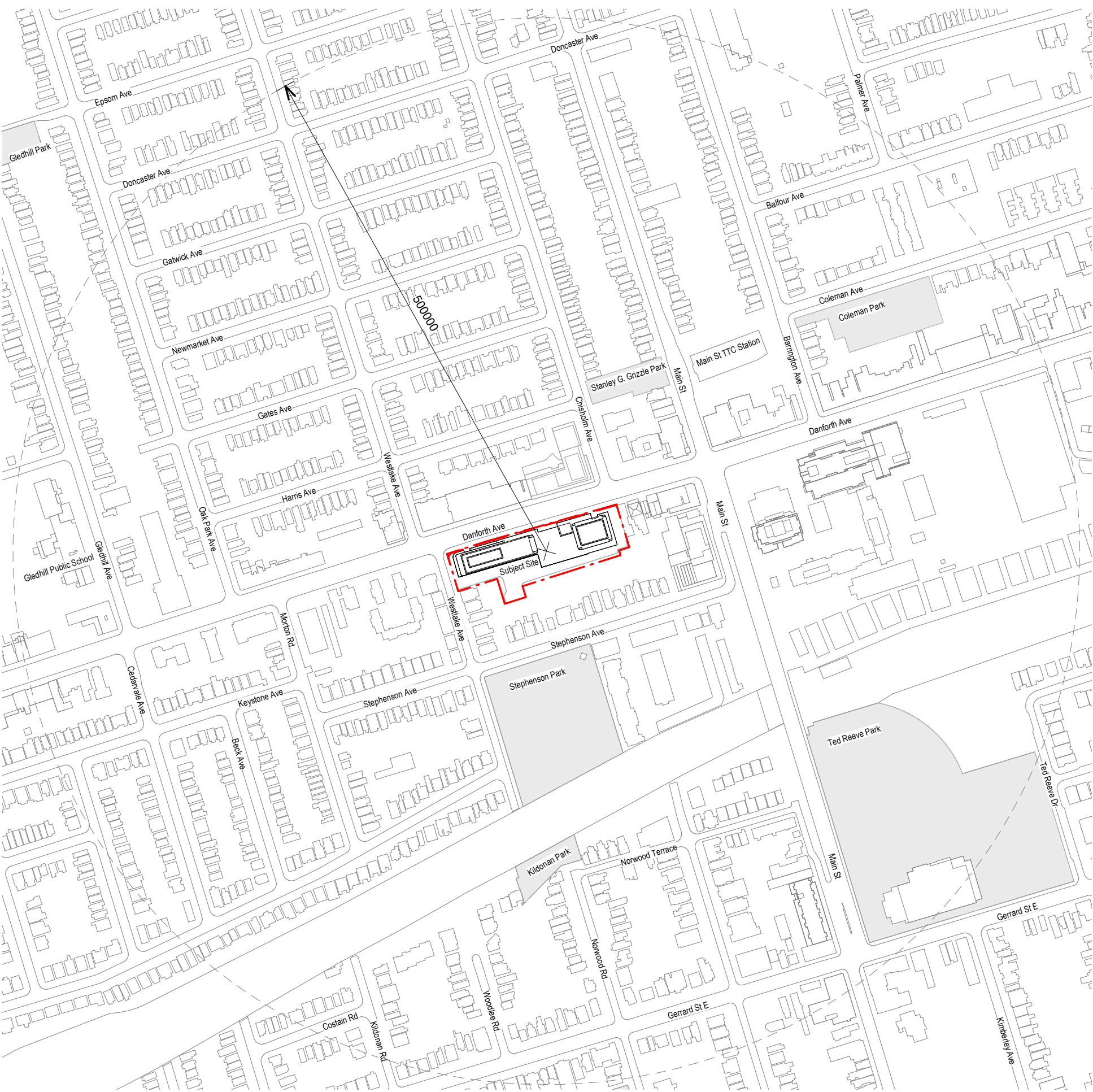


2451-2495 Danforth



1 Context Plan
1 : 4000

CLIENT

FIRST CAPITAL REIT
85 HANNA AVE, SUITE 400,
TORONTO, ON M6K 3S3
(T) 416.504.4114

PROJECT ADDRESS

2451-2495 DANFORTH AVE,
TORONTO, ON M6R 2J5

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TMP INC
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WIND AND SUSTAINABILITY
CONSULTANT
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TRANSPORTATION ENGINEER
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ERA ARCHITECTS
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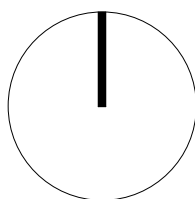
t> 416.596.0700
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241028 - ISSUED FOR OPA and ZBA

DRAWING NUMBER	DRAWING TITLE	
A.000	COVER SHEET	✓
A.001	PROJECT STATISTICS	✓
A.002	PERSPECTIVE VIEWS	✓
A.003	GFA DIAGRAMS PER ZBL 569-2013	✓
A.004	GFA DIAGRAMS PER ZBL 569-2013	✓
A.005	GFA DIAGRAMS PER ZBL 569-2013	✓
A.006	SETBACK DIAGRAM	✓
A.100	SITE PLAN	✓
A.101	FLOOR PLAN - P2	✓
A.102	FLOOR PLAN - P1	✓
A.103	FLOOR PLAN - GROUND FLOOR	✓
A.104	FLOOR PLAN - LEVEL 02	✓
A.105	FLOOR PLAN - LEVEL 03	✓
A.106	FLOOR PLAN - LEVEL 04	✓
A.107	FLOOR PLAN - LEVEL 05-08	✓
A.108	FLOOR PLAN - LEVEL 09-10	✓
A.109	FLOOR PLAN - LEVEL 11-13	✓
A.110	FLOOR PLAN - LEVEL 14-35	✓
A.111	ROOF PLAN	✓
A.201	NORTH ELEVATION	✓
A.202	EAST & WEST ELEVATIONS	✓
A.203	SOUTH ELEVATION	✓
A.301	BUILDING SECTION	✓
A.302	BUILDING SECTION	✓

1 OCT 28, 2024 Issued for OPA and ZBA

No. Date Issue/Revision



2451-2495 Danforth

2451-2495 Danforth
Avenue, Toronto, ON
M6R 2J5

Title:
COVER SHEET

Project No. 2216 Scale 1 : 4000

Drawing No.

A.000



VIEW OF POPS AND RETAIL SPACE ON DANFORTH AVE



VIEW FROM THE CORNER OF DANFORTH AVE AND WESTLAKE AVE



VIEW OF NORTH ELEVATION ON DANFORTH AVE

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1	OCT 28, 2024	Issued for OPA and ZBA
No.	Date	Issue/Revision

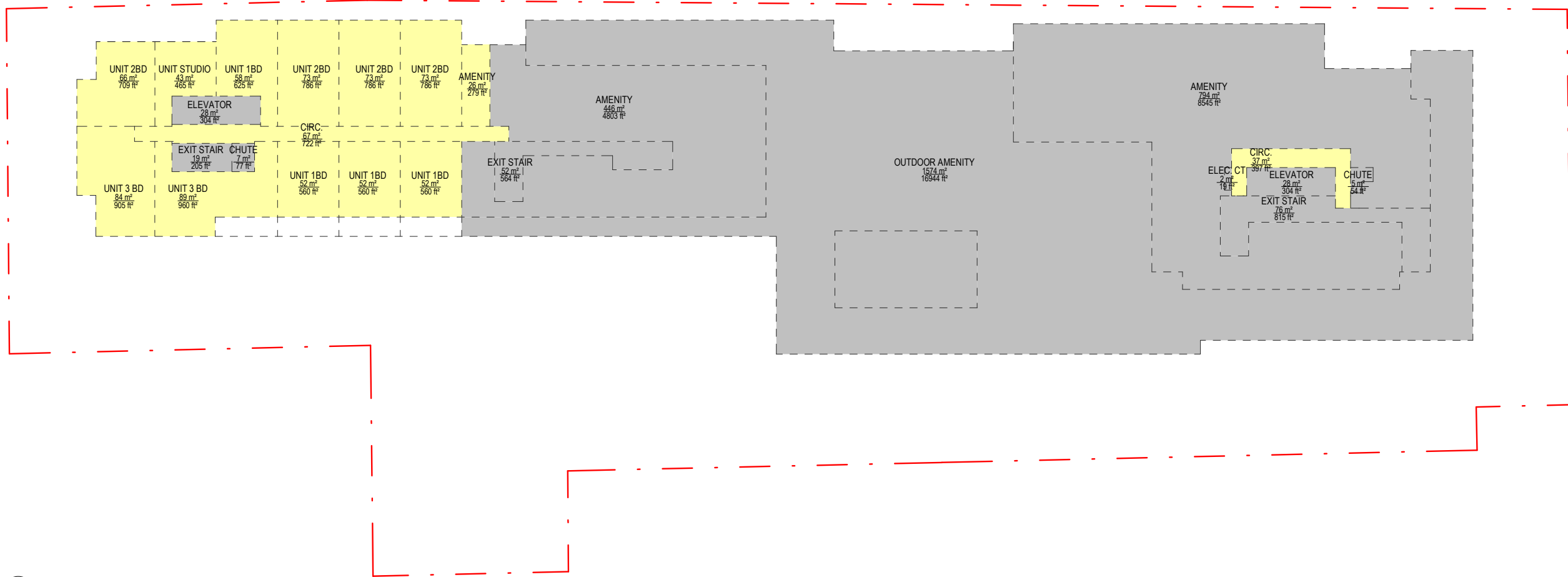


2451-2495 Danforth
2451-2495 Danforth
Avenue, Toronto, ON
M6R 2J5

Title:
PERSPECTIVE VIEWS

Project No. 2216	Scale
Drawing No.	

A.002



1 GFA Level03
1: 500

GFA EXCLUSION PER ZBL-569-2013 LEVEL 03		
Name	Area	
AMENITY	793.8 m ²	
AMENITY	446.2 m ²	
CHUTE	7.2 m ²	
CHUTE	5.0 m ²	
ELEC. CT	1.8 m ²	
ELEVATOR	28.2 m ²	
ELEVATOR	28.2 m ²	
EXIT STAIR	75.7 m ²	
EXIT STAIR	52.4 m ²	
EXIT STAIR	19.1 m ²	
MECH.	122.6 m ²	
OUTDOOR AMENITY	1574.2 m ²	
Grand total	3154.4 m ²	

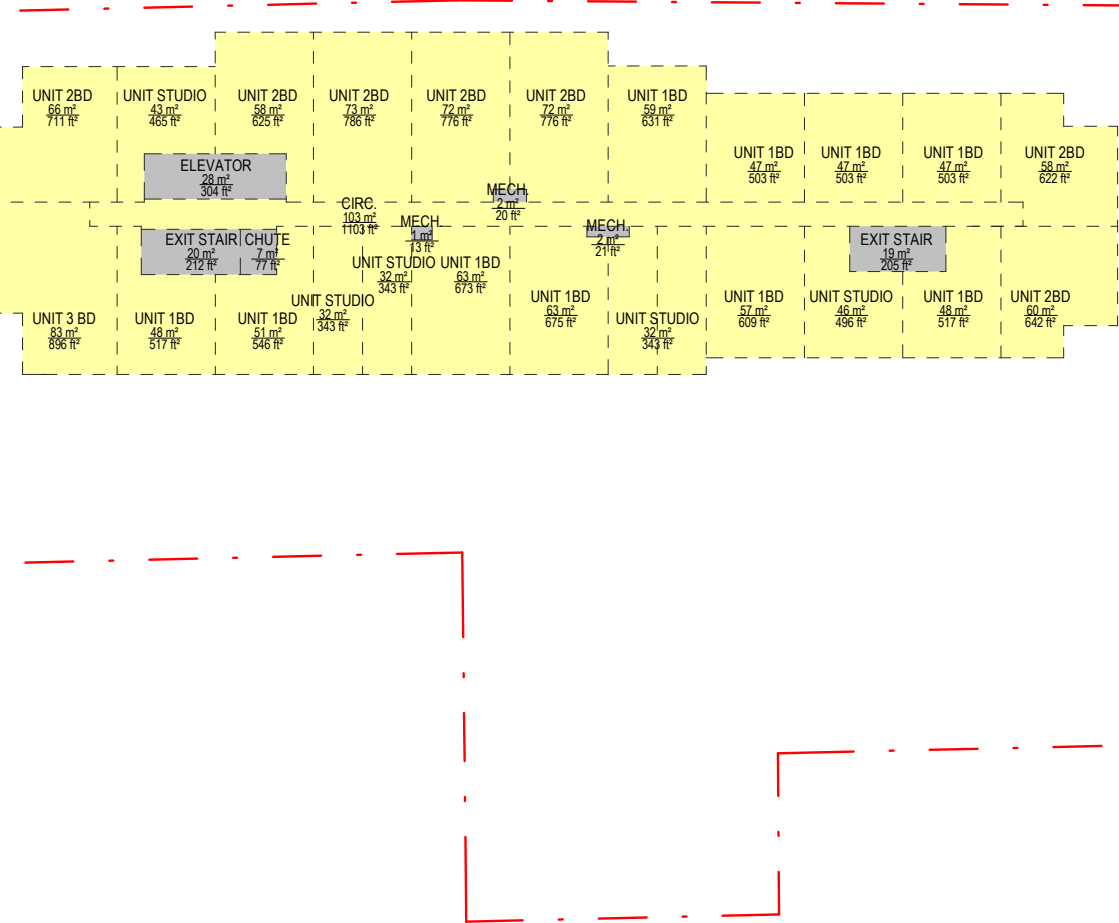
GFA PER ZBL-569-2013 LEVEL 03		
Name	Area	
AMENITY	25.9 m ²	
CIRC.	67.1 m ²	
CIRC.	36.9 m ²	
UNIT 1BD	58.0 m ²	
UNIT 1BD	52.0 m ²	
UNIT 1BD	52.0 m ²	
UNIT 1BD	52.0 m ²	
UNIT 2BD	73.1 m ²	
UNIT 2BD	73.1 m ²	
UNIT 2BD	73.1 m ²	
UNIT 2BD	65.9 m ²	
UNIT 3 BD	89.2 m ²	
UNIT 3 BD	84.1 m ²	
UNIT STUDIO	43.2 m ²	
Grand total	845.6 m ²	

GROSS CONSTRUCTION AREA (GCA)
- LEVEL 03

Name	Area	
AMENITY	793.8 m ²	
AMENITY	446.2 m ²	
AMENITY	25.9 m ²	
CHUTE	7.2 m ²	
CHUTE	5.0 m ²	
CIRC.	67.1 m ²	
CIRC.	36.9 m ²	
ELEC. CT	1.8 m ²	
ELEVATOR	28.2 m ²	
ELEVATOR	28.2 m ²	
EXIT STAIR	75.7 m ²	
EXIT STAIR	52.4 m ²	
EXIT STAIR	19.1 m ²	

GROSS CONSTRUCTION AREA (GCA)
- LEVEL 03

Name	Area	
MECH.	122.6 m ²	
OUTDOOR AMENITY	1574.2 m ²	
UNIT 1BD	58.0 m ²	
UNIT 1BD	52.0 m ²	
UNIT 1BD	52.0 m ²	
UNIT 1BD	52.0 m ²	
UNIT 2BD	73.1 m ²	
UNIT 2BD	73.1 m ²	
UNIT 2BD	73.1 m ²	
UNIT 2BD	65.9 m ²	
UNIT 3 BD	89.2 m ²	
UNIT 3 BD	84.1 m ²	
UNIT STUDIO	43.2 m ²	
Grand total	3999.9 m ²	



2 GFA Level04
1: 500

GFA EXCLUSION PER ZBL-569-2013 LEVEL 04		
Name	Area	
CHUTE	7.2 m ²	
CHUTE	5.0 m ²	
ELEC. CT	1.8 m ²	
ELEVATOR	28.2 m ²	
ELEVATOR	28.2 m ²	
EXIT STAIR	26.3 m ²	
EXIT STAIR	19.7 m ²	
EXIT STAIR	19.1 m ²	
MECH.	2.9 m ²	
MECH.	2.0 m ²	
MECH.	2.0 m ²	
MECH.	1.9 m ²	
MECH.	1.9 m ²	
MECH.	1.2 m ²	
Grand total	147.3 m ²	

GFA PER ZBL-569-2013 LEVEL 04

Name	Area	
CIRC.	102.5 m ²	
CIRC.	50.2 m ²	
UNIT 1BD	62.8 m ²	
UNIT 1BD	62.5 m ²	
UNIT 1BD	59.2 m ²	
UNIT 1BD	58.8 m ²	
UNIT 1BD	58.6 m ²	
UNIT 1BD	56.6 m ²	
UNIT 1BD	55.1 m ²	
UNIT 1BD	50.7 m ²	
UNIT 1BD	49.6 m ²	
UNIT 1BD	48.1 m ²	
UNIT 1BD	48.0 m ²	
UNIT 1BD	46.8 m ²	
UNIT 1BD	46.8 m ²	
UNIT 1BD	46.8 m ²	
UNIT 2BD	73.1 m ²	
UNIT 2BD	72.1 m ²	

GFA PER ZBL-569-2013 LEVEL 04

Name	Area	
UNIT 2BD	72.1 m ²	
UNIT 2BD	70.1 m ²	
UNIT 2BD	68.6 m ²	
UNIT 2BD	68.6 m ²	
UNIT 2BD	66.1 m ²	
UNIT 2BD	59.6 m ²	
UNIT 2BD	58.1 m ²	
UNIT 2BD	57.8 m ²	
UNIT 3 BD	83.3 m ²	
UNIT 3 BD	81.7 m ²	
UNIT 3 BD	81.7 m ²	
UNIT STUDIO	46.1 m ²	
UNIT STUDIO	43.2 m ²	
UNIT STUDIO	39.8 m ²	
UNIT STUDIO	31.9 m ²	
UNIT STUDIO	31.9 m ²	
UNIT STUDIO	31.9 m ²	
UNIT STUDIO	30.9 m ²	
UNIT STUDIO	26.6 m ²	
Grand total	2098.0 m ²	

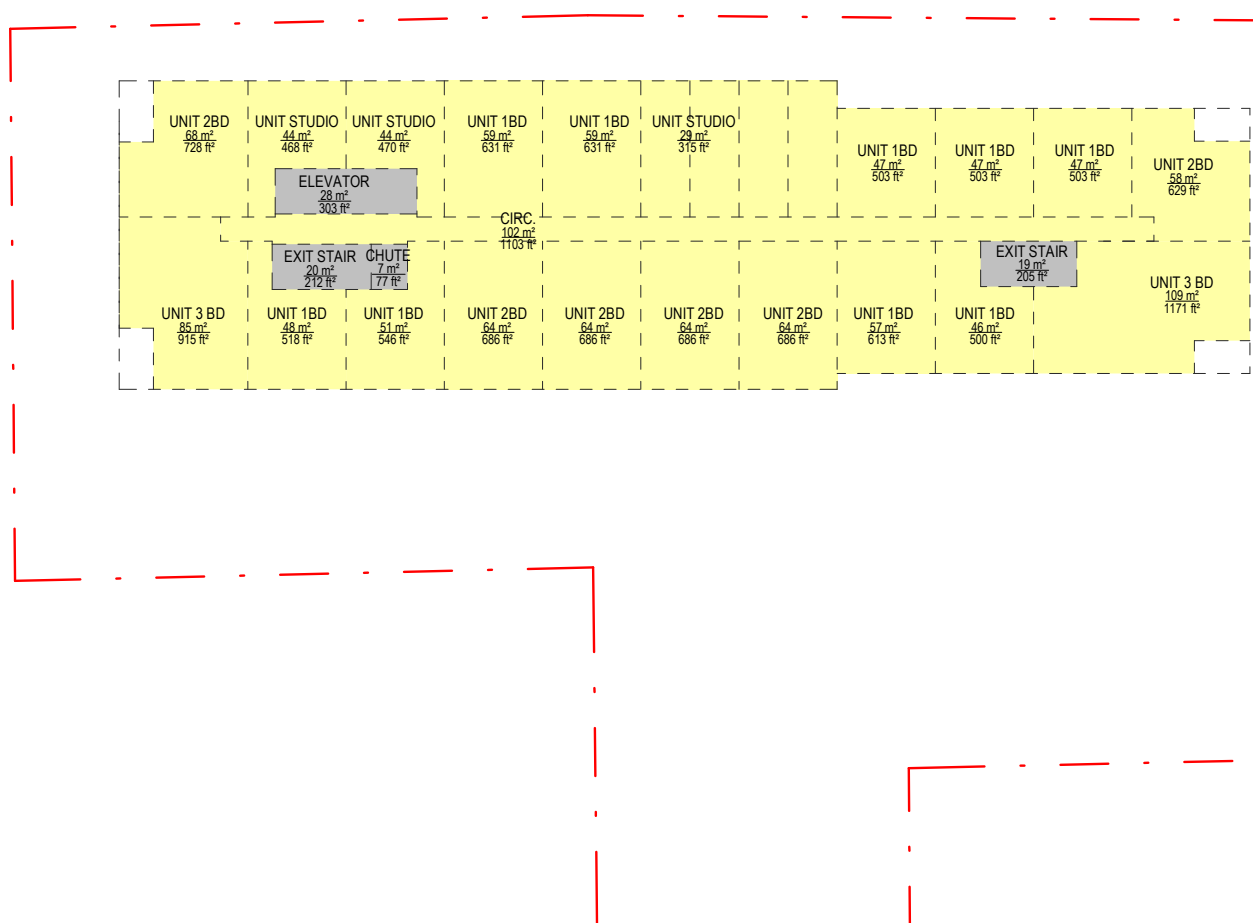
GROSS CONSTRUCTION AREA (GCA)
- LEVEL 04

Name	Area	
CHUTE	7.2 m ²	
CHUTE	5.0 m ²	
CIRC.	102.5 m ²	
CIRC.	50.2 m ²	
ELEC. CT	1.8 m ²	
ELEVATOR	28.2 m ²	
ELEVATOR	28.2 m ²	
EXIT STAIR	26.3 m ²	
EXIT STAIR	19.7 m ²	
EXIT STAIR	19.1 m ²	
MECH.	2.9 m ²	
MECH.	2.0 m ²	
MECH.	2.0 m ²	
MECH.	1.9 m ²	
MECH.	1.9 m ²	
MECH.	1.2 m ²	
UNIT 1BD	62.8 m ²	
UNIT 1BD	62.5 m ²	
UNIT 1BD	59.2 m ²	
UNIT 1BD	58.8 m ²	
UNIT 1BD	58.6 m ²	
UNIT 1BD	56.6 m ²	
UNIT 1BD	55.1 m ²	
UNIT 1BD	50.7 m ²	
UNIT 1BD	49.6 m ²	
UNIT 1BD	48.1 m ²	

GROSS CONSTRUCTION AREA (GCA)
- LEVEL 04

Name	Area	
UNIT 1BD	48.0 m ²	
UNIT 1BD	46.8 m ²	
UNIT 1BD	46.8 m ²	
UNIT 1BD	46.8 m ²	
UNIT 2BD	73.1 m ²	
UNIT 2BD	72.1 m ²	
UNIT 2BD	70.1 m ²	
UNIT 2BD	68.6 m ²	
UNIT 2BD	68.6 m ²	
UNIT 2BD	66.1 m ²	
UNIT 2BD	59.6 m ²	
UNIT 2BD	58.1 m ²	
UNIT 2BD	57.8 m ²	
UNIT 3 BD	83.3 m ²	
UNIT 3 BD	81.7 m ²	
UNIT 3 BD	81.7 m ²	
UNIT STUDIO	46.1 m ²	
UNIT STUDIO	43.2 m ²	
UNIT STUDIO	39.8 m ²	
UNIT STUDIO	31.9 m ²	
UNIT STUDIO	31.9 m ²	
UNIT STUDIO	31.9 m ²	
UNIT STUDIO	30.9 m ²	
UNIT STUDIO	26.6 m ²	
Grand total	2245.3 m ²	

(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 the By-law for
required bicycle parking spaces;
(E) amenity space required by this By-law;
(F) shower stalls;
(G) garbage chutes;
(H) mechanical penthouse; and
(I) exit stairwells in the building.



3 GFA Level05-08
1: 500

GFA EXCLUSION PER ZBL-569-2013 LEVEL 07		
Name	Area	
CHUTE	7.2 m ²	
CHUTE	5.0 m ²	
ELEC. CT	1.8 m ²	
ELEVATOR	28.2 m ²	
ELEVATOR	28.2 m ²	
EXIT STAIR	26.3 m ²	
EXIT STAIR	19.7 m ²	
EXIT STAIR	19.1 m ²	
MECH.	2.9 m ²	
MECH.	2.0 m ²	
MECH.	1.9 m ²	
Grand total	142.2 m ²	

GFA PER ZBL-569-2013 LEVEL 07

Name	Area	
CIRC.	102.5 m ²	
CIRC.	50.2 m ²	
UNIT 1BD	59.2 m ²	
UNIT 1BD	58.8 m ²	
UNIT 1BD	58.6 m ²	
UNIT 1BD	56.9 m ²	
UNIT 1BD	55.1 m ²	
UNIT 1BD	50.7 m ²	
UNIT 1BD	49.6 m ²	
UNIT 1BD	48.1 m ²	
UNIT 1BD	48.0 m ²	
UNIT 1BD	46.8 m ²	
UNIT 1BD	46.8 m ²	
UNIT 1BD	46.8 m ²	
UNIT 2BD	70.1 m ²	
UNIT 2BD	68.6 m ²	
UNIT 2BD	68.6 m ²	

GFA PER ZBL-569-2013 LEVEL 07

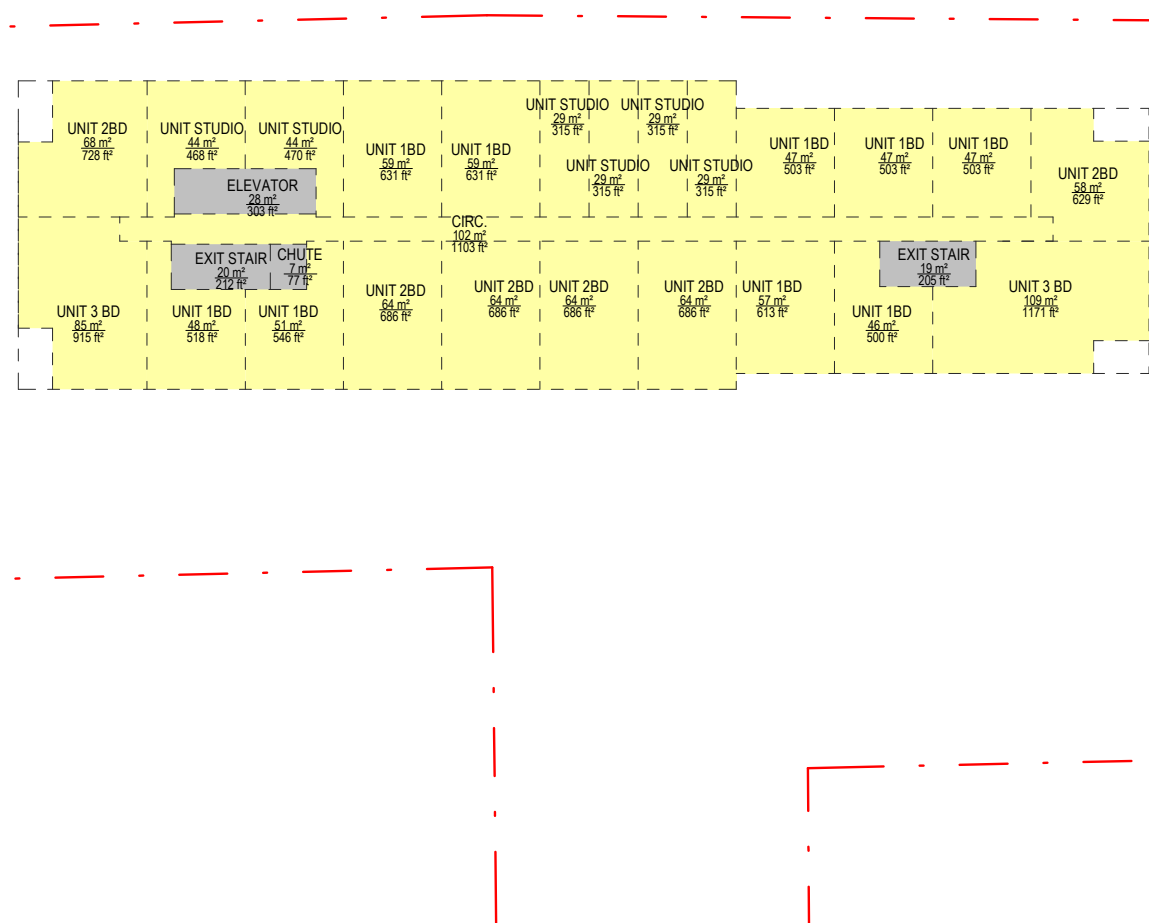
Name	Area	
UNIT 2BD	67.6 m ²	
UNIT 2BD	63.7 m ²	
UNIT 2BD	63.7 m ²	
UNIT 2BD	63.7 m ²	
UNIT 2BD	63.7 m ²	
UNIT 2BD	58.5 m ²	
UNIT 3 BD	108.8 m ²	
UNIT 3 BD	85.0 m ²	
UNIT 3 BD	81.7 m ²	
UNIT 3 BD	81.7 m ²	
UNIT STUDIO	43.7 m ²	
UNIT STUDIO	43.5 m ²	
UNIT STUDIO	39.8 m ²	
UNIT STUDIO	29.3 m ²	
UNIT STUDIO	29.3 m ²	
UNIT STUDIO	29.3 m ²	
UNIT STUDIO	29.3 m ²	
UNIT STUDIO	26.6 m ²	
UNIT STUDIO	26.6 m ²	
Grand total	2051.5 m ²	

GROSS CONSTRUCTION AREA (GCA)
- LEVEL 07

Name	Area	
CHUTE	7.2 m ²	
CHUTE	5.0 m ²	
CIRC.	102.5 m ²	
CIRC.	50.2 m ²	
ELEC. CT	1.8 m ²	
ELEVATOR	28.2 m ²	
ELEVATOR	28.2 m ²	
EXIT STAIR	26.3 m ²	
EXIT STAIR	19.7 m ²	
EXIT STAIR	19.1 m ²	
MECH.	2.9 m ²	
MECH.	2.0 m ²	
MECH.	1.9 m ²	
UNIT 1BD	59.2 m ²	
UNIT 1BD	58.8 m ²	
UNIT 1BD	58.6 m ²	
UNIT 1BD	56.9 m ²	
UNIT 1BD	55.1 m ²	
UNIT 1BD	50.7 m ²	
UNIT 1BD	49.6 m ²	
UNIT 1BD	48.1 m ²	
UNIT 1BD	46.8 m ²	
UNIT 1BD	46.8 m ²	

GROSS CONSTRUCTION AREA (GCA)
- LEVEL 07

Name	Area	
UNIT 1BD	46.8 m ²	
UNIT 1BD	46.4 m ²	
UNIT 2BD	70.1 m ²	
UNIT 2BD	68.6 m ²	
UNIT 2BD	68.6 m ²	
UNIT 2BD	66.1 m ²	
UNIT 2BD	59.6 m ²	
UNIT 2BD	58.1 m ²	
UNIT 2BD	57.8 m ²	
UNIT 3 BD	83.3 m ²	
UNIT 3 BD	81.7 m ²	
UNIT 3 BD	81.7 m ²	
UNIT STUDIO	43.7 m ²	
UNIT STUDIO	43.5 m ²	
UNIT STUDIO	39.8 m ²	
UNIT STUDIO	29.3 m ²	
UNIT STUDIO	29.3 m ²	
UNIT STUDIO	29.3 m ²	
UNIT STUDIO	26.6 m ²	
UNIT STUDIO	26.6 m ²	
Grand total	2193.6 m ²	



4 Level09
1: 500

GFA EXCLUSION PER ZBL-569-2013 LEVEL 09		
Name	Area	
CHUTE	7.2 m ²	
CHUTE	5.0 m ²	
ELEC. CT	1.8 m ²	
ELEVATOR	28.2 m ²	
ELEVATOR	28.2 m ²	
EXIT STAIR	26.3 m ²	
EXIT STAIR	19.7 m ²	
EXIT STAIR	19.1 m ²	
MECH.	2.9 m ²	
MECH.	2.0 m ²	
MECH.	1.9 m ²	
Grand total	142.2 m ²	

GFA PER ZBL-569-2013 LEVEL 09

Name	Area	
CIRC.	102.5 m ²	
CIRC.	50.2 m ²	
UNIT 1BD	59.2 m ²	
UNIT 1BD	58.8 m ²	
UNIT 1BD	58.6 m ²	
UNIT 1BD	56.9 m ²	
UNIT 1BD	55.1 m ²	
UNIT 1BD	50.7 m ²	
UNIT 1BD	49.6 m ²	
UNIT 1BD	48.1 m ²	
UNIT 1BD	48.0 m ²	
UNIT 1BD	46.8 m ²	
UNIT 1BD	46.8 m ²	
UNIT 1BD	46.8 m ²	
UNIT 2BD	70.1 m ²	
UNIT 2BD	68.6 m ²	
UNIT 2BD	68.6 m ²	

GFA PER ZBL-569-2013 LEVEL 09

Name	Area	
UNIT 2BD	67.6 m ²	
UNIT 2BD	63.7 m ²	
UNIT 2BD	63.7 m ²	
UNIT 2BD	63.7 m ²	
UNIT 2BD	63.7 m ²	
UNIT 2BD	58.5 m ²	
UNIT 3 BD	108.8 m ²	
UNIT 3 BD	85.0 m ²	
UNIT 3 BD	81.7 m ²	
UNIT 3 BD	81.7 m ²	
UNIT STUDIO	43.7 m ²	
UNIT STUDIO	43.5 m ²	
UNIT STUDIO	39.8 m ²	
UNIT STUDIO	29.3 m ²	
UNIT STUDIO	29.3 m ²	
UNIT STUDIO	29.3 m ²	
UNIT STUDIO	29.3 m ²	
UNIT STUDIO	26.6 m ²	
UNIT STUDIO	26.6 m ²	
Grand total	2051.5 m ²	

GROSS CONSTRUCTION AREA (GCA)
- LEVEL 09

CHUTE	7.2 m ²
CHUTE	5.0 m ²
CIRC.	102.5 m ²
CIRC.	50.2 m ²
ELEC. CT	1.8 m ²
ELEVATOR	28.2 m ²
ELEVATOR	28.2 m ²
EXIT STAIR	26.3 m ²
EXIT STAIR	19.7 m ²
EXIT STAIR	19.1 m ²
MECH.	2.9 m ²
MECH.	2.0 m ²
MECH.	1.9 m ²
UNIT 1BD	59.2 m ²
UNIT 1BD	58.8 m ²
UNIT 1BD	58.6 m ²
UNIT 1BD	58.6 m ²
UNIT 1BD	56.9 m ²
UNIT 1BD	55.1 m ²
UNIT 1BD	55.1 m ²
UNIT 1BD	50.7 m ²
UNIT 1BD	49.6 m ²
UNIT 1BD	48.1 m ²
UNIT 1BD	46.8 m ²

4 GFA Level11-13
1 : 500

GFA EXCLUSION PER ZBL-569-2013 LEVEL 11		
Name	Area	
CHUTE	7.2 m²	
CHUTE	5.0 m²	
ELEC. CT	1.8 m²	
ELEVATOR	28.2 m²	
EXIT STAIR	26.3 m²	
EXIT STAIR	19.7 m²	
EXIT STAIR	19.1 m²	
MECH.	2.9 m²	
MECH.	2.0 m²	
MECH.	1.9 m²	
Grand total	142.2 m²	

GFA PER ZBL-569-2013 LEVEL 11			
Name	Area	Name	Area
CIRC.	99.7 m²	UNIT 1BD	46.8 m²
CIRC.	50.2 m²	UNIT 1BD	46.8 m²
UNIT 1BD	59.2 m²	UNIT 1BD	46.5 m²
UNIT 1BD	58.8 m²	UNIT 2BD	70.1 m²
UNIT 1BD	56.9 m²	UNIT 2BD	68.6 m²
UNIT 1BD	56.9 m²	UNIT 2BD	68.6 m²
UNIT 1BD	56.9 m²	UNIT 2BD	64.8 m²
UNIT 1BD	56.9 m²	UNIT 2BD	58.1 m²
UNIT 1BD	56.9 m²	UNIT 3 BD	108.4 m²
UNIT 1BD	55.1 m²	UNIT 3 BD	81.7 m²
UNIT 1BD	55.1 m²	UNIT 3 BD	74.8 m²
UNIT 1BD	49.6 m²	UNIT 3 BD	70.5 m²
UNIT 1BD	46.8 m²	UNIT STUDIO	43.9 m²
UNIT 1BD	46.8 m²	UNIT STUDIO	39.8 m²
UNIT 1BD	46.8 m²	UNIT STUDIO	26.6 m²
UNIT 1BD	46.8 m²	UNIT STUDIO	26.6 m²
Grand total		1841.9 m²	

GROSS CONSTRUCTION AREA (GCA) - LEVEL 11			
Name	Area	Name	Area
CHUTE	7.2 m²	UNIT 1BD	55.1 m²
CHUTE	5.0 m²	UNIT 1BD	55.1 m²
CIRC.	99.7 m²	UNIT 1BD	49.6 m²
CIRC.	50.2 m²	UNIT 1BD	46.8 m²
ELEC. CT	1.8 m²	UNIT 1BD	46.8 m²
ELEVATOR	28.2 m²	UNIT 1BD	46.8 m²
ELEVATOR	28.2 m²	UNIT 1BD	46.8 m²
EXIT STAIR	26.3 m²	UNIT 1BD	46.8 m²
EXIT STAIR	19.7 m²	UNIT 1BD	46.8 m²
EXIT STAIR	19.1 m²	UNIT 1BD	46.5 m²
MECH.	2.9 m²	UNIT 2BD	70.1 m²
MECH.	2.0 m²	UNIT 2BD	68.6 m²
MECH.	1.9 m²	UNIT 2BD	68.6 m²
UNIT 1BD	59.2 m²	UNIT 2BD	64.8 m²
UNIT 1BD	58.8 m²	UNIT 2BD	58.1 m²
UNIT 1BD	56.9 m²	UNIT 3 BD	108.4 m²
UNIT 1BD	56.9 m²	UNIT 3 BD	81.7 m²
UNIT 1BD	56.9 m²	UNIT 3 BD	74.8 m²
UNIT 1BD	56.9 m²	UNIT 3 BD	70.5 m²
UNIT 1BD	56.9 m²	UNIT STUDIO	43.9 m²
		UNIT STUDIO	39.8 m²
		UNIT STUDIO	26.6 m²
		UNIT STUDIO	26.6 m²
Grand total		1984.1 m²	

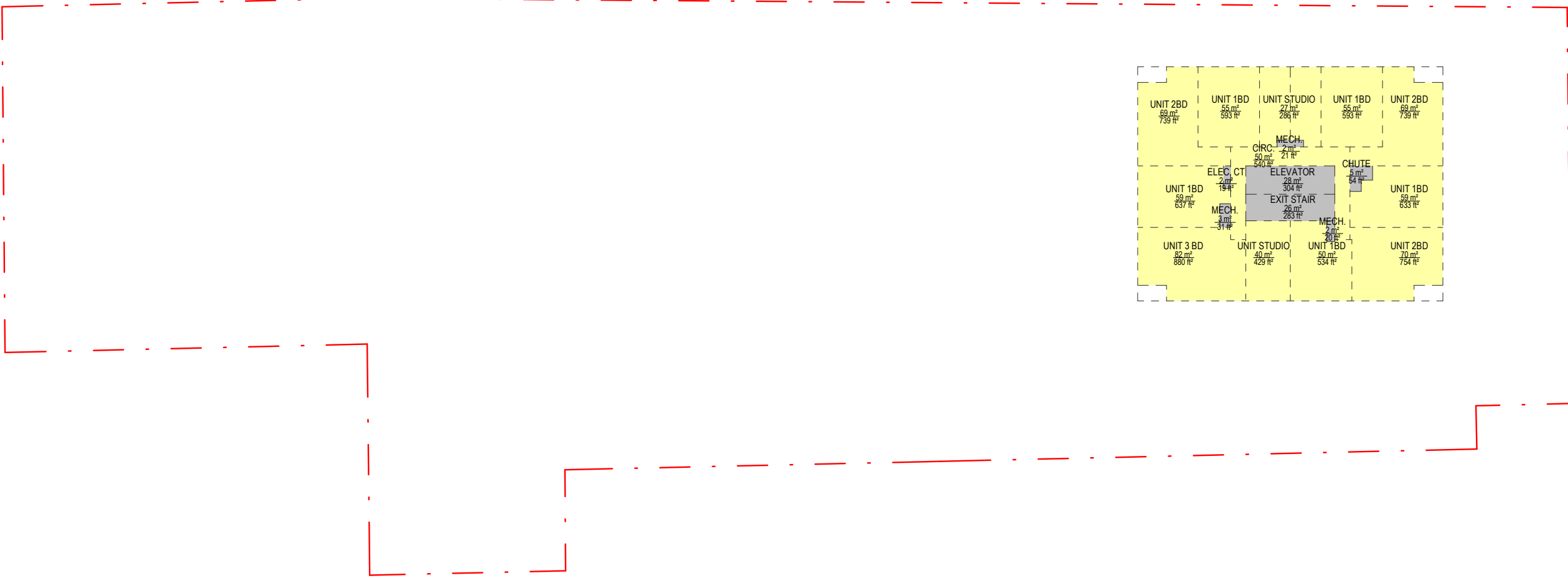
1 GFA Level14/MPH
1 : 500

GFA EXCLUSION PER ZBL-569-2013 LEVEL 14		
Name	Area	
CHUTE	5.0 m²	
ELEC. CT	1.8 m²	
ELEVATOR	28.2 m²	
ELEVATOR	10.3 m²	
EXIT STAIR	26.3 m²	
EXIT STAIR	18.6 m²	
MECH.	271.2 m²	
MECH.	2.9 m²	
MECH.	2.0 m²	
MECH.	1.9 m²	
Grand total	368.1 m²	

GFA PER ZBL-569-2013 LEVEL 14		
Name	Area	
CIRC.	50.2 m²	
CIRC.	8.8 m²	
UNIT 1BD	59.2 m²	
UNIT 1BD	58.8 m²	
UNIT 1BD	55.1 m²	
UNIT 1BD	55.1 m²	
UNIT 1BD	49.6 m²	
UNIT 2BD	70.1 m²	
UNIT 2BD	68.6 m²	
UNIT 2BD	68.6 m²	
UNIT 3 BD	81.7 m²	
UNIT STUDIO	39.8 m²	
UNIT STUDIO	26.6 m²	
UNIT STUDIO	26.6 m²	
Grand total	718.8 m²	

GROSS CONSTRUCTION AREA (GCA) - LEVEL 14		
Name	Area	
CHUTE	5.0 m²	
CIRC.	50.2 m²	
CIRC.	8.8 m²	
ELEC. CT	1.8 m²	
ELEVATOR	28.2 m²	
ELEVATOR	10.3 m²	
EXIT STAIR	26.3 m²	
EXIT STAIR	18.6 m²	
MECH.	271.2 m²	
MECH.	2.9 m²	
MECH.	2.0 m²	
MECH.	1.9 m²	
UNIT 1BD	59.2 m²	
UNIT 1BD	58.8 m²	
UNIT 1BD	55.1 m²	
UNIT 1BD	55.1 m²	
UNIT 1BD	49.6 m²	
UNIT 2BD	70.1 m²	
UNIT 2BD	68.6 m²	
UNIT 2BD	68.6 m²	
UNIT 3 BD	81.7 m²	
UNIT STUDIO	39.8 m²	
UNIT STUDIO	26.6 m²	
UNIT STUDIO	26.6 m²	
Grand total	1086.9 m²	

(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 the 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) soil stairwells in the building.



2 GFA Level15-35
1 : 500

GFA EXCLUSION PER ZBL-569-2013 LEVEL 15		
Name	Area	
CHUTE	5.0 m²	
ELEC. CT	1.8 m²	
ELEVATOR	28.2 m²	
EXIT STAIR	26.3 m²	
MECH.	2.9 m²	
MECH.	2.0 m²	
MECH.	1.9 m²	
Grand total	68.1 m²	

GFA PER ZBL-569-2013 LEVEL 15			
Name	Area	Name	Area
CIRC.	50.2 m²	UNIT 1BD	59.2 m²
UNIT 1BD	59.2 m²	UNIT 1BD	58.8 m²
UNIT 1BD	55.1 m²	UNIT 1BD	55.1 m²
UNIT 1BD	55.1 m²	UNIT 1BD	49.6 m²
UNIT 1BD	49.6 m²	UNIT 1BD	49.6 m²
UNIT 2BD	70.1 m²	UNIT 2BD	68.6 m²
UNIT 2BD	68.6 m²	UNIT 2BD	68.6 m²
UNIT 3 BD	81.7 m²	UNIT 3 BD	81.7 m²
UNIT STUDIO	39.8 m²	UNIT STUDIO	39.8 m²
UNIT STUDIO	26.6 m²	UNIT STUDIO	26.6 m²
UNIT STUDIO	26.6 m²	UNIT STUDIO	26.6 m²
Grand total	710.0 m²		

GROSS CONSTRUCTION AREA (GCA) - LEVEL 15			
Name	Area	Name	Area
CHUTE	5.0 m²	UNIT 1BD	59.2 m²
CIRC.	50.2 m²	UNIT 1BD	58.8 m²
ELEC. CT	1.8 m²	UNIT 1BD	55.1 m²
ELEVATOR	28.2 m²	UNIT 1BD	49.6 m²
EXIT STAIR	26.3 m²	UNIT 1BD	49.6 m²
MECH.	2.9 m²	UNIT 2BD	70.1 m²
MECH.	2.0 m²	UNIT 2BD	68.6 m²
MECH.	1.9 m²	UNIT 2BD	68.6 m²
UNIT 1BD	59.2 m²	UNIT 2BD	68.6 m²
UNIT 1BD	58.8 m²	UNIT 3 BD	81.7 m²
UNIT 1BD	55.1 m²	UNIT STUDIO	39.8 m²
UNIT 1BD	49.6 m²	UNIT STUDIO	26.6 m²
UNIT 2BD	70.1 m²	UNIT STUDIO	26.6 m²
UNIT 2BD	68.6 m²		
UNIT 2BD	68.6 m²		
UNIT 3 BD	81.7 m²		
UNIT STUDIO	39.8 m²		
UNIT STUDIO	26.6 m²		
UNIT STUDIO	26.6 m²		
Grand total	778.1 m²		

3 GFA MPH
1 : 500

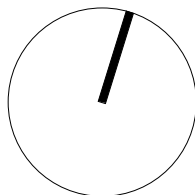
GFA EXCLUSION PER ZBL-569-2013 LEVEL MPH		
Name	Area	
ELEC. CT	1.8 m²	
ELEVATOR	28.2 m²	
EXIT STAIR	26.3 m²	
MECH.	401.3 m²	
MECH.	2.1 m²	
Grand total	459.8 m²	

GFA PER ZBL-569-2013 LEVEL MPH		
Name	Area	
CIRC.	43.7 m²	
Grand total	43.7 m²	

GROSS CONSTRUCTION AREA (GCA) - LEVEL MPH		
Name	Area	
CIRC.	43.7 m²	
ELEC. CT	1.8 m²	
ELEVATOR	28.2 m²	
EXIT STAIR	26.3 m²	
MECH.	401.3 m²	
MECH.	2.1 m²	
Grand total	503.5 m²	

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Title:
GFA DIAGRAMS PER
ZBL 569-2013

Project No. 2216 Scale As indicated

Drawing No.

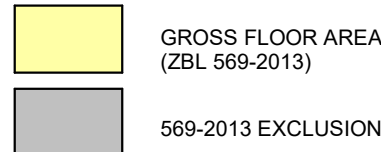
A.005

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GROSS FLOOR AREA (ZBL 569-2013)



Gross Floor Area Calculations for an Apartment Building in the Commercial Residential Zone Category per ZBL 569-2013, Section 40.5.40.40 (5).

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

GREEN ROOF STATISTICS		Proposed
Gross Floor Area, as defined in Green Roof Bylaw (m²)		46879.5 m²
Total Roof Area (m²)		4231.57 m²
Area of Residential Private Terraces (m²)		390.04 m²
Rooftop Outdoor Amenity Space, if in a Residential Building (m²)		1376.17 m²
Area of Renewable Energy Devices (m²)		0 m²
Tower (s)Roof Area with floor plate less than 750 m²		N/A
Total Available Roof Space (m²)		2465.36 m²
Green Roof Coverage		
Coverage of Available Roof Space (m²)		1479.22 m²
Coverage of Available Roof Space (%)		60 %
		1990 m²
		80.7 %

Gross Floor Area, as defined in Green Roof Bylaw.

The total area of each floor level of a building, above and below average grade, measured from the exterior of the main wall of each floor level, including voids at the level of each floor, such as an atrium, mezzanine, stairwell, escalator, elevator, ventilation duct or utility shaft, but excluding areas used for the purpose of parking or loading

Definitions.

FLOOR PLATE AREA - The total area of a floor of a building, measured from the exterior of the main wall of the floor level, including voids at the level of the floor, such as an atrium, mezzanine, stairwell, escalator, elevator, ventilation duct or utility shaft.

GROSS FLOOR AREA - The total area of each floor level of a building, above and below average grade, measured from the exterior of the main wall of each floor level, including voids at the level of each floor, such as an atrium, mezzanine, stairwell, escalator, elevator, ventilation duct or utility shaft, but excluding areas used for the purpose of parking or loading

LOADING NOTES

1. TYPE G LOADING SPACE AND ADJACENT STAGING PAD HAVE VERTICAL CLEARANCE OF MIN 6.1 METERS.
2. OVERHEAD DOORS TO LOADING SPACE WILL HAVE MIN 4.4 METER HEIGHT. 2.1M DEEP STAGING AREA DIRECTLY IN FRONT OF THE LOADING AREA TO HAVE MIN VERTICAL CLEARANCE OF 6.1M.
3. TYPE G LOADING SPACE WILL BE SHARED BETWEEN RESIDENTIAL AND NON-RESIDENTIAL USES. 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.
4. TYPE G LOADING SPACE WILL BE LEVEL (1% ± 2%) AND CONSTRUCTED WITH MIN 200mm THICK SACRIFICIAL CONCRETE SLAB
5. A WARNING SYSTEM WILL BE PROVIDED, ALERTING DRIVERS WHEN EXITING THE UNDERGROUND PARKING GARAGE THAT LARGE TRUCKS ARE MANOEUVRING WITHIN THE PUBLIC LANE.
6. ALL ACCESS DRIVEWAYS TO BE USED BY THE GARBAGE COLLECTION VEHICLE WILL HAVE:
 - a) MAXIMUM GRADIENT OF 8%;
 - b) MINIMUM VERTICAL CLEARANCE OF 4.4 METRES THROUGHOUT;
 - c) MINIMUM WIDTH OF 4.5 METRES THROUGHOUT; AND
 - d) 6 METRES WIDE AT POINT OF INGRESS AND EGRESS.
7. NO PARKING SIGNS TO BE PROVIDED AND MAINTAINED ADJACENT TO THE LOADING SPACE.
8. CONSTRUCT ANY TYPE G LOADING SPACE AND ALL DRIVEWAYS AND PASSAGEWAYS PROVIDING ACCESS THERETO, TO THE REQUIREMENTS OF THE ONTARIO BUILDING CODE, INCLUDING ALLOWANCE FOR CITY OF TORONTO BULK LIFT AND REAR BIN LOADING WITH IMPACT FACTORS WHERE THEY ARE TO BE BUILT AS SUPPORTED STRUCTURES.
9. THE RESIDENTIAL SOLID WASTE ROOM WILL ACCOMMODATE GARBAGE, RECYCLING AND ORGANICS FOR THE RESIDENTIAL COMPONENT OF THE BUILDING VIA USE OF A BASKET IN THE DEVELOPMENT.
10. BULK WASTE HAS 10m² DESIGNATED FLOOR AREA FOR THE DEVELOPMENT.
11. COLLECTION OF WASTE MATERIALS FOR THIS DEVELOPMENT WILL TAKE PLACE IN AN ENCLOSED LOADING BAY. AN ON-SITE STAFF PERSON IS RESPONSIBLE FOR MOVING THE BINS FROM THE GARBAGE STORAGE SPACE TO THE COLLECTION POINT AND PROVIDE VEHICULAR DIRECTIVES TO THE COLLECTION VEHICLE OPERATOR AS REQUIRED.
12. THIS BUILDING IS DESIGNED WITH A TYPE G LOADING SPACE, A FLASHING WARNING LIGHT SYSTEM AND / OR APPROPRIATE SIGNAGE ADJACENT TO THE SPACE, AT NO COST TO THE CITY, WILL BE IN PLACE AND ACTIVATED DURING COLLECTION AND REMAIN ACTIVE UNTIL THE VEHICLE EXITS THE SITE. REFER TO TRAFFIC CONSULTANT REPORT FOR SWEEP PATH.
13. SOLID WASTE MANAGEMENT TO BE NOTIFIED UPON COMPLETION OF THE DEVELOPMENT AND SHOULD PUBLIC WASTE COLLECTION BE USED, ALL NECESSARY APPLICATION AND WAIVER FORMS TO BE COMPLETED PRIOR TO COMMENCEMENT OF CITY REFUSE COLLECTION.
14. NON-RESIDENTIAL GARBAGE WILL BE COLLECTED BY LICENSED PRIVATE WASTE MANAGEMENT COMPANY.
15. REFUSE GENERATED BY THE NON-RESIDENTIAL USE MUST BE STORED ON SITE, IN RODENT PROOF CONTAINERS IN ACCORDANCE WITH CHAPTER 841 OF THE MUNICIPAL CODE, "WASTE COLLECTION, COMMERCIAL PROPERTIES".
16. TRAINED ON-SITE STAFF MEMBER WILL BE AVAILABLE TO MANOEUVRE BINS FOR THE COLLECTION DRIVER AND ALSO ACT AS A FLAGMAN WHEN THE TRUCK IS REVERSING. IN THE EVENT THE ON-SITE STAFF IS UNAVAILABLE AT THE TIME THE CITY COLLECTION VEHICLE ARRIVES AT THE SITE, THE COLLECTION VEHICLE WILL LEAVE THE SITE AND NOT RETURN UNTIL THE NEXT SCHEDULED COLLECTION DATE. FOR SPECIFIC TRUCK DIMENSIONS AND TURNING RADII, REFER TO TRAFFIC CONSULTANT'S REPORT.

SITE PLAN NOTES

1. THE BUILDING IS TO BE SPRINKLERED.
 2. RESIDENTIAL VISITOR PARKING SPACES WILL BE INDIVIDUALLY SIGNED AT THE FRONT OF EACH SPACE FOR THE USE OF RESIDENTIAL VISITORS. BUILDING MANAGEMENT SHALL PROVIDE ENFORCEMENT OF THIS ARRANGEMENT.
 3. SIDEWALKS AND BOULEVARDS WITHIN THE RIGHT OF WAY TO HAVE A MINIMUM 1% AND MAXIMUM 4% SLOPE TOWARDS THE ROADWAY.
 4. REFER TO SITE SERVING DOCUMENTS FOR SEWER AND WATER SERVICE INFORMATION.
 5. ANY RETAINING WALLS ARE TO BE PROFESSIONALLY ENGINEERED.
 6. ALL EXISTING ACCESSES, CURB CUTS, TRAFFIC CONTROL SIGNS, ETC. ALONG THE DEVELOPMENT SITE FRONTAGES THAT ARE NO LONGER REQUIRED ARE TO BE REMOVED. THE BOULEVARD WITHIN THE PUBLIC RIGHT OF WAY, IN ACCORDANCE WITH CITY STANDARDS AND TO THE SATISFACTION OF THE EXECUTIVE DIRECTOR OF TECHNICAL SERVICES ARE TO BE REINSTATED.
 7. PROPOSED ACCESS TO THE RIGHT-OF-WAY/LANEWAY FOR THIS PROJECT TO BE DESIGNED IN ACCORDANCE WITH CITY STANDARD NO T310-850-1 FOR COMBINED CURB AND SIDEWALK VEHICULAR ENTRANCES.
 8. NO SPEED BUMPS SHALL BE INSTALLED ON ANY DESIGNATED FIRE ROUTE
 9. MAX. POROSITY OF ALL GROUND LEVEL VENTILATION GRATES MUST BE 20mm X 20mm PER TORONTO GREEN STANDARDS.
 10. ALL EXTERIOR LIGHT FIXTURES TO BE DARK SKY COMPLIANT.
- UTILITIES/SERVICES NOTES
1. THE METHOD OF INSTALLATION FOR THE PROPOSED SERVICE CONNECTIONS WILL BE AT THE DISCRETION OF TORONTO WATER.
 2. EXISTING CONNECTIONS NO LONGER IN USE SHALL BE DISCONNECTED BY TORONTO WATER AT THE OWNER'S COST.
 3. THE LOCATION OF THE WATER METER SHALL BE TO TORONTO WATER'S SATISFACTION.
 4. THE OWNER IS REQUIRED TO INSTALL AND MAINTAIN A PREMISE ISOLATION DEVICE FOR ALL APPLICABLE WATER SERVICES IN ACCORDANCE WITH THE TORONTO MUNICIPAL CODE, CHAPTER 851 WATER SUPPLY, THE BUILDING CODE AND CSA 864 SERIES STANDARDS.
 5. THE BUILDING'S STORM AND SANITARY SYSTEM MUST BE DESIGNED TO BE ABLE TO OPERATE UNDER MUNICIPAL BURCHARGE CONDITIONS.
 6. BE ADVISED THAT SHOULD ANY PARTY, INCLUDING THE APPLICANT OR ANY SUBSEQUENT OWNER, APPLY FOR MORE THAN ONE CONDOMINIUM CORPORATION ENCOMPASSING ANY OR ALL OF THIS DEVELOPMENT OR MAKE AN APPLICATION THAT RESULTS IN A LAND DIVISION, STAFF MAY REQUIRE LEGAL ASSURANCES, INCLUDING BUT NOT LIMITED TO EASEMENTS, WITH RESPECT TO THE APPROVED SERVICES. SUCH ASSURANCES WILL BE DETERMINED AT THE TIME OF APPLICATION FOR CONDOMINIUM APPROVAL.

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- ▲ PRINCIPAL ENTRY
- ▲ ENTRY/ EXIT
- ▼ VEHICULAR ENTRY/ EXIT
- ⋈ FIRE DEPARTMENT CONNECTION
- ⦿ FIRE HYDRANT
- ⊙ MANHOLE COVER
- ⊞ CATCH BASIN
- ⊕ HYDRO POLE
- ⊞ ELECTRICAL STAND
- EXTENT OF BELOW GRADE
- BUILDING ELEMENT ABOVE
- OPEN TO BELOW

- /// EXTENT OF GROUND FLOOR
- 123.45 GEODETIC ELEVATION
- HT: 12.38m ELEVATION FROM EXABLISHED GRADE
- 78.20 EXISTING GRADE ELEVATION FH
- BARRIER FREE TURNING RADIUS
- ⊞ EXISTING BUILDING
- /// PROPERTY CONVEYANCE
- PROPERTY LINE

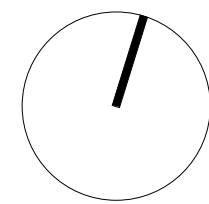
- FFE FINISHED FLOOR ELEVATION
- TOP TOP OF PARAPET
- TOR TOP OF ROOF
- TOS TOP OF STRUCTURE
- TGS TORONTO GREEN STANDARDS
- TPZ TREE PROTECTION ZONE

NOTE:

SURVEY INFORMATION TAKEN FROM "LOT 1 AND PART OF LOT 2 REGISTERED PLAN 614 YORK AND PART OF LOT 13 SOUTH SIDE OF DANFORTH AVENUE REGISTERED PLAN 80 YORK AND PART OF LOTS 3,4,5,6,7 AND 8 REGISTERED PLAN 580 YORK CITY OF TORONTO" BY KROMAR SURVEYORS LTD. DATED JULY, 27 2022.

1 OCT 28, 2024 Issued for OPA and ZBA

No.	Date	Issue/Revision
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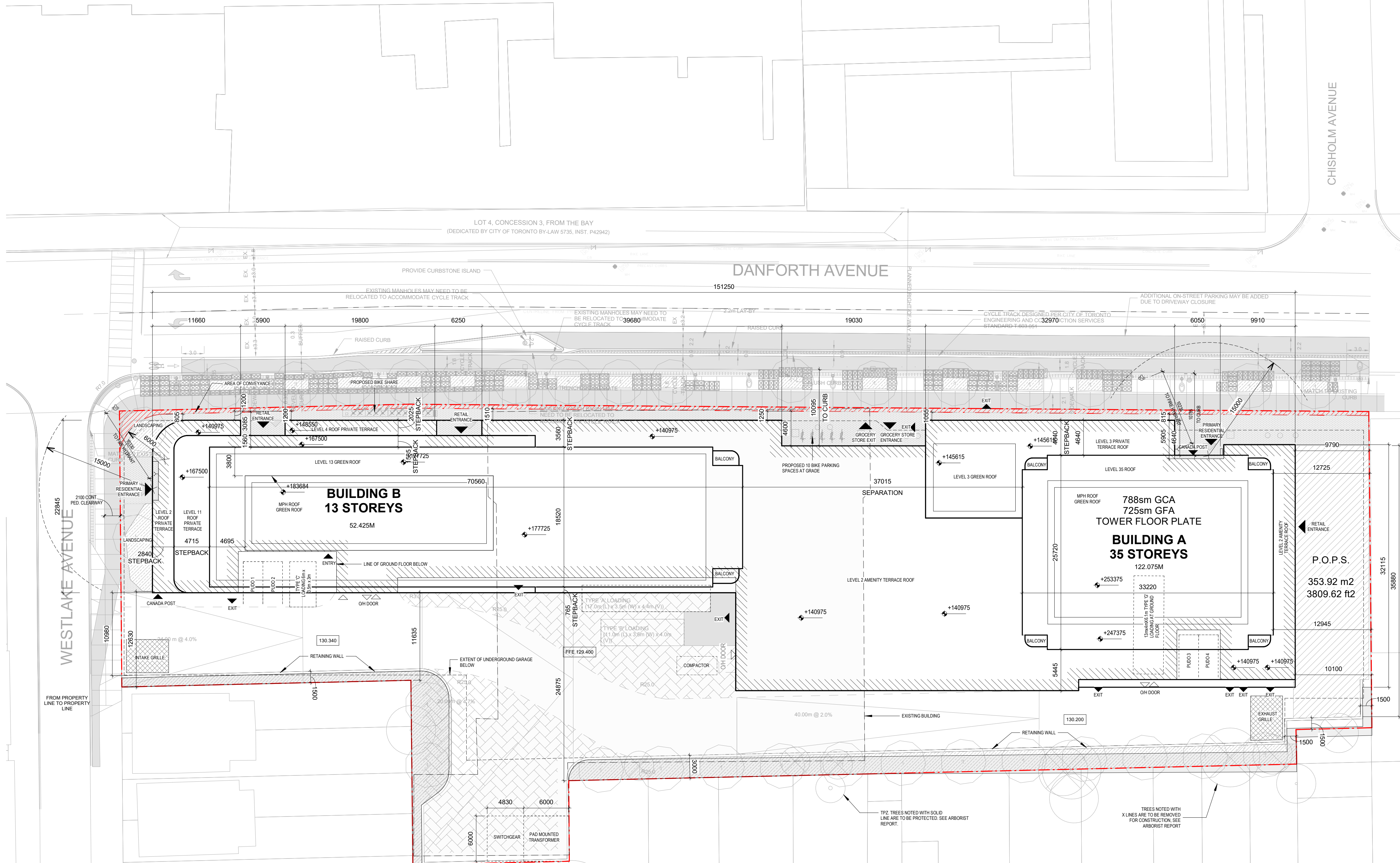


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Title:
SITE PLAN

Project No. 2216	Scale As indicated
Drawing No.	

A.100



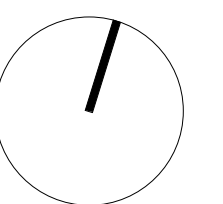
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 SEPARATION DISTANCE BETWEEN
PODIUM AND EXISTING BUILDINGS

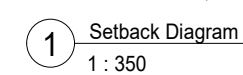


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ANDRE D'ELIA
LICENCE
5626

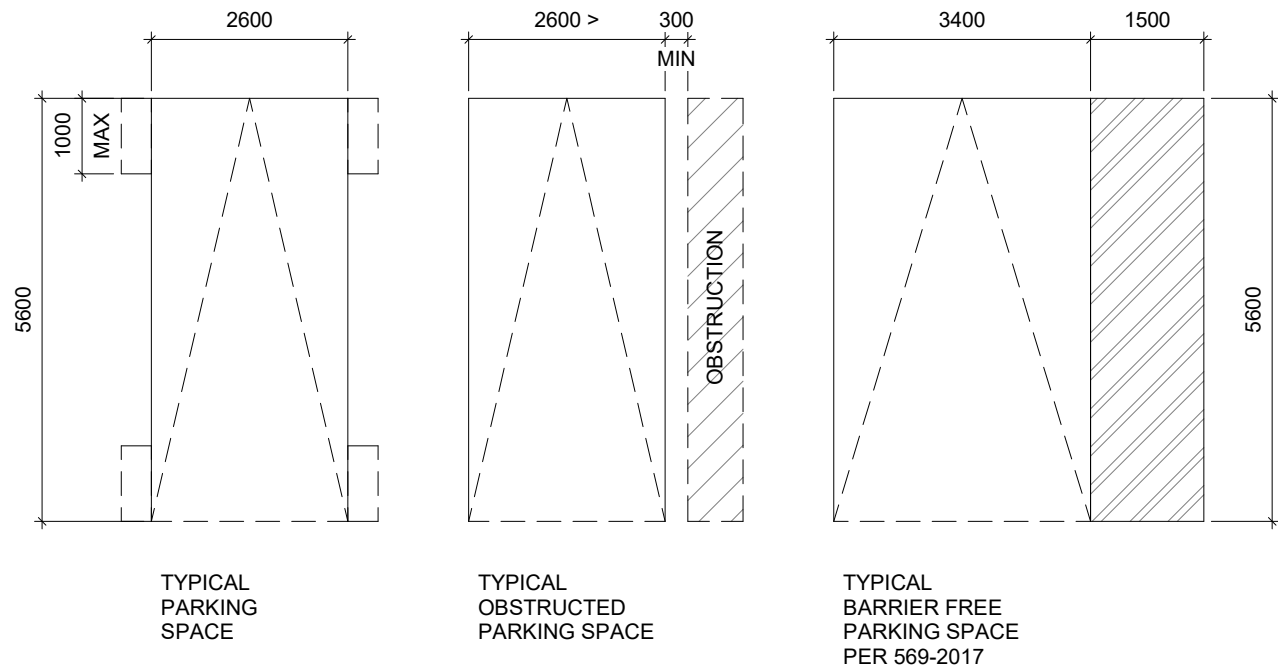


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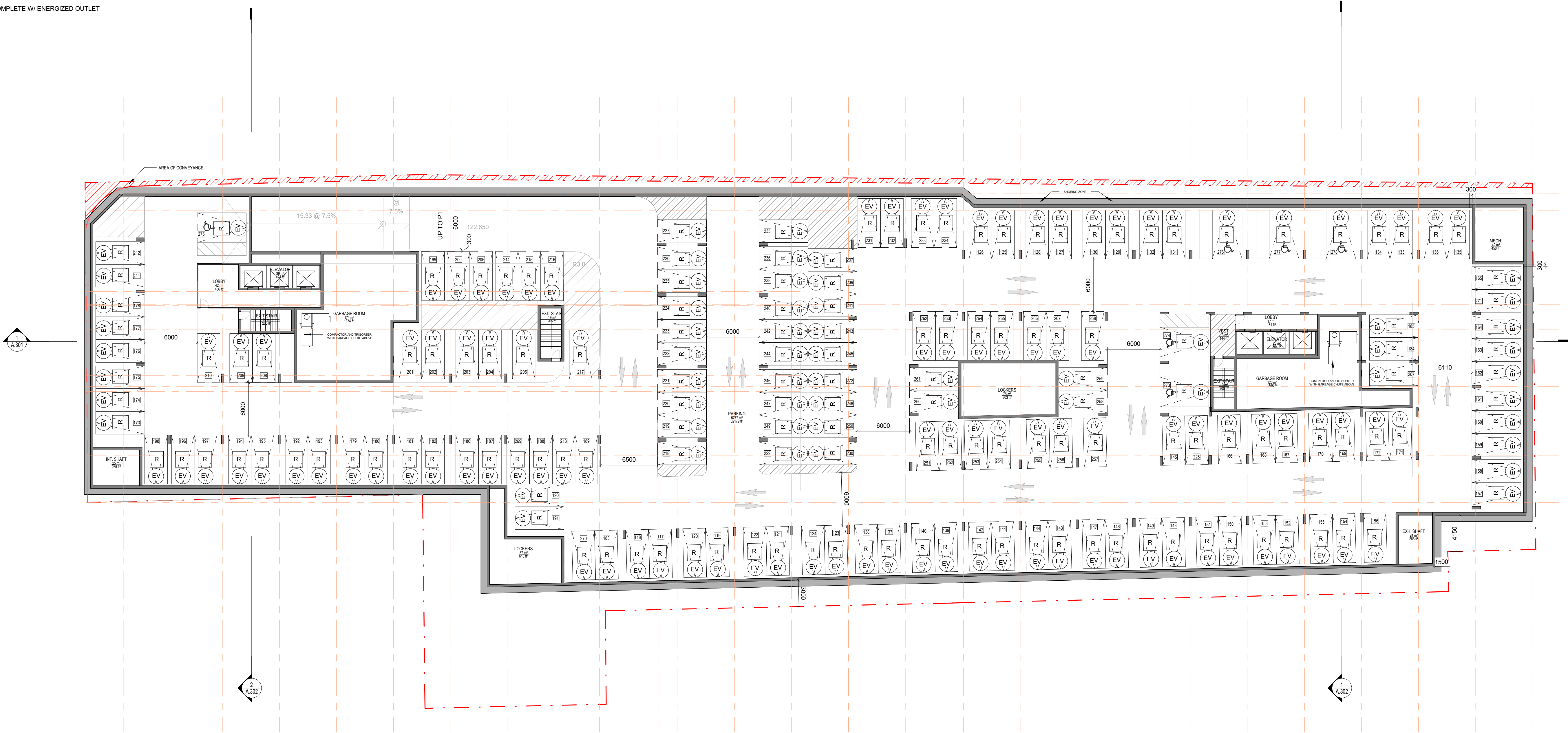
A.006



VEHICLE PARKING DIMENSIONS



EV - PARKING SPACE COMPLETE W/ ENERGIZED OUTLET
V - VISITOR
R - RESIDENTIAL
EB - BIKE PARKING SPACE COMPLETE W/ ENERGIZED OUTLET



1 P2
1:250

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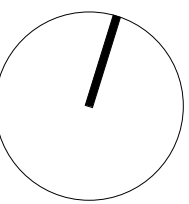
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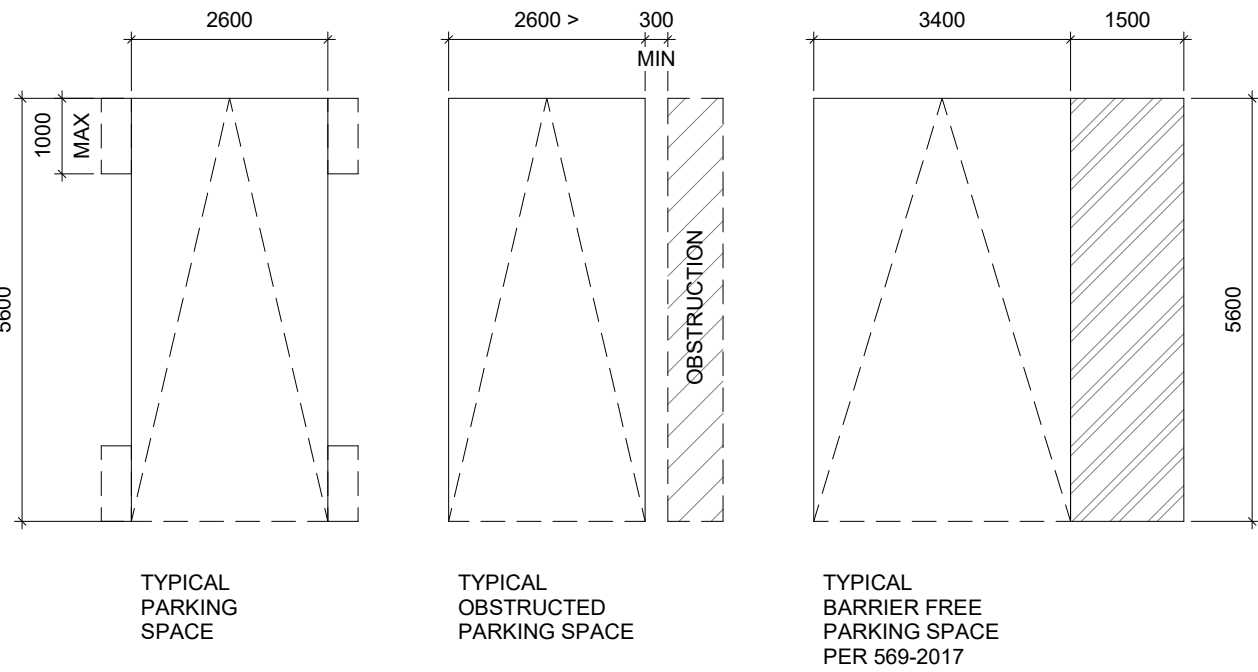
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Title:
FLOOR PLAN - P2

Project No. 2216 Scale As indicated
Drawing No.

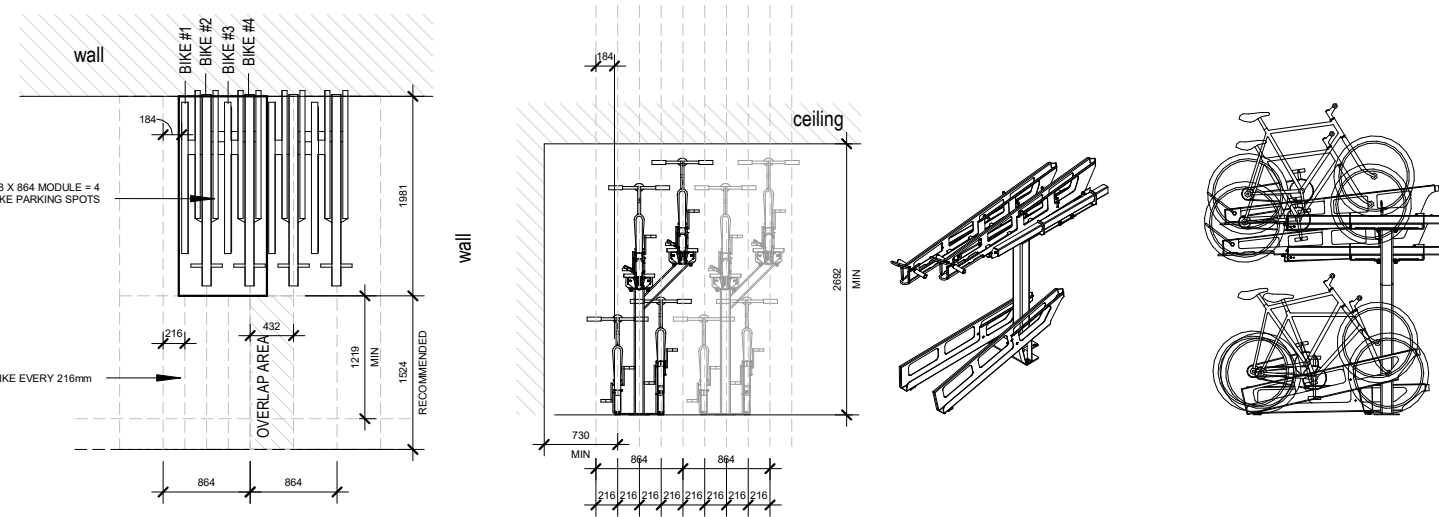
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VEHICLE PARKING DIMENSIONS

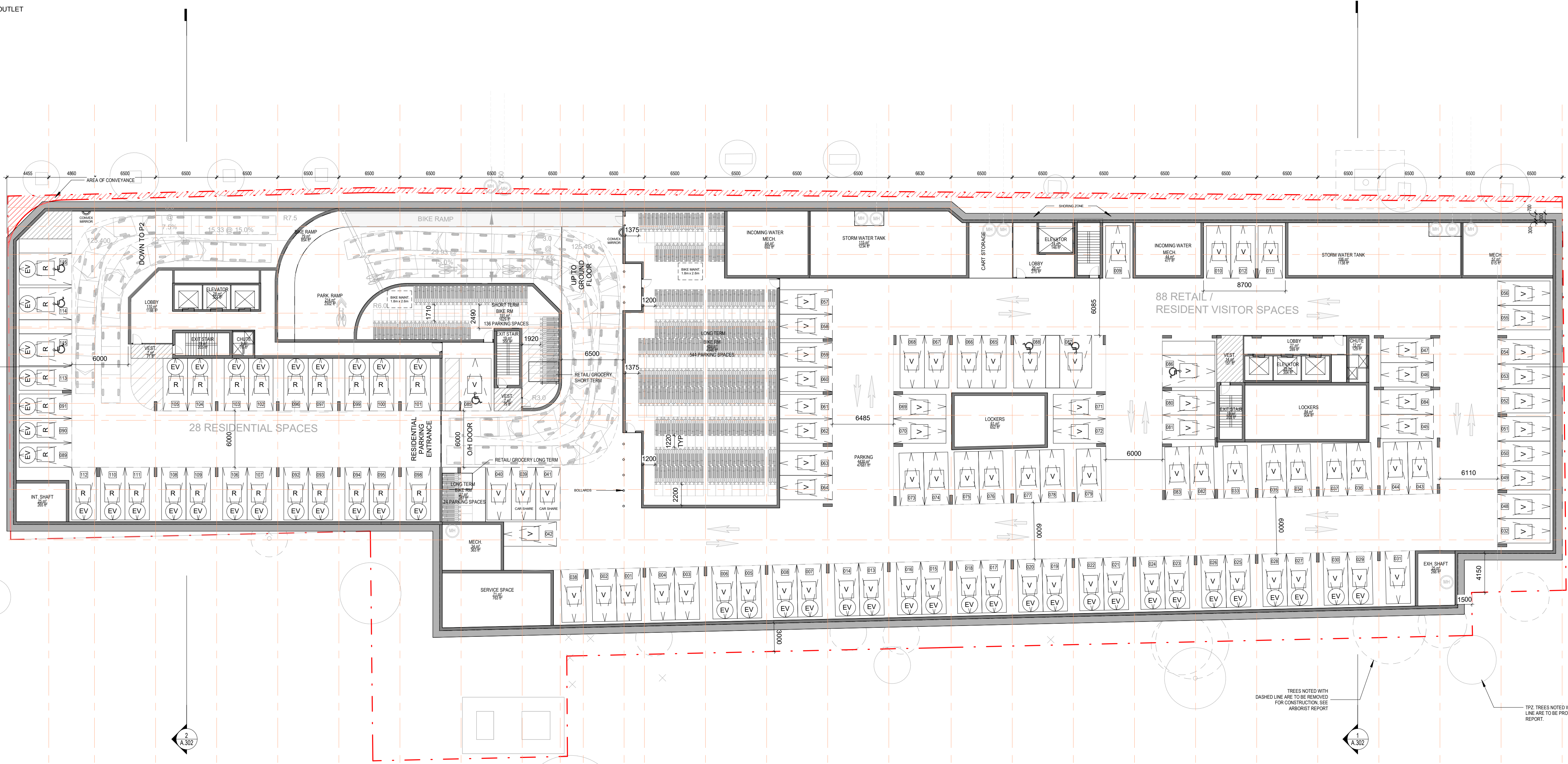


BICYCLE SPACE LEGEND

STACKABLE BIKE PARKING. TYPICAL DETAIL
DERO DECKER or SIMILAR - 2 TIRED SYSTEM (4 BIKES / UNIT TOTAL)



EV - PARKING SPACE COMPLETE W/ ENERGIZED OUTLET
V - VISITOR
R - RESIDENTIAL
EB - BIKE PARKING SPACE COMPLETE W/ ENERGIZED OUTLET



TREES NOTED WITH DASHED LINE ARE TO BE REMOVED FOR CONSTRUCTION. SEE ARBORIST REPORT.
TREES NOTED WITH SOLID LINE ARE TO BE PROTECTED. SEE ARBORIST REPORT.

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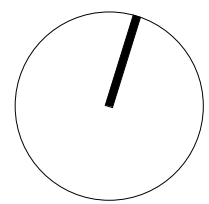
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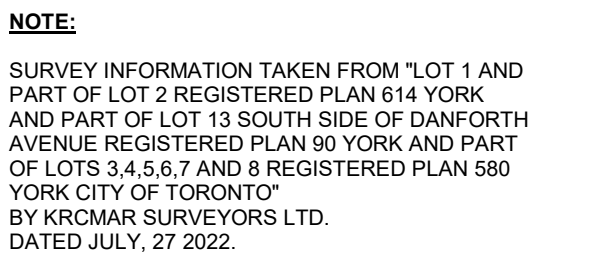
Title:
FLOOR PLAN - P1

Project No. 2216 Scale As indicated

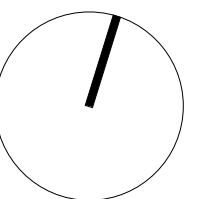
Drawing No.

A.102

1 P1
1: 250

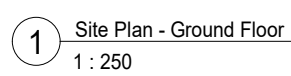


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Project No. 2216	Scale	As indicated
Drawing No.		

A.103



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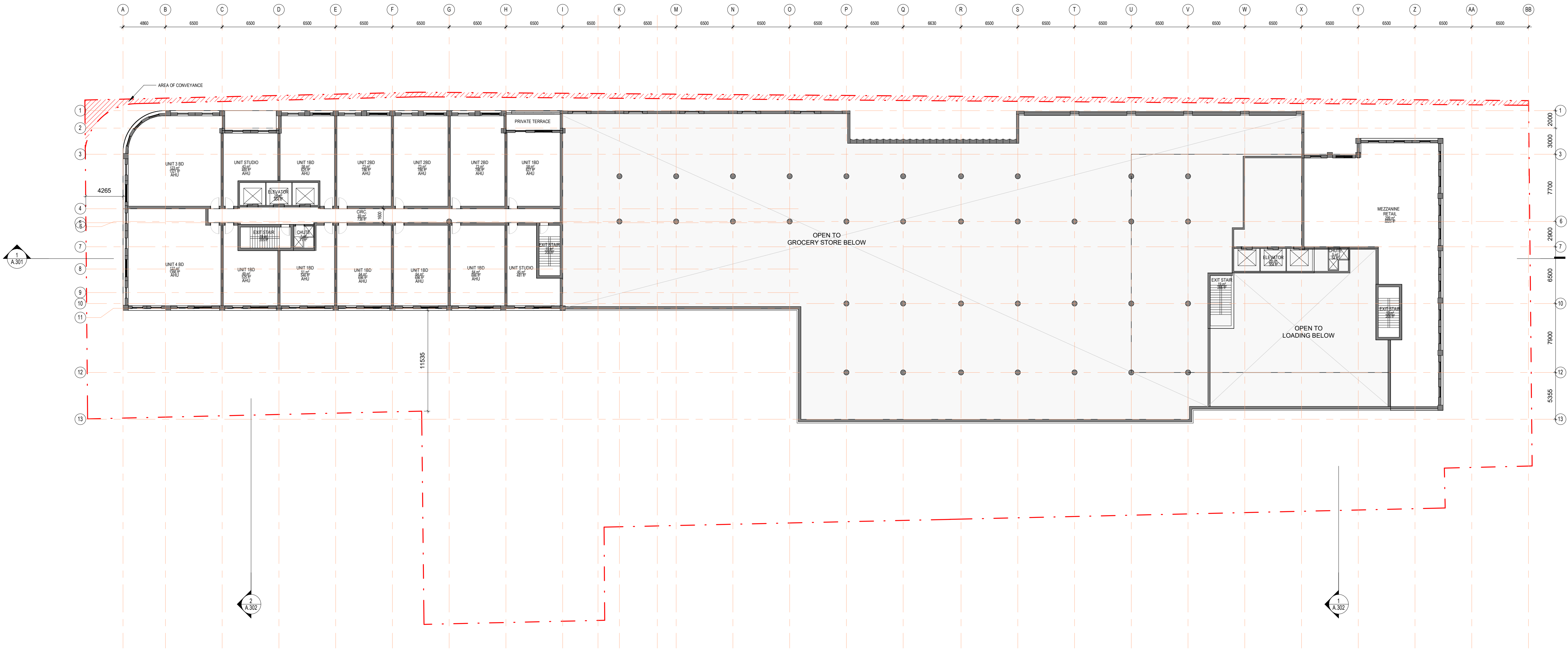
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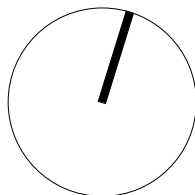
AHU AFFORDABLE HOUSING UNIT



1 LEVEL 02
1 : 250

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No. Date Issue/Revision



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Title:
**FLOOR PLAN - LEVEL
02**

Project No. 2216 Scale 1 : 250

Drawing No.

A.104

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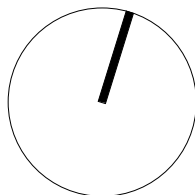
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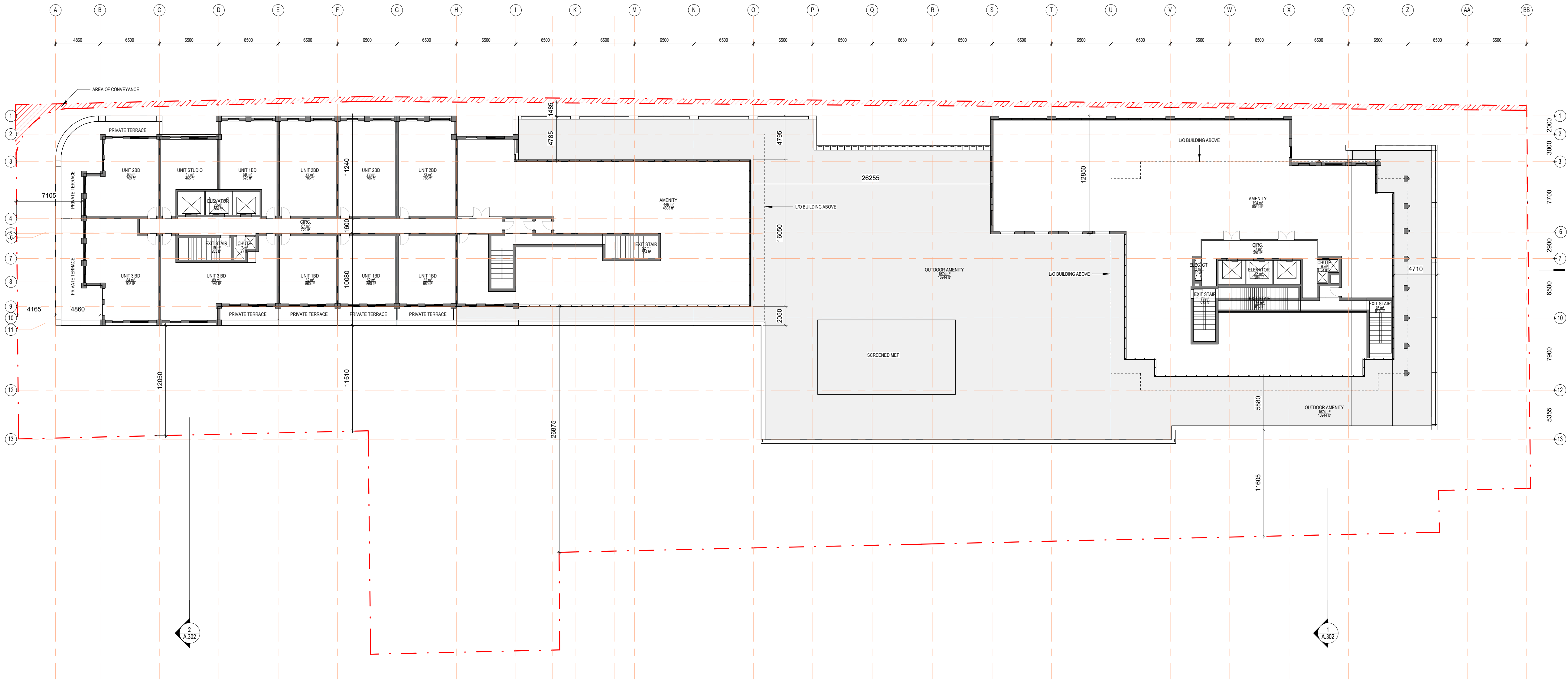
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Title:
**FLOOR PLAN - LEVEL
03**

Project No. 2216 Scale 1 : 250

Drawing No.

A.105



1 LEVEL 03
1 : 250

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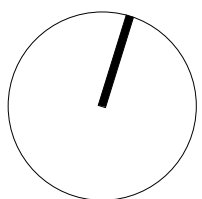
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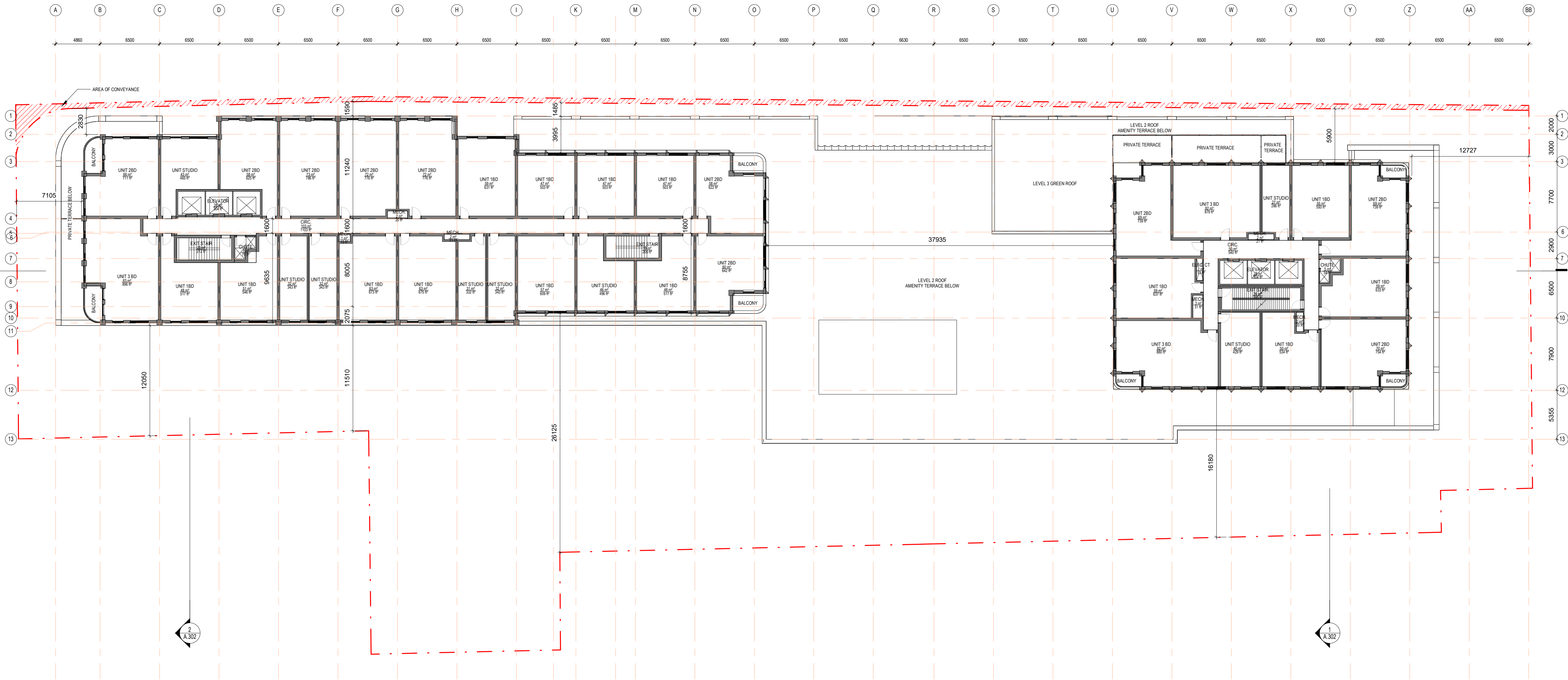
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Title:
**FLOOR PLAN - LEVEL
04**

Project No. 2216 Scale 1 : 250

Drawing No.

A.106



1 LEVEL 04
1 : 250

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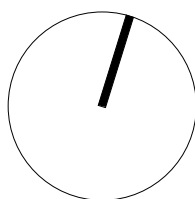
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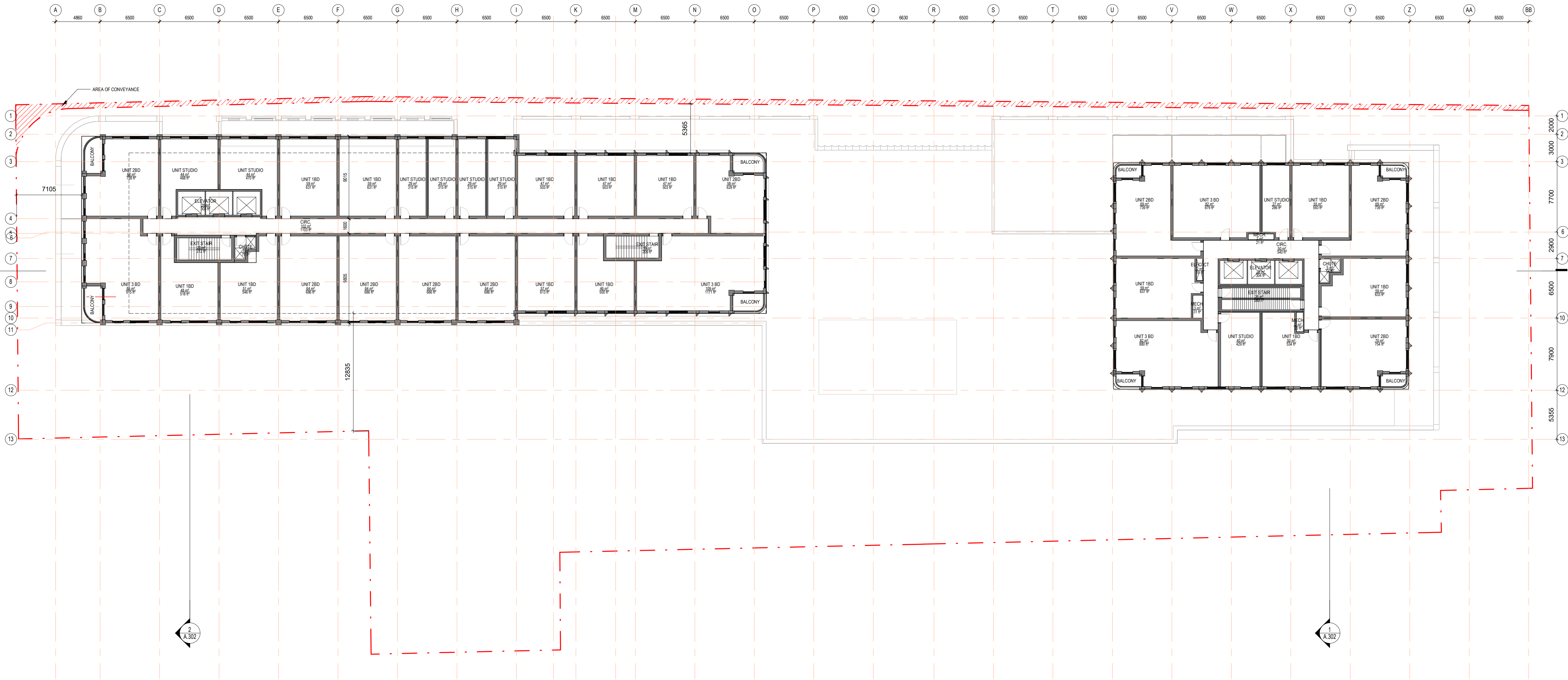
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Title:
**FLOOR PLAN - LEVEL
05-08**

Project No. 2216 Scale 1 : 250

Drawing No.

A.107



1 LEVEL 07
1 : 250

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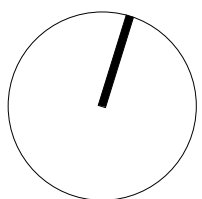
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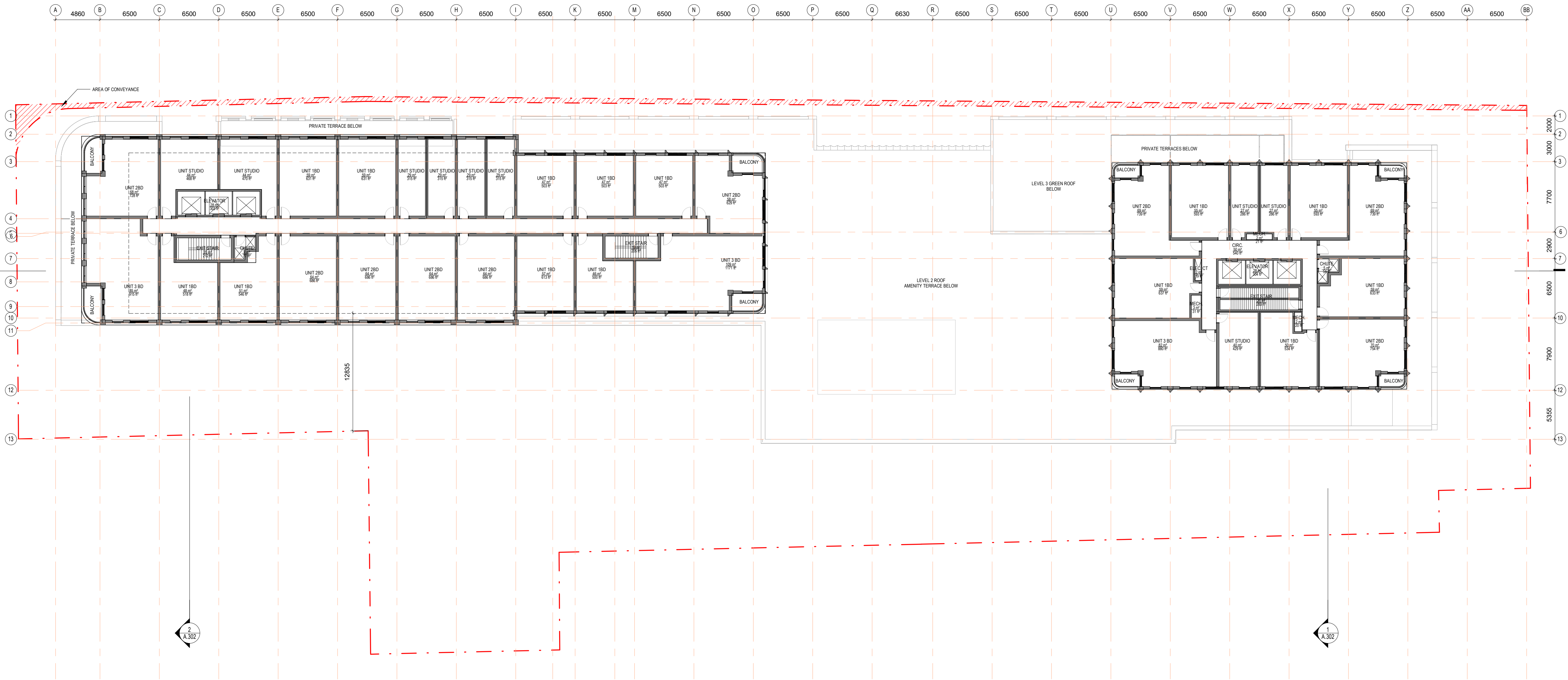
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Title:
**FLOOR PLAN - LEVEL
09-10**

Project No. 2216 Scale 1 : 250

Drawing No.

A.108



1 LEVEL 09
1 : 250

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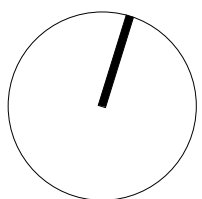
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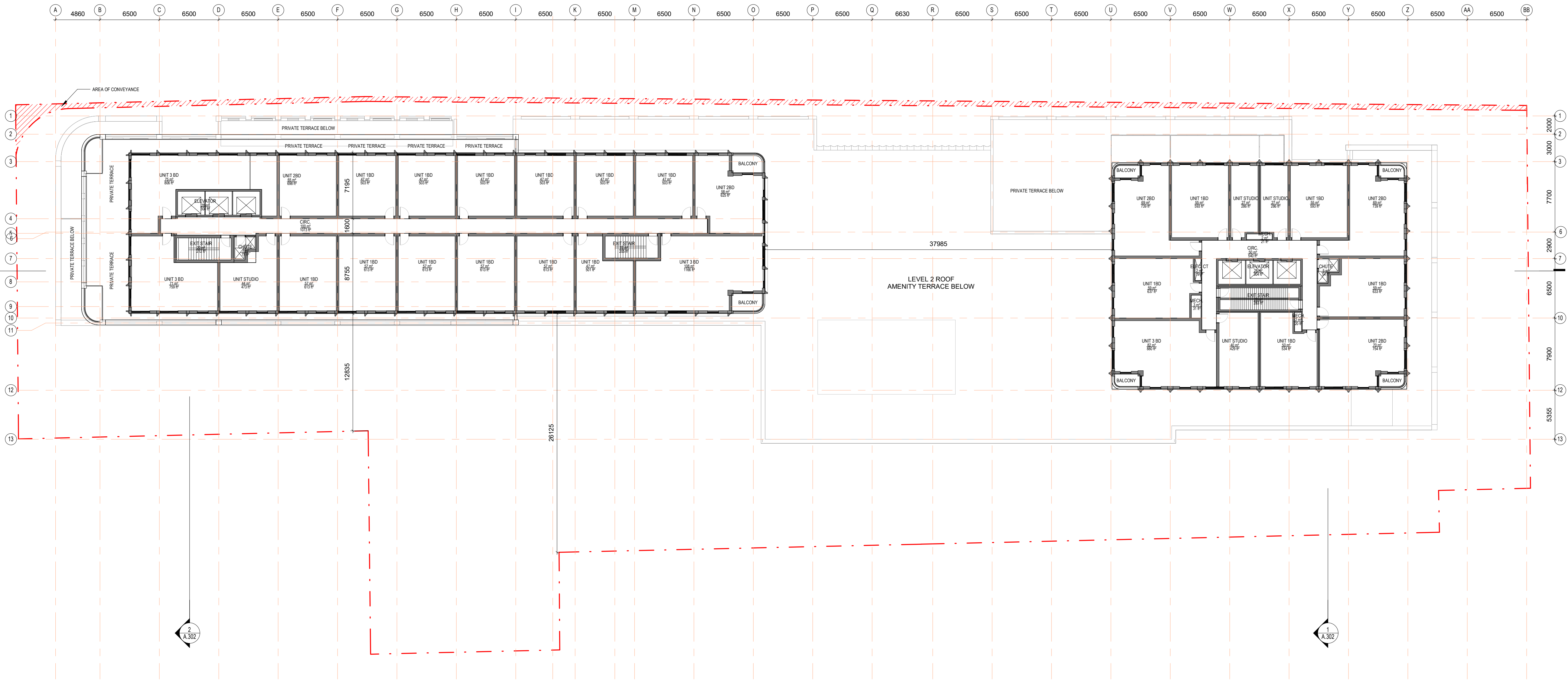
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Title:
**FLOOR PLAN - LEVEL
11-13**

Project No. 2216 Scale 1 : 250

Drawing No.

A.109



1 LEVEL 11
1 : 250

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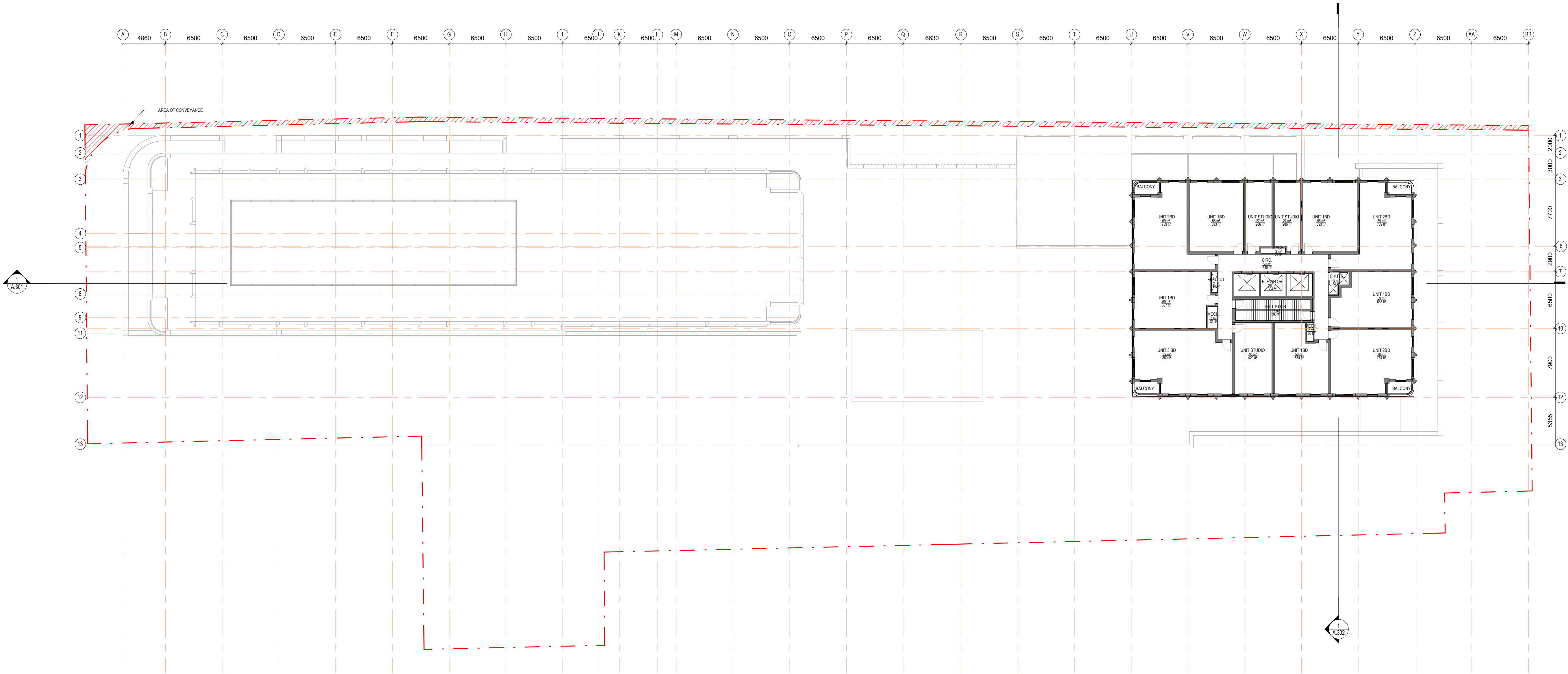
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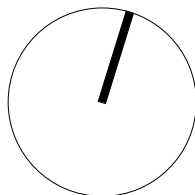
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1 Level35
1 : 250

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Title:
**FLOOR PLAN - LEVEL
14-35**

Project No. 2216 Scale 1 : 250

Drawing No.

A.110

GREEN ROOF STATISTICS		Proposed
Gross Floor Area, as defined in Green Roof Bylaw (m²)		46879.5 m²
Total Roof Area (m²)		4231.57 m²
Area of Residential Private Terraces (m²)		390.04 m²
Rooftop Outdoor Amenity Space, if in a Residential Building (m²)		1376.17 m²
Area of Renewable Energy Devices (m²)		0 m²
Tower (s)Roof Area with floor plate less than 750 m²		N/A
Total Available Roof Space (m²)		2465.36 m²
Green Roof Coverage		Required Proposed
Coverage of Available Roof Space (m²)		1479.22 m²
Coverage of Available Roof Space (%)		60 % 80.7 %

Gross Floor Area, as defined in Green Roof Bylaw.

The total area of each floor level of a building, above and below average grade, measured from the exterior of the main wall of each floor level, including voids at the level of each floor, such as an atrium, mezzanine, stairwell, escalator, elevator, ventilation duct or utility shaft, but excluding areas used for the purpose of parking or loading

Definitions.

FLOOR PLATE AREA - The total area of a floor of a building, measured from the exterior of the main wall of the floor level, including voids at the level of the floor, such as an atrium, mezzanine, stairwell, escalator, elevator, ventilation duct or utility shaft.

GROSS FLOOR AREA - The total area of each floor level of a building, above and below average grade, measured from the exterior of the main wall of each floor level, including voids at the level of each floor, such as an atrium, mezzanine, stairwell, escalator, elevator, ventilation duct or utility shaft, but excluding areas used for the purpose of parking or loading

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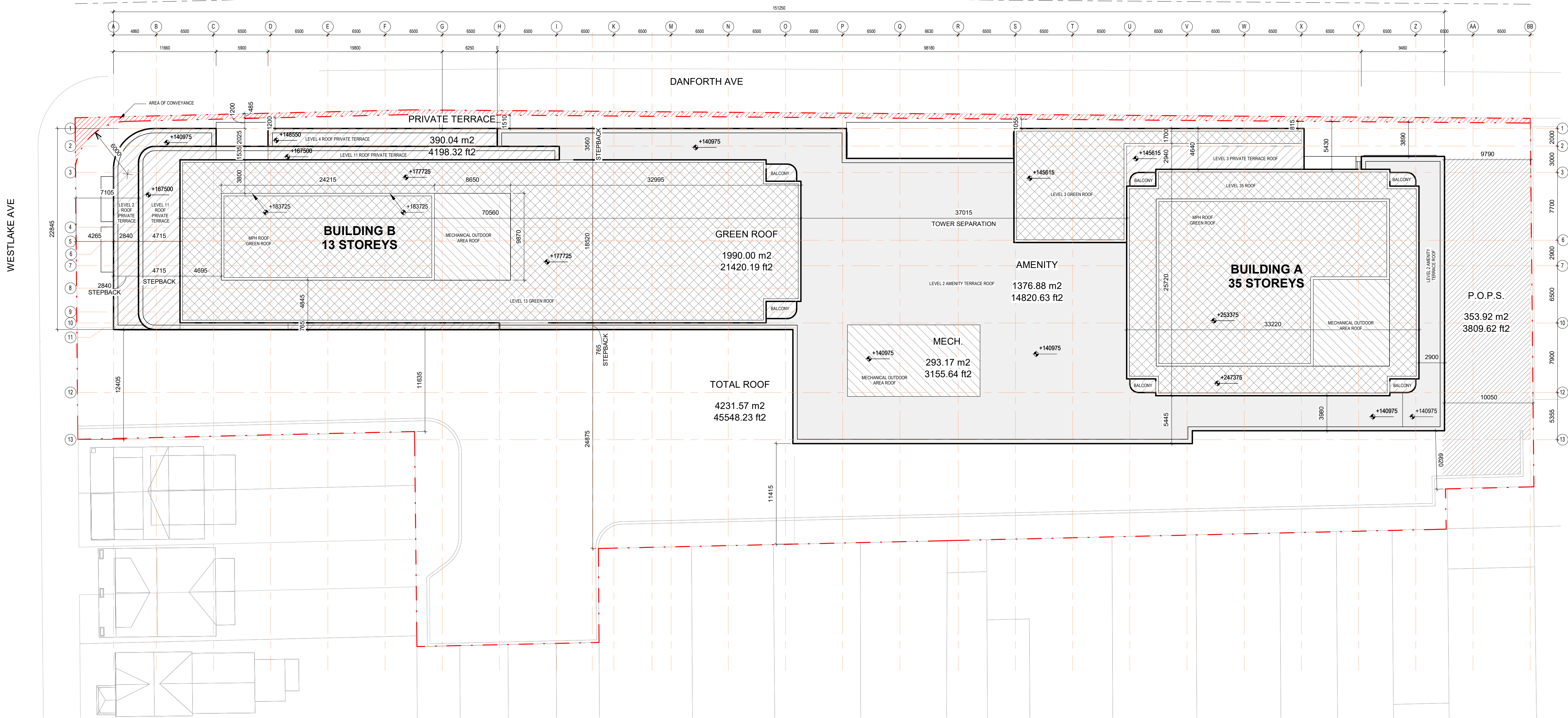
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ROOF PLAN LEGEND

- GREEN ROOF
- MECHANICAL OUTDOOR ROOF
- PRIVATE TERRACE
- OUTDOOR AMENITY

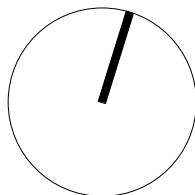


1 Roof Plan
1 : 250

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Title:
ROOF PLAN

Project No. 2216 Scale As indicated

Drawing No.

A.111

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- MAS-2: MASONARY OR PRECAST CLADDING SYSTEM 2
- STN-1: PRECAST OR STONE CLADDING SYSTEM 1
- MP-1: PREFINISHED METAL PANEL SYSTEM 1
- GL-1: CLEAR GLASS
- GL-2: BIRD SAFE GLASS

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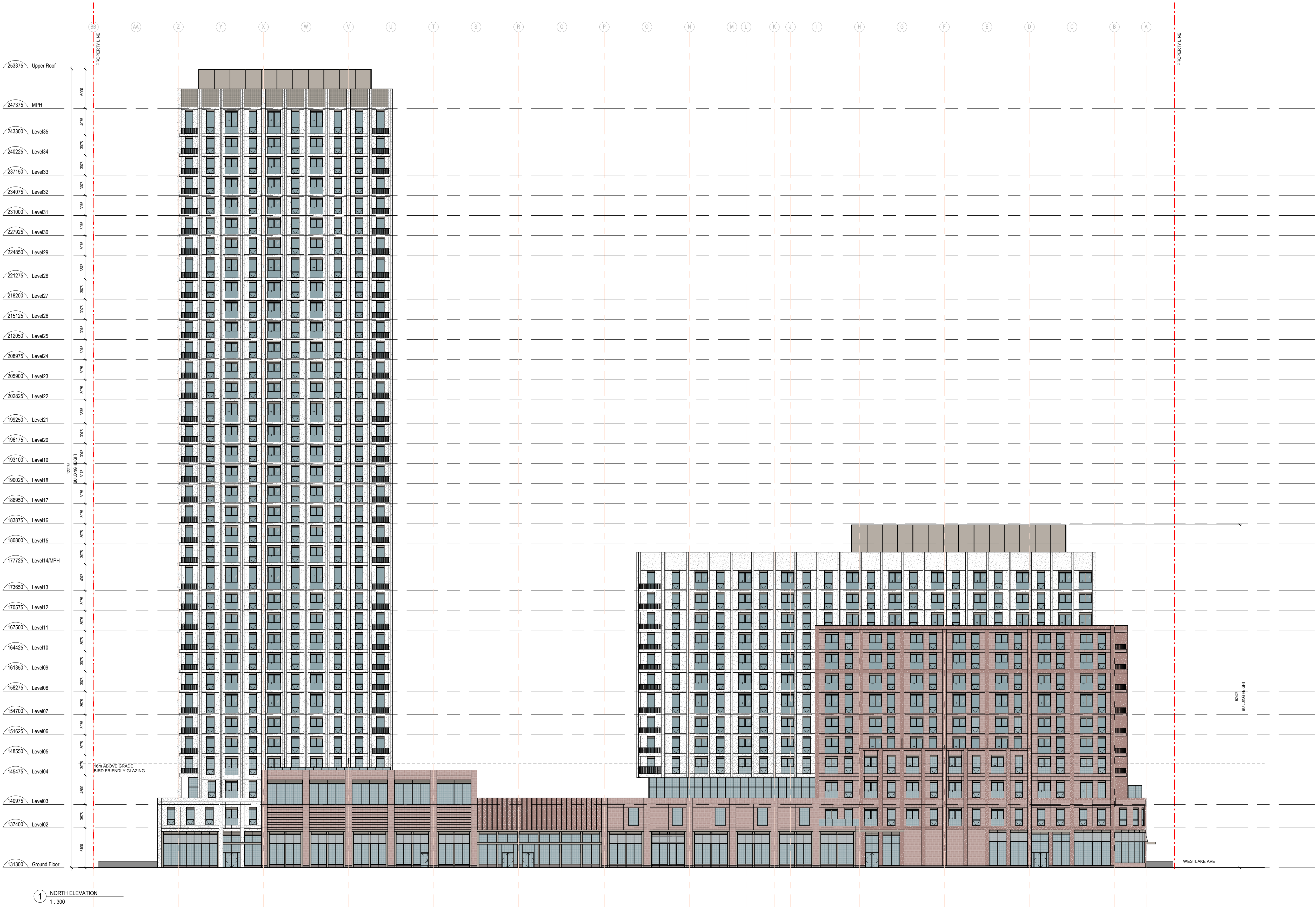
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Title:
NORTH ELEVATION

Project No. 2216 Scale As indicated

Drawing No.

A.201



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- STN-1: PRECAST OR STONE CLADDING SYSTEM 1
- MP-1: PREFINISHED METAL PANEL SYSTEM 1
- GL-1: CLEAR GLASS
- GL-2: BIRD SAFE GLASS

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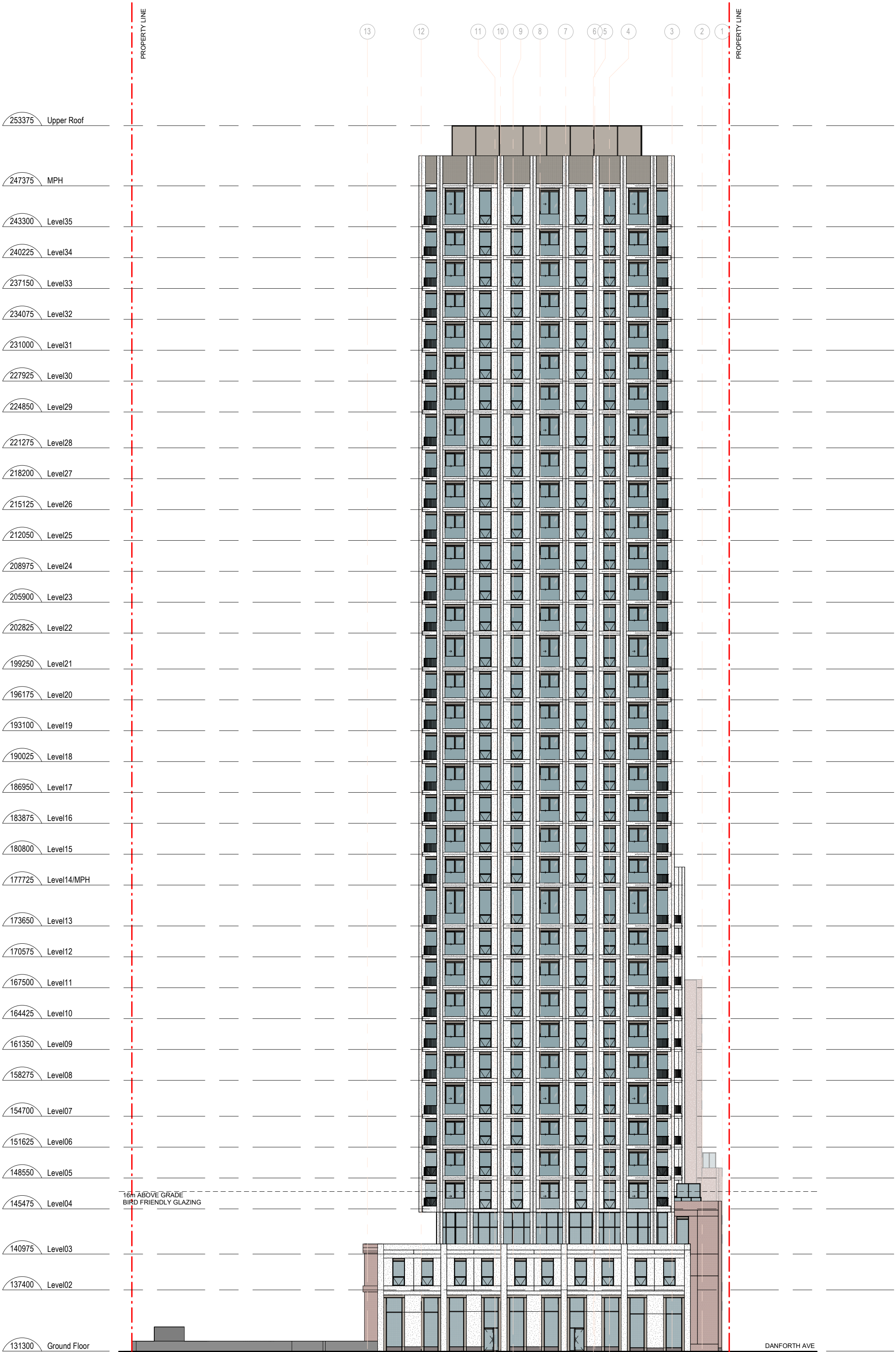
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Title:
**EAST & WEST
ELEVATIONS**

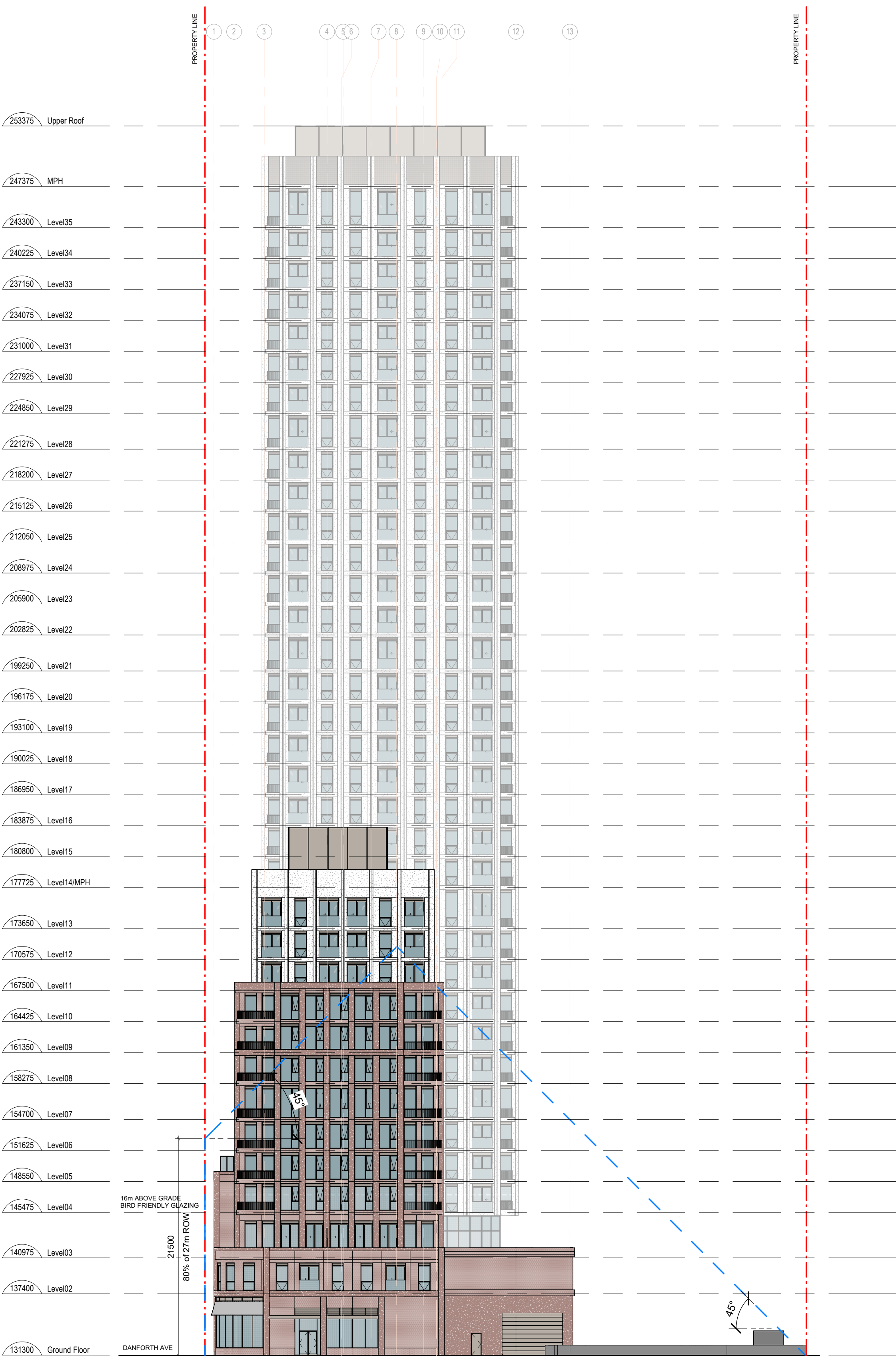
Project No. 2216 Scale As indicated

Drawing No.

A.202



1 EAST ELEVATION
1: 300



2 WEST ELEVATION
1: 300

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- STN-1: PRECAST OR STONE CLADDING SYSTEM 1
- MP-1: PREFINISHED METAL PANEL SYSTEM 1
- GL-1: CLEAR GLASS
- GL-2: BIRD SAFE GLASS

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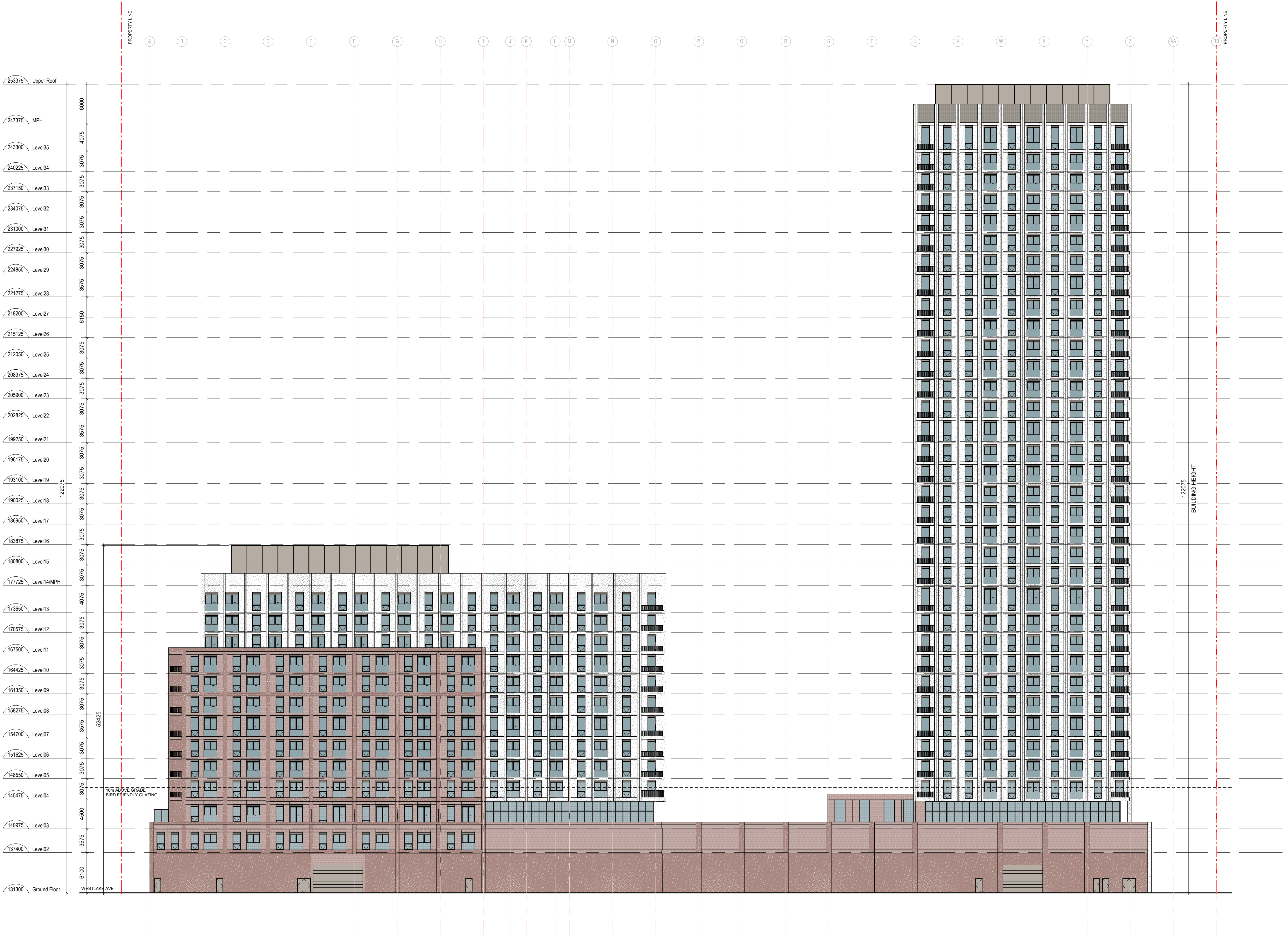
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Title:
SOUTH ELEVATION

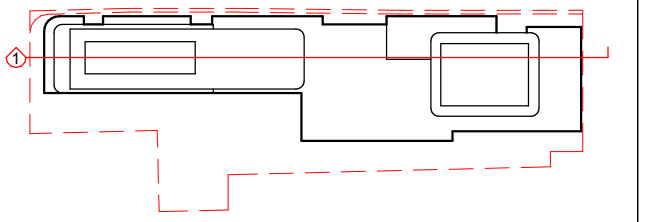
Project No. 2216 Scale As indicated

Drawing No.

A.203



1 SOUTH ELEVATION
1 : 300

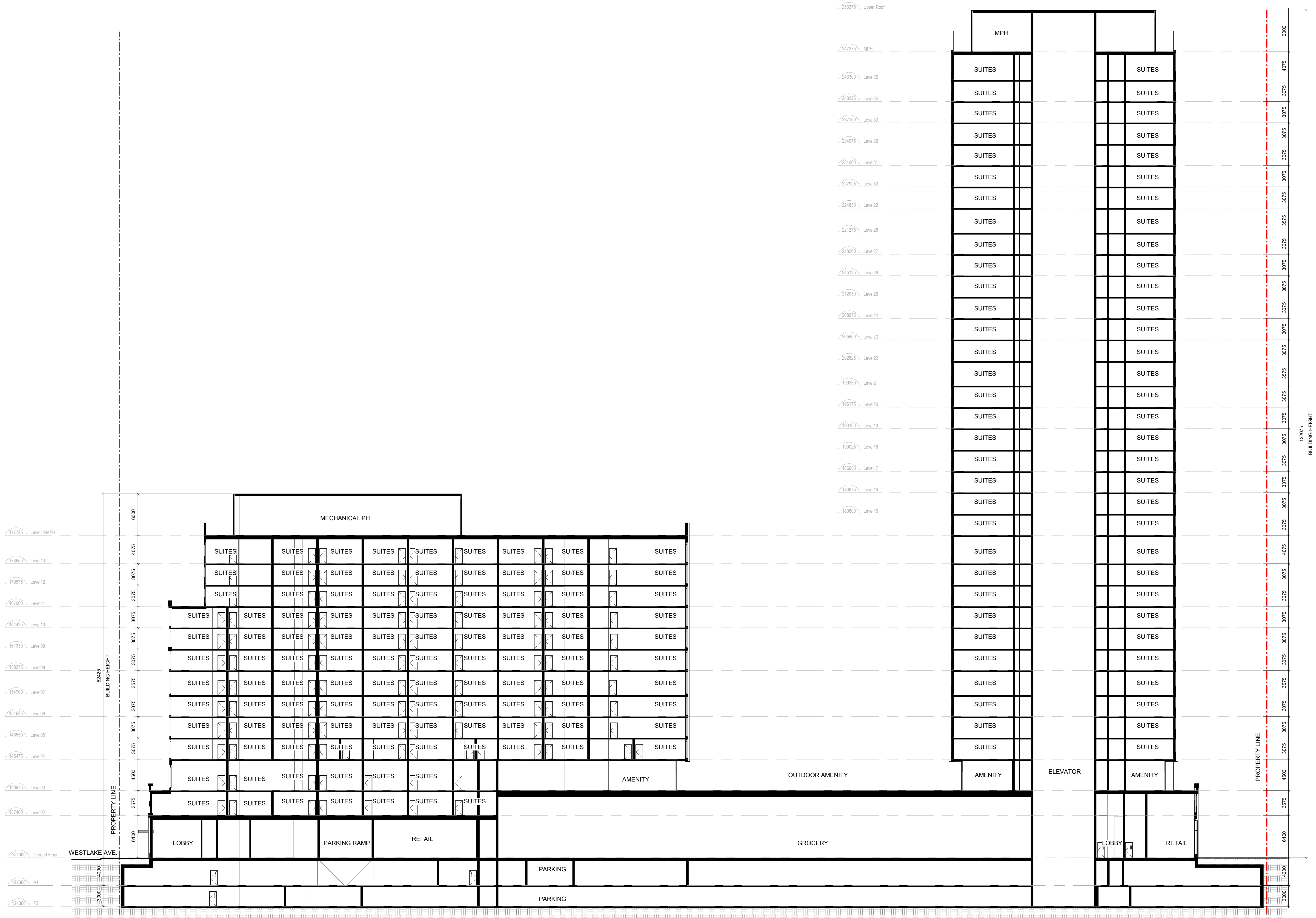


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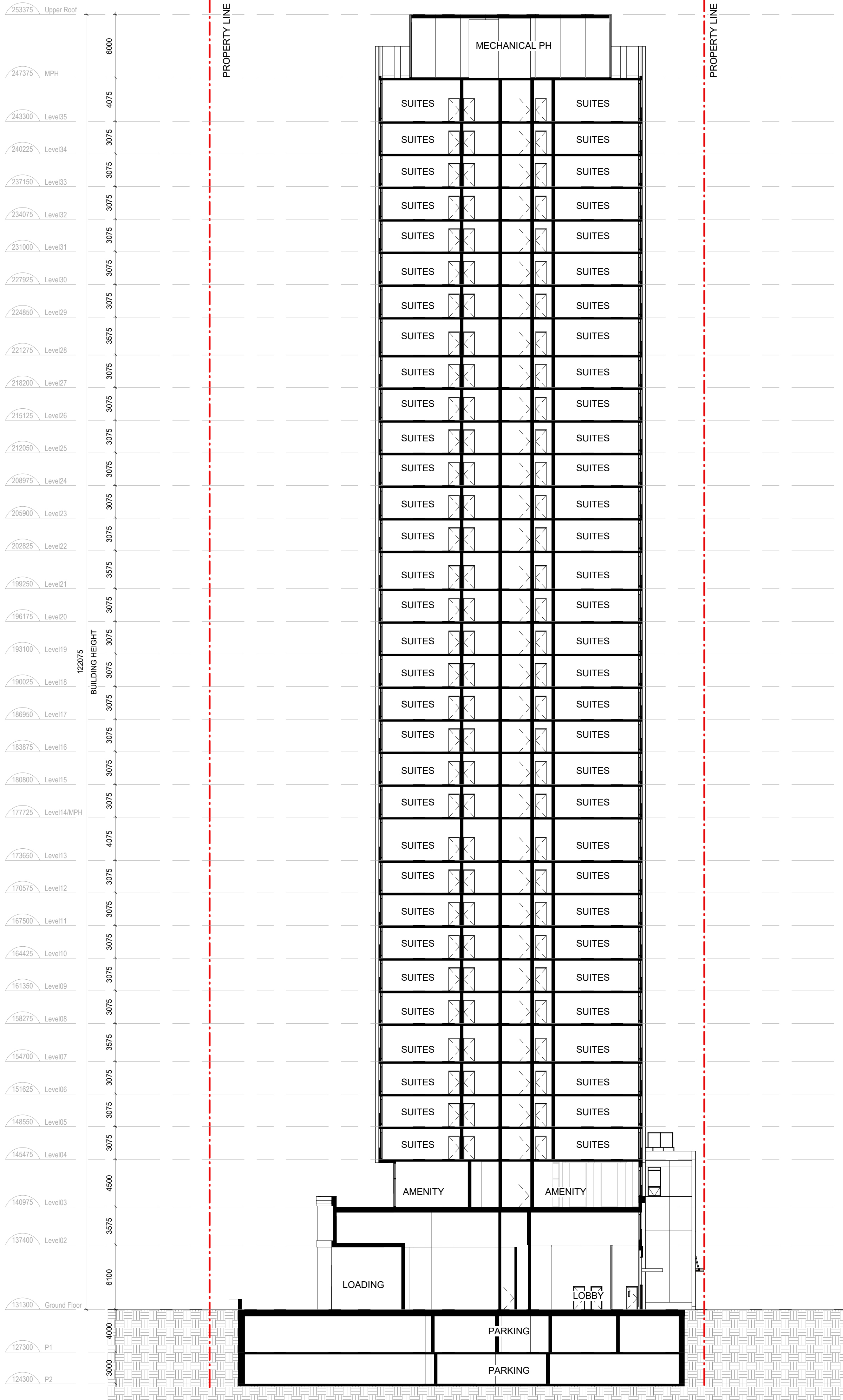
Title: **BUILDING SECTION**

Project No. 2216	Scale	As indicated
Drawing No.		

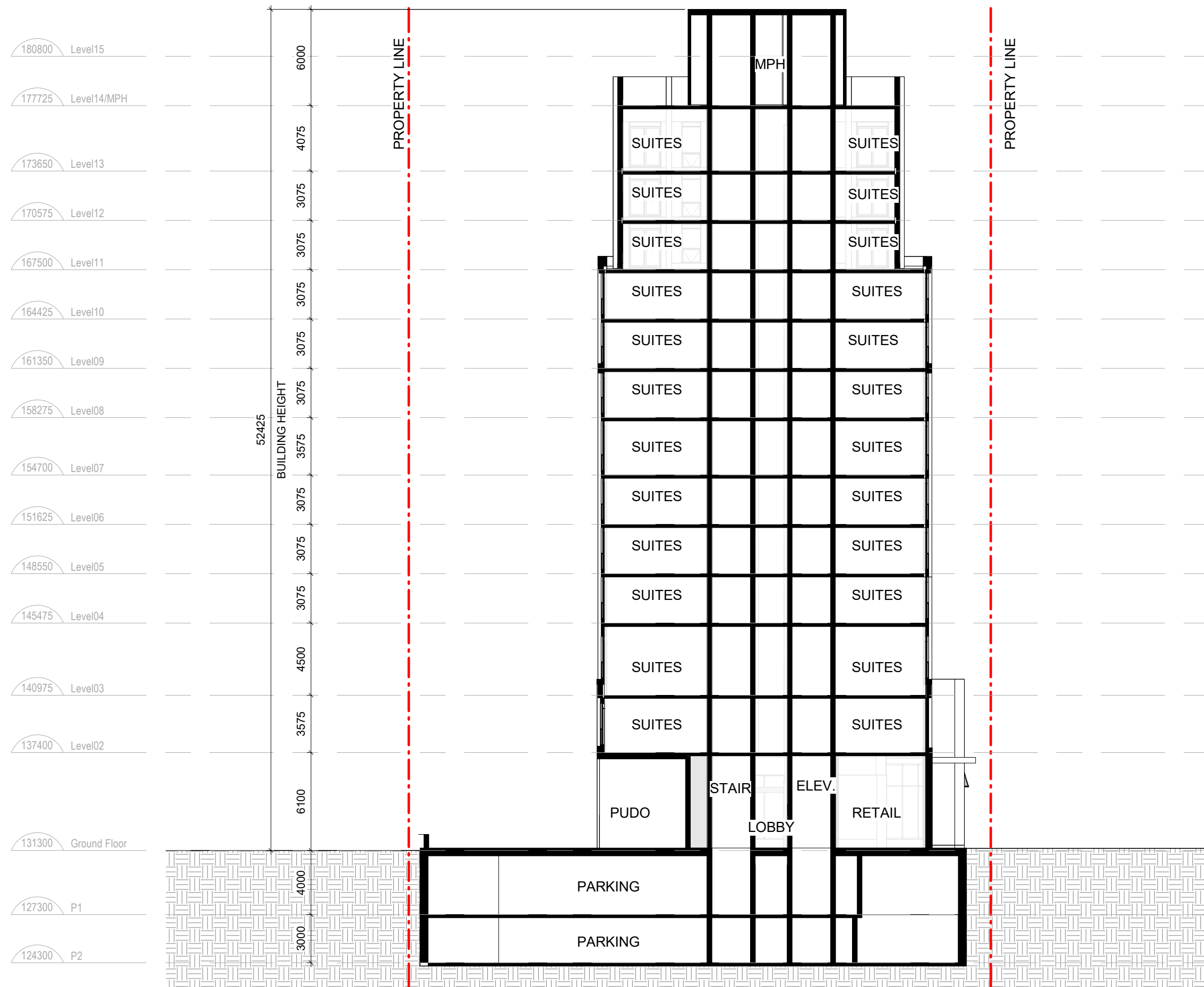
A.301



1 Section 3
1 : 250



1 Section 1
1:250



2 Section 2
1:250

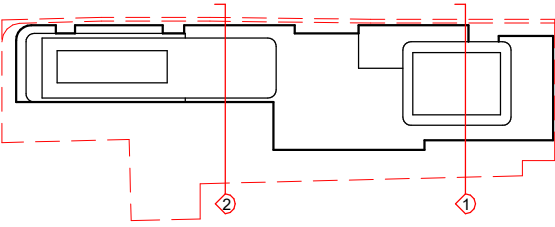
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Title:
BUILDING SECTION

Project No. 2216 Scale As indicated
Drawing No.

A.302