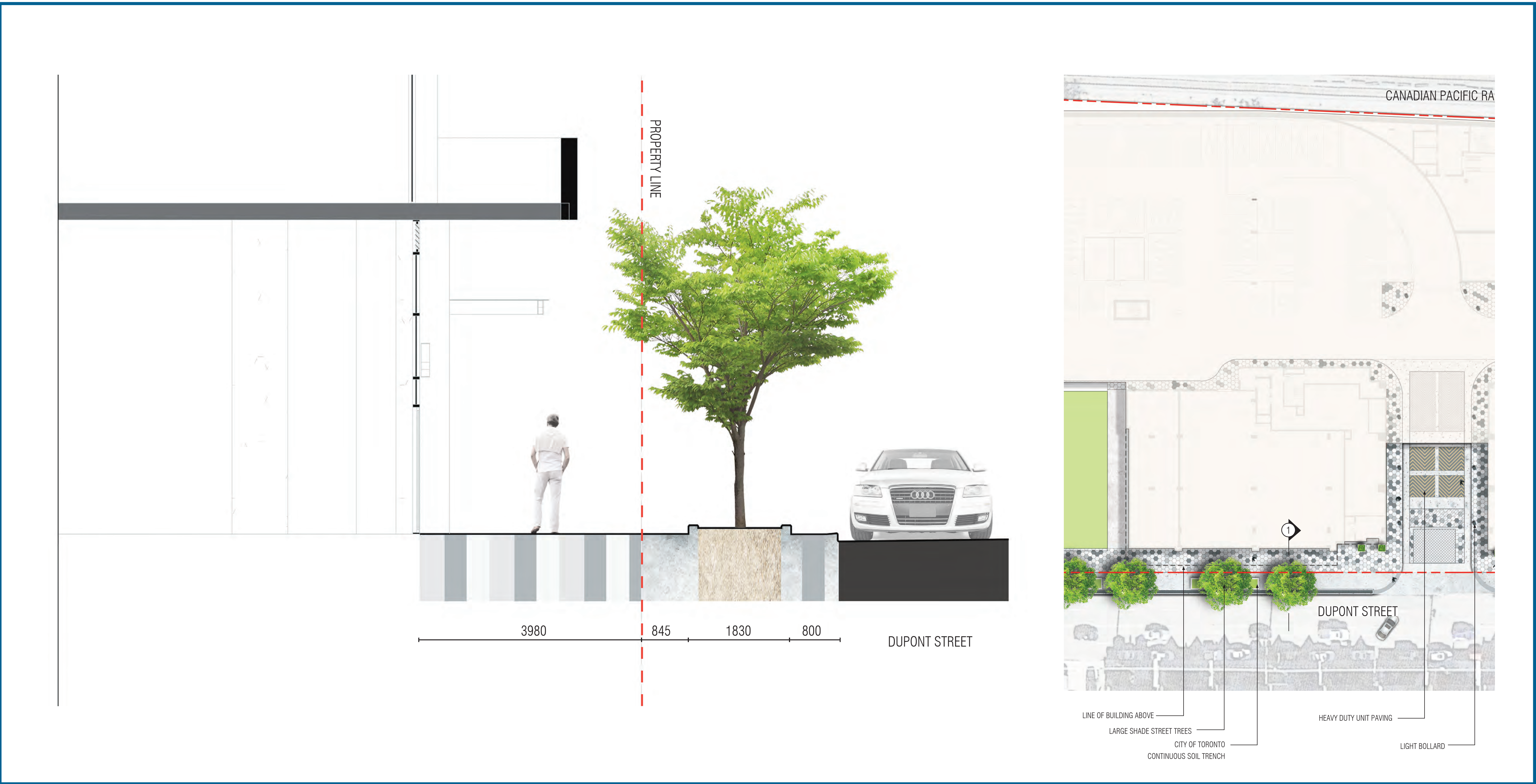
# DUPONT CORRIDOR DEVELOPMENT OPEN HOUSE

## 840 DUPONT, TORONTO, ON

May 4, 2017



Streetscape / Pedestrian Level Rendering



Streetscape Design



## May 4, 2017

