

**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**  
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 accommodation of heating, cooling, ventilating, electrical, 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 bicycles; 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 accommodation 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	152.72	152.72	1,644
Level P3	1 x	122.33	122.33	1,317
Level P2	1 x	144.89	144.89	1,560
Level P1	1 x	252.21	252.21	2,715
Level P1 Mezz	1 x	0.00	0.00	0
Level 1	1 x	867.29	867.29	9,335
Level 1 Mezz	1 x	145.09	145.09	1,562
Level 2	1 x	2,372.00	2,372.00	25,532
Level 3	1 x	1,251.00	1,251.00	13,466
Level 4 - Level 6	3 x	2,628.00	7,884.00	84,863
Level 7	1 x	1,786.00	1,786.00	19,224
Level 8 - Level 9	2 x	1,770.00	3,540.00	38,104
Level 10	1 x	1,867.00	1,867.00	20,096
Level 11	1 x	2,042.00	2,042.00	21,980
Level 12	1 x	866.00	866.00	9,322
<b>Total Condominium Residential GFA Proposed (excluding condominium amenity area)</b>			<b>23,292.53</b>	<b>250,720</b>

**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 (ii)]

	sq.ft.
<b>Indoor</b> 2.0 m <sup>2</sup> x 225 units OR 300 m <sup>2</sup> (whichever is lesser of)	300
<b>Outdoor</b> 2.0 m <sup>2</sup> x 225 units OR 300 m <sup>2</sup> (whichever is lesser of)	300
<b>Total Required Condominium Amenity Area</b>	<b>600</b>

**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	432.00	4,650
Level 2	1 x	274.00	2,949
<b>Total Indoor Condominium Amenity Area Proposed</b>		706.00	7,599

**3.2.1.2.1 (b) Outdoor Condominium Residential Amenity Area Proposed**

	Location	sq.m.	sq.ft.
Level 2	Outdoor Pool Area	1,408.95	15,166
<b>Total Outdoor Condominium Amenity Area F</b>		1,408.95	15,166

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

	Indoor (m <sup>2</sup> )	Outdoor (m <sup>2</sup> )
<b>Proposed</b>	706.00	1408.95
<b>Exempted</b> <i>(all outdoor, below grade and required amenity area - see section 3.1 for GFA definition)</i>	706.00	1408.95
<b>Total Proposed Amenity Area counted as GFA (per Zoning by-law)</b>	<b>0.00</b>	<b>0.00</b>

**3.2.1.3 Total Condominium Residential GFA Proposed**

	sq.m.	sq.ft.
Total Condominium Residential GFA Proposed	23,292.53	250,719
Total Condominium Amenity GFA Proposed not exempted from By-law	0.00	0
<b>Total Condominium Residential GFA Proposed</b>	<b>23,292.53</b>	<b>250,719</b>

**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	25.80	25.80	278
Level P1	1 x	0.00	0.00	0
Level 1	1 x	137.14	137.14	1,476
Level 1 Mezz	1 x	90.00	90.00	969
Level 2 - Level 9	8 x	776.62	6,212.96	66,876
Level 12	1 x	48.09	48.09	518
<b>Total Affordable Housing Residential GFA Proposed (excluding condominium amenity area)</b>		<b>6,513.99</b>	<b>70,116</b>	

**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 (ii)]

	sq.ft.
<b>Indoor</b> 2.0 m <sup>2</sup> x 80 units OR 300 m <sup>2</sup> (whichever is lesser of)	160
<b>Outdoor</b> 2.0 m <sup>2</sup> x 80 units OR 300 m <sup>2</sup> (whichever is lesser of)	160
<b>Total Required Affordable Housing Amenity Area</b>	<b>320</b>

**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 12	1 x	280.24	3,016
<b>Total Indoor Affordable Housing Amenity Ar</b>		<b>280.24</b>	<b>3,016</b>

**3.2.2.2.1 (b) Outdoor Affordable Housing Residential Amenity Area Proposed**

	sq.m.	sq.ft.
Level 12	160.00	1,722
<b>Total Outdoor Affordable Housing Amenity</b>	<b>160.00</b>	<b>1,722</b>

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

	Indoor (m <sup>2</sup> )	Outdoor (m <sup>2</sup> )
<b>Proposed</b>	280.24	160.00
<b>Exempted</b> <i>(all outdoor, below grade and required amenity area - see section 3.1 for GFA definition)</i>	280.24	160.00
<b>Total Proposed Amenity Area counted as GFA (per Zoning by-law)</b>	<b>0.00</b>	<b>0.00</b>

**3.2.2.3 Total Affordable Housing Residential GFA Proposed**

	sq.m.	sq.ft.
Total Affordable Residential GFA Proposed	6,513.99	70,116
Total Affordable Amenity GFA Proposed not exempted from By-law	0.00	0
<b>Total Affordable Housing Residential GFA Proposed</b>	<b>6,513.99</b>	<b>70,116</b>

**3.3 Retail GFA**

	floors	sq.m.	sq.m.	sq.ft.
Level P2	1 x	33.97	33.97	366
Level P1	1 x	33.00	33.00	355
Level 1	1 x	3,127.86	3,127.86	33,668
Level 1 Mezz	1 x	60.00	60.00	646
<b>Total Proposed Retail GFA</b>		<b>3,254.83</b>	<b>35,035</b>	

**3.4 Total GFA**

	sq.m.	sq.ft.
Residential - Condominium	23,292.53	250,719
Residential - Affordable Housing	6,513.99	70,116
Retail	3,254.83	35,035
<b>Total Proposed GFA</b>	<b>33,061.35</b>	<b>355,870</b>

**4.0 Unit Breakdown**

**4.1 Condominium Residential Unit Breakdown**

**4.1.1 Condominium Residential Unit Breakdown Proposed**

	1 Bedroom		2 Bedroom		3 Bedroom		Total
	<60.4	> 60.4m <sup>2</sup>	< 79 m <sup>2</sup>	> 79 m <sup>2</sup>	< 93m <sup>2</sup>	>93m <sup>2</sup>	
L2	8	7	4	4	2	0	25
L3	6	8	6	4	2	0	26
L4 - L6	18	24	21	15	6	0	84
L7	6	6	3	1	0	2	18
L8 - L9	14	14	4	2	0	4	38
L10	9	1	6	2	0	2	20
L11	4	0	2	1	0	7	14
<b>Total Condo Units Proposed</b>	<b>65</b>	<b>60</b>	<b>46</b>	<b>29</b>	<b>10</b>	<b>15</b>	<b>225</b>
	<b>125</b>		<b>75</b>		<b>25</b>		

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

	Required	Proposed
1 Bedroom < 60.4m <sup>2</sup>	11	65
2 Bedroom < 79m <sup>2</sup>		46
3 Bedroom < 93m <sup>2</sup>		10
<b>Total</b>	<b>11</b>	<b>121</b>

**4.1.3 Condominium Barrier-Free Suites**

**4.1.3.1 Condominium Barrier-Free Suites Required**

Number of Barrier-Free Suites Required		
Required percentage	Total number of Suites	Suites
15	225	34
<b>Total number of Barrier-Free Suites Required</b>		<b>34</b>

**4.1.3.2 Condominium Barrier-Free Suites Proposed**

Condominium Barrier-Free Suites Proposed			
	Floor	Suites	Suites
Level 2	1	x	0
Level 3 - Level 6	4	x	0
Level 7 to Level 10	4	x	0
Level 11	1	x	0
<b>Total Condominium Barrier-Free Suites Proposed</b>			<b>0</b>

**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	> 60.4m <sup>2</sup>	< 79 m <sup>2</sup>	> 79 m <sup>2</sup>	< 93m <sup>2</sup>	>93m <sup>2</sup>	
L2 - L9	32	0	32	0	8	8	80
<b>Total Affordable Units Proposed</b>	<b>32</b>	<b>0</b>	<b>32</b>	<b>0</b>	<b>8</b>	<b>8</b>	<b>80</b>
	<b>32</b>		<b>32</b>		<b>16</b>		

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

	Required	Proposed
1 Bedroom < 60.4m <sup>2</sup>	4	32
2 Bedroom < 79m <sup>2</sup>		32
3 Bedroom < 93m <sup>2</sup>		8
	<b>4</b>	<b>72</b>

**4.2.1 Affordable Housing Residential Unit Minimum Sizing Requirements per Housing Committee**

	Required	Proposed
1 Bedroom > 48.77m <sup>2</sup> (525ft <sup>2</sup> )	80	32
2 Bedroom >60.39m <sup>2</sup> (650ft <sup>2</sup> )		32
3 Bedroom > 83.61m <sup>2</sup> (900ft <sup>2</sup> )		16
	<b>80</b>	<b>80</b>

**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
<b>Total number of Barrier-Free Suites Required</b>		<b>12</b>

**4.2.3.2 Affordable Housing Barrier-Free Suites Proposed**

Condominium Barrier-Free Suites Proposed			
	Floor	Suites	Suites
Level 1 - Level 9	1	x	0
<b>Total Affordable Housing Barrier-Free Suites Proposed</b>			<b>0</b>

**5.0 Density**

**5.1 Proposed FSI**

Total GFA	Site Area	FSI
-----------	-----------	-----



**6.0 Vehicular Parking Spaces**

**6.1 Vehicular Parking Space Required**

**6.1.1 Condominium Vehicular Parking Space Requirements**

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

	<i>parking ratio</i>	<i>Units</i>	<i>Parking Spaces</i>
Residential - 1 Bedroom	0.50	125	63
Residential - 2 Bedrooms	0.75	75	56
Residential - 3 Bedrooms	1.20	25	30
Visitor	0.06	225	14
<b>Total Condominium Vehicular Parking Spaces Required</b>			<b>162</b>

**6.1.1.2 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	<b>4</b>
(162 spaces - first 100 spaces) / 50 spaces = 2 accessible spaces	<b>2</b>
<b>Total Accessible Condominium Vehicular Parking Spaces Required</b>	<b>6</b>

**6.1.1.3 Rough-in Conduits at Condominium Vehicular Parking Space Required**

[ per TGS TIER 1 AQ 1.1(December 2010)]

<i>Required vehicular parking</i>	<i>Parking Spaces</i>
162	44
<b>Total Vehicular Parking Required with Rough-in Conduits</b>	<b>44</b>

**6.1.2 Affordable Housing Vehicular Parking Space Requirements**

**6.1.2.1 Affordable Housing Vehicular Parking Spaces Required [per By-law 438-86 Section 4(5)]**

	<i>parking ratio</i>	<i>Units</i>	<i>Parking Spaces</i>
Residential - 1 Bedroom	0.50	32	16
Residential - 2 Bedrooms	0.75	32	24
Residential - 3 Bedrooms	1.20	16	19
Visitor	0.06	80	5
<b>Total Condominium Vehicular Parking Spaces Required per Zoning</b>			<b>64</b>

**6.1.2.2 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	<b>4</b>
<b>Total Accessible Vehicular Parking Spaces Required per TGS AQ 1.1</b>	<b>4</b>

**6.1.2.3 Rough-in Conduits at Affordable Vehicular Parking Space Required**

[ per TGS TIER 1 AQ 1.1(December 2010)]

<i>Required vehicular parking</i>	<i>Parking Spaces</i>
64	45
<b>Total Vehicular Parking Required with Rough-in Conduits per TGS AQ 1.1</b>	<b>0</b>

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

	<i>parking ratio</i>	<i>Units</i>	<i>Parking Spaces</i>
	na	na	0
<b>Total Retail Vehicular Parking Spaces Required per Zoning</b>			<b>0</b>

**6.1.1 Combined Vehicular Parking Requirement by Zoning**

<i>Required vehicular parking</i>	<i>Required vehicular parking</i>
	226
<b>Total Vehicular Parking Required by Zoning</b>	<b>226</b>

**6.2 Vehicular Parking Spaces Provided**

			P1	P2	P3	P4	TOTAL		
CONDO	Occupant	Standard	0	0	53	88	141	192	206
		Accessible	0	3	2	2	7		
		EC	0	12	32	0	44		
	<b>Total Condo Occupant</b>		<b>0</b>	<b>15</b>	<b>87</b>	<b>90</b>	<b>192</b>		
	Visitor	Standard	0	14	0	0	14	14	
		Accessible	0	0	0	0	0		
<b>Total Condo Visitor</b>		<b>0</b>	<b>14</b>	<b>0</b>	<b>0</b>	<b>14</b>			
AFFORDABLE	Occupant	standard	0	37	0	0	37	40	45
		Accessible	0	3	0	0	3		
		EC	0	0	0	0	0		
	<b>Total Condo Occupant</b>		<b>0</b>	<b>40</b>	<b>0</b>	<b>0</b>	<b>40</b>		
	Visitor	Standard	0	3	0	0	3	5	
		Accessible	0	2	0	0	2		
<b>Total Condo Visitor</b>		<b>0</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>5</b>			
RETAIL	standard		71	14	0	0	85	90	
	Accessible		4	1	0	0	5		
	<b>Total Retail</b>		<b>75</b>	<b>15</b>	<b>0</b>	<b>0</b>	<b>90</b>		
<b>TOTAL PER FLOOR</b>			<b>75</b>	<b>89</b>	<b>87</b>	<b>90</b>	<b>341</b>		



**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 225 units or max 200 bicycles	169
<b>Total Condominium Bicycle Parking Spaces Required</b>		<b>169</b>

**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	135
Condo Visitor Bicycle Parking	0.2 x Total Required Bicycle Parking	34
		169

**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	225	203
Condo Visitor	0.1	x	225	23
<b>Total Condominium Bicycle Parking Required per TGS Requirements</b>				<b>225</b>

**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
Condo Visitor and Occupant Bicycle Parking Required	0.75 x 80 units or max 200 bicycles	60
<b>Total Affordable Bicycle Parking Spaces Required</b>		<b>60</b>

**7.1.2.1 (b) Breakdown of Affordable 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	48
Condo 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
Condo Occupant	0.9	x	80	72
Condo Visitor	0.1	x	80	8
<b>Total Affordable Bicycle Parking Required per TGS Requirements</b>				<b>80</b>

**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	spaces
Retail Occupant and Visitor Bicycle Parking Required	the greater of 6 or 1 per every 1250m <sup>2</sup>	6
<b>Total Retail Bicycle Parking Spaces Required</b>		<b>6</b>

**7.1.3.2 Retail Bicycle Parking Requirements per By-law 569-2013**

**Total Retail Bicycle Parking Spaces Required [per By-law 569-2013]**

	Ratio	spaces
Retail Occupant	0.2 / 100m <sup>2</sup> interior floor area	7
Retail Visitor	3 + (0.3 / 100m <sup>2</sup> interior floor area)	13
<b>Total Retail Bicycle Parking Spaces Required</b>		<b>19</b>

**7.2 Bicycle Parking Provided**

	Condo		Affordable		Retail		spaces
	Occupant	Vistor	Occupant	Vistor	Occupant	Vistor	
Level P4	83	0	0	0	0	0	83
Level P3	83	0	0	0	0	0	83
Level P2	0	0	72	8	13	7	100
Level P1	37	23	0	0	0	0	60
<b>Total Bicycle Parking Spaces Provided</b>	<b>203</b>	<b>23</b>	<b>72</b>	<b>8</b>	<b>13</b>	<b>7</b>	<b>326</b>
	<b>226</b>		<b>80</b>		<b>20</b>		

## 8.0 Storage Lockers

### 8.1 Storage Lockers Provided

	Condo	Affordable	Total
Level P4	63	0	63
Level P3	63	0	63
Level P2	21	50	71
Level P1	13	30	43
<b>Total Storage Lockers Provided</b>	<b>160</b>	<b>80</b>	<b>240</b>

### 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
160	225	71.1%
<b>Total percentage of lockers provided in relation to number of units</b>		<b>71.1%</b>

#### 8.2.1. Percentage of Storage Lockers Provided to Affordable Units

Total lockers	Total Units	Percentage
80	80	100%
<b>Total percentage of lockers provided in relation to number of units</b>		<b>100%</b>

## 9.0 Loading Spaces

### 9.1 Loading Spaces Requirements [per By-law 438-86 Section 4(6)(b) and (c)]

Loading Space	Size	Spaces
<b>B</b>	4m (vertical clearance) x 3.5m (W) x 11m (L) (Per City of Toronto Zoning By-law 569-2013)	1
<b>G</b>	6.1m (vertical clearance) x 4m (W) x 13m (L) (Per City of Toronto Requirements for Garbage, Recycling and organics collection Services May 2012)	1
<b>A</b>	17(L) x 3.5(W) 4.4 vertical Clearance	1

### 9.2 Loading Spaces Provided

Loading Space	Size	Floor	Spaces
<b>B</b>	4m (vertical clearance) x 3.5m (W) x 11m (L)	1	1
<b>G</b>	6.1m (vertical clearance) x 4m (W) x 13m (L)	1	1
<b>A</b>	4.4m (vertical clearance) x 3.5(W) x 17 (L)	1	1
			<b>3</b>