AQUAVISTA (Bayside R3 & R4)
Proposed Residential Development
261 Queens Quay East
Jan 12, 2016 - Construction Drawings

Project Statistics - Marketing and Condo Doc Project No. 13-148

1.0 Site Area

	hectare	sq.m.	sq.ft
Total Site Area (KRCMAR Survey Drawing 11-117MP01 2013-02-05)	0.7469	**7,469.00**	**80,396**

2.0 Zoning Diagram

Zoning: **By-law 438-86 (OMB), 1049-2006, 444-2013**
Minor Variance Notice of Decision - File number A0651/15TEY dated Sept 15, 2015

Legal Description: All of Block 3 and Part of Lot 24. Registered Plan 694-E City of Toronto

3.0 GFA

3.1 By-law Definitions of GFA ***(per By-law Section 2)***

"non-residential gross floor area" means:
the aggregate of the areas of each floor and the spaces occupied by walls and stairs, above or below grade, of a non-residential building or the non-residential portion of a mixed-use building, measured between the exterior faces of the exterior walls of the building or structure at the level of each floor, exclusive of the following areas:
(i) a room or enclosed area, including its enclosing walls, within the building or structure above or below grade, that is used exclusively for the accomodation of heating, cooling, ventilating, eelctrical, mechanical (other than escalators) or telecommunications equipment that services the building;
(ii) loading facilities above or below grade required by this by-law;
(iii) a part of the building or structure below grade that is used for the parking of motor vehicles or bicycles, storage or other accessory use;
(iv) a part of the building or structure below grade that is used for the parking of motor vehicles or bicyles; and
(v) a part of the building or structure below grade that was erected and used for one or more non-residential use permitted by this by-law on the lot on January 31, 1976

"residential gross floor area" means:
...the aggregate of the areas of each floor and the space occupied by walls and stairs, above and below grade, of a residential building or the residential portion of a mixed-use building, measured between the exterior faces of the exterior walls of the building or structure, exclusive of the following area:
A. a room or enclosed area, including its enclosing walls within the building or structure above or below grade that is used exclusively for the accomodation of heating, cooling, ventilating, electrical, mechanical (other than escalators) or telecommunications equipment that serves the building;
B. loading facilities required by this By-law or any other zoning by-law;
C. a part of the building or structure below grade that is used for the parking of motor vehicles or bicycles, residential amenity space or other accessory use, providing the floor level, excluding any access ramp, is at least 0.9m below grade;
D. above grade residential amenity space required by this By-law; and
E. above grade bicycle parking spaces required by this By-law

3.2 Residential GFA

3.2.1 Condominium Residential GFA

3.2.1.1 Condominium Residential GFA Proposed (excluding condominium amenity area)

	floors	sq.m.	sq.m.	sq.ft
Level P4	1 x	423.45	423.45	4,558
Level P3	1 x	365.24	365.24	3,931
Level P2	1 x	83.10	83.10	894
Level P1	1 x	119.25	119.25	1,284
Level 1	1 x	903.58	903.58	9,726
Level 1 Mezz	1 x	380.36	380.36	4,094
Level 2	1 x	1,810.15	1,810.15	19,484
Level 3	1 x	1,837.84	1,837.84	19,782
Level 4 - Level 6	3 x	2,122.81	6,368.43	68,549
Level 7	1 x	1,729.30	1,729.30	18,614
Level 8 - Level 9	2 x	1,729.30	3,458.60	37,228
Level 10	1 x	2,500.65	2,500.65	26,917
Level 11	1 x	2,139.21	2,139.21	23,026
Level 12	1 x	2,139.62	2,139.62	23,031
Level 13	1 x	472.48	472.48	5,086
Total Condominium Residential GFA Proposed (excluding condominium amenity area)			**24,731.26**	**266,204**

3.2.1.2 Condominium Amenity Area GFA

3.2.1.2.1 Condominium Residential Amenity Area Required
[per Zoning By-Law 438-86 Section 4(12) and 1049-2006 Section 6(i)(i) and (iii)]

		sq.ft
Indoor	*2.0 m² x 225 units OR 300 m² (whichever is lesser of)*	300
Outdoor	*2.0 m² x 225 units OR 300 m² (whichever is lesser of)*	300
Total Required Condominium Amenity Area		**600**

3.2.1.2.1 Condominium Residential Amenity Area Proposed

3.2.1.2.1 (a) Indoor Condominium Residential Amenity Area Proposed

	floors	sq.m.	sq.ft
Level P1	1 x	401.84	4,325
Level 2	1 x	299.36	3,222
Total Indoor Condominium Amenity Area Proposed		701.20	7,547

3.2.1.2.1 (b) Outdoor Condominium Residential Amenity Area Proposed

	Location	sq.m.	sq.ft
Level 2	Outdoor Pool Area	1,278.81	13,765
Total Outdoor Condominium Amenity Area Proposed		1,278.81	13,765

3.2.1.2.3 Proposed Residential Condominium Amenity Area included in GFA
[per Zoning By-Law 438-86 Section 4(12)]

	Indoor (m²)	Outdoor (m²)
Proposed	701.20	1278.81
Exempted *(all outdoor, below grade and required amenity area - see section 3.1 for GFA definition)*	701.20	1278.81
Total Proposed Amenity Area counted as GFA (per Zoning by-law)	**0.00**	**0.00**

3.2.1.3 Total Condominium Residential GFA Proposed

	sq.m.	sq.ft
Total Condominium Residential GFA Proposed	24,731.26	266,205
Total Condominium Amenity GFA Proposed not exempted from By-law	0.00	0
Total Condominium Residential GFA Proposed	24,731.26	266,205

3.2.2 Affordable Housing Residential GFA

3.2.2.1 Affordable Housing Residential GFA Proposed (excluding condominium amenity area)

	floors	sq.m.	sq.m.	sq.ft
Level P4	1 x	0.00	0.00	0
Level P3	1 x	0.00	0.00	0
Level P2	1 x	320.82	320.82	3,453
Level P1	1 x	0.00	0.00	0
Level 1	1 x	97.20	97.20	1,046
Level 1 Mezz	1 x	192.66	192.66	2,074
Level 2 - Level 9	8 x	743.19	5,945.52	63,997
Level 13	1 x	30.92	30.92	333
Total Affordable Housing Residential GFA Proposed (excluding condominium amenity area)			**6,587.12**	**70,903**

3.2.2.2 Affordable Housing Amenity Area GFA

3.2.2.2.1 Affordable Housing Residential Amenity Area Required
[per Zoning By-Law 438-86 Section 4(12) and 1049-2006 Section 6(i)(i) and (iii)]

		sq.ft
Indoor	*2.0 m² x 80 units OR 300 m² (whichever is lesser of)*	160
Outdoor	*2.0 m² x 80 units OR 300 m² (whichever is lesser of)*	160
Total Required Affordable HousingAmenity Area		**320**

3.2.2.2.1 Affordable Housing Residential Amenity Area Proposed

3.2.2.2.1 (a) Indoor Affordable Housing Residential Amenity Area Proposed

	floors	sq.m.	sq.ft
Level 13	1 x	160.07	1,723
Total Indoor Affordable Housing Amenity Area Proposed		160.07	1,723

3.2.2.2.1 (b) Outdoor Affordable Housing Residential Amenity Area Proposed

		sq.m.	sq.ft
Level 13		165.00	1,776
Total Outdoor Affordable Housing Amenity Area Proposed		165.00	1,776

3.2.2.2.3 Proposed Residential Affordable Housing Amenity Area included in GFA
[per Zoning By-Law 438-86 Section 4(12)]

	Indoor (m²)	Outdoor (m²)
Proposed	160.07	165.00
Exempted *(all outdoor, below grade and required amenity area - see section 3.1 for GFA definition)*	160.07	165.00
Total Proposed Amenity Area counted as GFA (per Zoning by-law)	**0.00**	**0.00**

3.2.2.3 Total Affordable Housing Residential GFA Proposed

	sq.m.	sq.ft
Total Affordable Residential GFA Proposed	6,587.12	70,903
Total Affordable Amenity GFA Proposed not exempted	0.00	0
Total Affordable Housing Residential GFA Proposed	**6,587.12**	**70,903**

3.3 Retail GFA

	floors	sq.m.	sq.m.	sq.ft
Level P1 (Secondary Leasable / Back of House Area)			18.72	202
Level 1 (Primary Leasable)			2,507.08	26,986
Level 1 (Secondary Leasable / Back of House Area)			113.56	1,222
Level 1 Mezz (Secondary Leasable / Back of House Area GFA)			0.00	0
Total Proposed Retail GFA			**2,639.36**	**28,410**

3.33.4 Commercial GFA

	floors	sq.m.	sq.m.	sq.ft
Level P1	1 x	64.21	64.21	691
Level 1	1 x	103.82	103.82	1,118
Total Proposed Commercial GFA			**168.03**	**1,809**

3.4 Total GFA

	sq.m.	sq.ft
Residential - Condominium	24,731.26	266,205
Residential - Affordable Housing	6,587.12	70,903
Retail	2,639.36	28,410
Commercial	168.03	1,809
Total Proposed GFA for R3 & R4	**34,125.77**	**367,327**

4.1 Condominium Residential Unit Breakdown

4.1.1 Condominium Residential Unit Breakdown Proposed

	1 Bedroom		2 Bedroom		3 Bedroom		Total
	<60.4	> 60.4m²	< 79 m²	> 79 m²	< 93m²	>93m²	
L2	4	7	0	7	0	0	18
L3	4	9	3	5	0	0	21
L4 - L6	12	27	9	21	0	0	69
L7	7	5	0	5	0	1	18
L8 - L9	13	10	0	14	0	0	37
L10	17	6	0	6	0	1	30
L11	9	3	0	4	0	4	20
L12	3	3	0	4	0	5	15
Total Condo Units Proposed	**69**	**70**	**12**	**66**	**0**	**11**	**228**
	139		**78**		**11**		

4.1.2 Condominium Size Restriction Requirements and Proposed Unit Sizes ***[per By-law 1049-2006 Section 37(v)(iii)]***

	Required	Proposed
1 Bedroom < 60.4m²	11	69
2 Bedroom < 79m²		12
3 Bedroom < 93m²		0
Total	**11**	**81**

4.1.3 Condominium Barrier-Free Suites

4.1.3.1 Condominium Barrier-Free Suites Required

Number of Barrier-Free Suites Required

	Required %	Total number of Suites	Suites
	15	*228*	34
Total number of Barrier-Free Suites Required			**34**

4.1.3.2 Condominium Barrier-Free Suites Proposed

Condominium Barrier-Free Suites Proposed

	Floor		Suites	Suites
Level 2	1	x	3	3
Level 3	1	x	3	3
Level 4 - Level 6	3	x	4	12
Level 7	1	x	5	5
Level 8 to Level 9	2	x	5	10
Level 10	1	x	5	5
Level 11	1	x	2	2
Level 12	1	x	2	2
Level 13	1	x	0	0
Total Condominium Barrier-Free Suites Proposed				**42**

4.2 Affordable Housing Residential Unit Breakdown

4.2.2 Affordable Housing Residential Unit Breakdown Proposed

	1 Bedroom		2 Bedroom		3 Bedroom		Total
	<60.4	> 60.4m²	< 79 m²	> 79 m²	< 93m²	>93m²	
L2 - L9	32	0	32	0	8	8	80
Total Affordable Units Proposed	**32**	**0**	**32**	**0**	**8**	**8**	**80**
	32		**32**		**16**		

4.2.1 Affordable Housing Residential Unit Maximum Sizing Requirements per Zoning By-law

	Required	Proposed
1 Bedroom < 60.4m²	4	32
2 Bedroom < 79m²		32
3 Bedroom < 93m²		8
	4	**72**

4.2.1 Affordable Housing Residential Unit Minimum Sizing Requirements per Housing Committee

	Required	Proposed
1 Bedroom > 48.77m² (525ft²)	80	32
2 Bedroom >60.39m² (650ft²)		32
3 Bedroom > 83.61m² (900ft²)		16
	80	**80**

4.2.3 Affordable Housing Barrier-Free Suites

4.2.3.1 Affordable Housing Barrier-Free Suites Required

Number of Barrier-Free Suites Required

	Required percentage	Total number of Suites	Suites
	15	*80*	12
Total number of Barrier-Free Suites Required			**12**

4.2.3.2 Affordable Housing Barrier-Free Suites Proposed

Condominium Barrier-Free Suites Proposed

	Floor		Suites	Suites
Level 2 - Level 9	8	x	3	24
Total Affordable Housing Barrier-Free Suites Proposed				**24**

5.0 Density

5.1 Proposed FSI

	Total GFA	Site Area	FSI
	34,125.77	7469.00	**4.569**

6.0 Vehicular Parking Spaces

6.1 Vehicular Parking Space Required

6.1.1 Condominium Vehicular Parking Space Requirements

6.1.1.1 Condominium Residential Vehicular Parking Spaces Required [per By-law 438-86 Section 4(5)]

	parking ratio	Units	Parking Spaces
Residential - 1 Bedroom	*0.50*	*139*	70
Residential - 2 Bedroom	*0.75*	*78*	59
Residential - 3 Bedrooms	*1.00*	*11*	11
Total Condominium Residential Vehicular Parking Spaces Required			**142**

6.1.1.2 Condominium Vehicular Parking Spaces Required [Minor Variance (File number A0651/15TEY Sept 15, 2015)]

	Parking Spaces
Total Condominium Visitor Vehicular Parking Spaces Required	**0**

6.1.1.3 Total Condominium Vehicular Parking Spaces Required

	Parking Spaces
Residential	142
Visitor	0
Total Condominium Vehicular Parking Spaces Required	**142**

6.1.1.4 Accessible Condominium Vehicular Parking Spaces Required (TGS AQ1.1)
1 space for every 25 parking spaces up to the first 100 spaces , plus 1 space per additional 50 spaces above 100

first 100 spaces / 25 spaces	**4**
(150 spaces - first 100 spaces) / 50 spaces = 1 accessible spaces	**1**
Total Accessible Condominium Vehicular Parking Spaces Required	**5**

6.1.1.5 Rough-in Conduits at Condominium Vehicular Parking Space Required
[per TGS TIER 1 AQ 1.1(December 2010)]

Required vehicular parking	Parking Spaces Provided
142	*197*
Total Vehicular Parking Required with Rough-in Conduits	**55**

6.1.2 Affordable Housing Vehicular Parking Space Requirements

6.1.2.1 Affordable Residential Vehicular Parking Spaces Required [Minor Variance (File number A0651/15TEY Sept 15, 2015)]

	Parking Spaces
Total Affordable Residential Vehicular Parking Spaces Required	**30**

6.1.2.2 Affordable Visitor Vehicular Parking Spaces Required [per By-law 438-86 Section 4(5) - Social Housing]

	Parking Spaces
Total Affordable Visitor Vehicular Parking Spaces Required	**5**

6.1.2.3 Total Affordable Vehicular Parking Spaces Required

	Parking Spaces
Residential	30
Visitor	5
Total Affordable Vehicular Parking Spaces Required	**35**

6.1.2.4 Accessible Affordable Housing Vehicular Parking Spaces Required (TGS AQ1.1)
1 space for every 25 parking spaces up to the first 100 spaces , plus 1 space per additional 50 spaces above 100

first 100 spaces / 25 spaces	**2**
Total Accessible Vehicular Parking Spaces Required per TGS AQ 1.1	**2**

6.1.2.5 Rough-in Conduits at Affordable Vehicular Parking Space Required
[per TGS TIER 1 AQ 1.1(December 2010)]

Required vehicular parking	Parking Spaces Provided
35	35
Total Vehicular Parking Required with Rough-in Conduits per TGS AQ 1.1	**0**

6.1.3 Retail Vehicular Parking Spaces Required [per By-law 438-86 Section 4(5) - Grocery Shop]

parking ratio	Net Area	Parking Spaces
1 per 100 m² of net floor area	2,639	26
Total Retail Vehicular Parking Spaces Required per Zoning		**26**

6.1.4 Combined Vehicular Parking Requirement by Zoning

	Required vehicular parking
Condominium	142
Affordable	35
Retail	26
Total Vehicular Parking Required by Zoning	**203**

6.2 Vehicular Parking Spaces Provided

			P1	P2	P3	P4	TOTAL			
CONDO	Occupant	Standard	0	16	46	73	137	140	197	302
		Accessible	0	1	0	2	3			
		Accessible with EC	0	1	2	0	3	57		
		EC	0	28	26	0	54			
		Total Condo Occupant	**0**	**46**	**76**	**75**	**197**			
AFFORDABLE	Occupant	standard	0	29	0	0	29	30	35	
		Accessible	0	1	0	0	1			
		Total Affordable Occupant	**0**	**30**	**0**	**0**	**30**			
	Visitor	*Standard*	*0*	*4*	*0*	*0*	*4*	*5*		
		Accessible	*0*	*1*	*0*	*0*	*1*			
		Total AffordableVisitor	***0***	***5***	***0***	***0***	***5***			
RETAIL		standard	67	0	0	0	67	70		
		Accessible	3	0	0	0	3			
		Total Retail	70	0	0	0	70			
TOTAL PER FLOOR			**70**	**81**	**76**	**75**				
TOTAL ENTIRE PROJECT			**302**							

7.0 Bicycle Parking

7.1 Bicycle Parking Requirements

7.1.1 Condominium Bicycle Parking Requirements

7.1.1.1 Condominium Bicycle Parking Requirements ***per By-law 438-86 Section 4(13)***

7.1.1.1 (a) Total Number of Condominium Bicycle Parking Spaces Required
[per By-law 438-86 Section 4(13)(a)]

	Ratio	spaces
Condo Visitor and Occupant Bicycle Parking Required	*0.75 x 228 units or max 200 bicycles*	171
Total Condominium Bicycle Parking Spaces Required		171

7.1.1.1 (b) Breakdown of Condominium Bicycle Parking Spaces Required
[per By-law 438-86 Section 4(13)(c)]

	Ratio	spaces
Condo Occupant Bicycle Parking	*0.8 x Total Required Bicycle Parking*	137
Condo Visitor Bicycle Parking	*0.2 x Total Required Bicycle Parking*	34
		171

7.1.1.2 Condominium Bicycle Parking Requirements [Per TGS v2.0]

7.1.1.2 (a) Bicycle Parking Required [Per TGS TIER 1 AQ 2.1]

	Ratio	Number of Units	Spaces
Condo Occupant	*0.9*	x 228	205
Condo Visitor	*0.1*	x 228	23
Total Condominium Bicycle Parking Required per TGS Requirements			**228**

7.1.2 Affordable Bicycle Parking Requirements

7.1.2.1 Affordable Bicycle Parking Requirements ***per By-law 438-86 Section 4(13)***

7.1.2.1 (a) Total Number of Affordable Bicycle Parking Spaces Required
[per By-law 438-86 Section 4(13)(a)]

	Ratio	spaces
Affordable Visitor and Occupant Bicycle Parking Required	*0.75 x 80 units or max 200 bicycles*	60
Total Affordable Bicycle Parking Spaces Required		60

7.1.2.1 (b) Breakdown of Affordable Bicycle Parking Spaces Required
[per By-law 438-86 Section 4(13)(c)]

	Ratio	spaces
Affordable Occupant Bicycle Parking	*0.8 x Total Required Bicycle Parking*	48
Affordable Visitor Bicycle Parking	*0.2 x Total Required Bicycle Parking*	12
		60

7.1.2.2 Affordable Bicycle Parking Requirements [Per TGS v2.0]

7.1.2.2 (a) Bicycle Parking Required [Per TGS TIER 1 AQ 2.1]

	Ratio	Number of Units	Spaces
Affodable Occupant	*0.9*	x 80	72
Affordable Visitor	*0.1*	x 80	8
Total Affordable Bicycle Parking Required per TGS Requirements			**80**

7.1.3 Retail Bicycle Parking Requirements

7.1.3.1 Retail Bicycle Parking Requirements ***per By-law 438-86 Section 4(13)***

Total Retail Bicycle Parking Spaces Required [per By-law 438-86 Section 4(13)(a)]

	Ratio	Retail Area	spaces
Retail Occupant and Visitor Bicycle Parking Required	*the greater of 6 or 1 per every 1250m²*	2,639	6
Total Retail Bicycle Parking Spaces Required			6

7.1.3.2 Retail Bicycle Parking Requirements ***per By-law 569-2013 and TGS v.2***

Total Retail Bicycle Parking Spaces Required [per By-law 569-2013 and TGS v.2]

	Ratio	Retail Area	spaces
Retail Occupant	0.2 / 100m² interior floor area	2,639	6
Retail Visitor	3 + (0.3 / 100m² interior floor area)		11
Total Retail Bicycle Parking Spaces Required			**17**

7.2 Bicycle Parking Provided

	Condo		Affordable		Retail		
	Occupant	Vistor	Occupant	Vistor	Occupant	Vistor	spaces
Level P4	53	0	0	0	0	0	53
Level P3	71	0	0	0	0	0	71
Level P2	81	0	80	12	0	0	173
Level P1	0	34	0	0	8	11	53
Total Bicycle Parking	**205**	**34**	**80**	**12**	**8**	**11**	**350**
Spaces Provided	**239**		**92**		**19**		

8.0 Storage Lockers

8.1 Storage Lockers Provided

	Condo	Affordable
Level P4	80	0
Level P3	67	0
Level P2	0	80
Level P1	0	0
Total Storage Lockers Provided	**147**	**80**

8.2 Percentage of Storage Lockers Provided to Units

8.2.1. Percentage of Storage Lockers Provided to Condominium Units

	Total lockers	Total Units	Percentage
	147	228	64.5%
Total percentage of lockers provided in relation to number of units			**64.5%**

8.2.1. Percentage of Storage Lockers Provided to Affordable Units

	Total lockers	Total Units	Percentage
	80	80	100%
Total percentage of lockers provided in relation to number of units			**100%**

9.0 Loading Spaces

9.1 Loading Spaces Requirements ***[per By-law 438-86 Section 4(5).15]***

Loading Space	Size	Spaces
B	4m (vertical clearance) x 3.5m (W) x 11m (L)	**2**
G	6.1(vertical clearance) x 4m (W) x 13m (L) *(Per City of Toronto Requirements for Garbage, Recycling and organics collection Services May 2012)*	**1**
A	*17(L) x 3.5(W)* *4.4 vertical Clearance*	**1**

9.2 Loading Spaces Provided

Loading Space	Size	Spaces
B	4m (vertical clearance) x 3.5m (W) x 11m (L)	**1**
G	6.1(vertical clearance) x 4m (W) x 13m (L) *(Per City of Toronto Requirements for Garbage, Recycling and organics collection Services May 2012)*	**1**
A	*17(L) x 3.5(W)* *4.4 vertical Clearance*	**1**

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Date: February 8, 2016

ROBERTO MARIO ARCHITECTS LICENSED ARCHITECT
THIS SEAL MUST BE VISIBLE TO BE VALID
Roofing Tender

KIRKOR ARCHITECTS + PLANNERS
20 Martin Ross Avenue, Toronto, Ontario, M3J 2K8
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No.:	Revision:	Date:
1	Artscape Change Notice	Aug. 25, 2015

No.:	Issued For:	Date:
6.	Roofing Tender	Feb. 8, 2016
5.	Tender	Oct. 15, 2015
4.	Artscape Change Notice	Aug. 25, 2015
3.	Building Permit Resubmission	July 14, 2015
2.	Building Permit	June 12, 2015
1.	Waterfront Toronto Review	May 1, 2015

AQUAVISTA
AT BAYSIDE TORONTO

Drawing Title: Project Statistics

Hines TRIDEL
Project: AQUAVISTA
Block 3 - R3 & R4
263 Queens Quay East
Toronto, ON

Scale:
Drawn by: C.L.
Checked by: C.A.
Project No.: 13148
Date: February 8, 2016
Drawing No.: A1-02