

SITE STATISTICS & TORONTO GREEN STANDARD CHECKLIST

Toronto Green Standard Statistics			
General Project Description			Proposed
Total Gross Floor Area			8,300sm
Breakdown of project components (m²):			
Residential			7,575sm
Retail			725 sm
Commercial			
Industrial			
Institutional/other			
Total number residential units (residential only)			70
Section 1: For Stand Alone Zoning Bylaw Amendment Applications and Site Plan Control Applications			
Automobile Infrastructure	Required	Proposed	Proposed (%)
Number of parking spaces		129	
Number of parking spaces with physical provision for future EV charging (residential)	48	48	
Number of parking spaces dedicated for priority parking: LEV, car pooling, car sharing (institutional&commercial)	--	--	
Cycling Infrastructure	Required	Proposed	Proposed (%)
Number of long-term bicycle parking spaces (residential)	48	48	
Number of long-term bicycle parking spaces (all other uses)	0	0	
Number of long-term bicycle parking (residential and all other uses) located on:			
a) first storey of building		0	
b) second storey of building		0	
c) first level below-ground (also indicate % of net area of level occupied by bicycle parking)		48	100%
d) second level below-ground (also indicate % of net area of level occupied by bicycle parking)		0	0
e) other levels below-ground (also indicate % of net area of level occupied by bicycle parking)		0	0
Number of short-term bicycle parking spaces (residential only)	5	5	
Number of short-term bicycle parking spaces (all other uses)	0	0	
Number of male shower and change facilities (non-residential only)	0	0	
Number of female shower and change facilities (non-residential only)	0	0	
Storage and Collection of Recycling and Organic Waste	Required	Proposed	Proposed (%)
Waste storage room area (residential only) (m²)	30.2	79.6	
Section 2: For Site Plan Control Applications			
Cycling Infrastructure	Required	Proposed	Proposed (%)
Number of short-term bicycle parking spaces (residential and all other uses) at-grade or on first level below grade	3	3	
Urban Heat Island Reduction: At Grade	Required	Proposed	Proposed (%)
Total non-roof hardscape area (m²)		95.8	
Total non-roof hardscape area treated for Urban Heat Island (minimum 50%) (m² and %)	48	95.8	100%
Area of non-roof hardscape treated with: (indicate m² and %)			
a) high-albedo surface material		95.8	100%
b) open-grid pavement		0	0
c) shade from tree canopy		0	0
d) shade from structures covered by solar panels		0	0
Percentage of required car parking spaces under cover (minimum 50%) (non-residential only)			100%
Urban Heat Island Reduction: Roof	Required	Proposed	Proposed (%)
Available Roof Space (m²)		327.1	
Available Roof Space provided as Green Roof (m² and %)	98.12/30%	100	30.6%
Available Roof Space provided as Cool Roof (m² and %)	0	0	0
Water Efficiency	Required	Proposed	Proposed (%)
Total landscaped site area (m²)		159.1	
Landscaped site area planted with drought-tolerant plants (minimum 50%) (m² and %)	79.5	99.0	62.2%
Urban Forest : Increase Tree Canopy	Required	Proposed	Proposed (%)
Total site area (m²)		2,109	
Total number of trees planted (site area x 40% ÷ 66)	13	8	
Number of surface parking spaces (if applicable)		0	
Number of shade trees located in surface parking area interior (minimum 1 tree for 5 parking spaces)	0	0	
Natural Heritage: Site	Required	Proposed	Proposed (%)
Total number of species planted		12	
Total number of native species planted and % of total species planted (minimum 50%)	6	6	50%
Bird Friendly Glazing	Required	Proposed	Proposed (%)
Total area of glazing of all elevations within 12m above grade (including glass balcony railings)		938.9	
Total area of treated glazing (minimum 85% of total area of glazing within 12m above grade) (m² and %)	798.0	808.0	86.1%
Percentage of glazing within 12m above grade treated with:			
a) Low reflectance opaque materials			2%
b) Visual markers			65%
c) Shading			20%
Storage and Collection of Recycling and Organic Waste	Required	Proposed	Proposed (%)
Waste storage area for bulky items and other (minimum 10m²) (residential only)	10	10	

Proposed Use: MIXED USE BUILDING WITH RETAIL AT GRADE

Site Area: 2,109 sm

Proposed GFA:
GFA By-law 569-2013: 8,300 sm *

Residential: 7,575 sm
Non-residential Retail: 725 sm
Residential FSI: 3.59
Non-Residential FSI: 0.34

*EXCLUDES BELOW GRADE LOBBIES

Proposed Residential Units: 70
1B - 29, 2B - 32 3B-9
Indoor Amenity Required: 70 x 2 sm/Unit = 140 sm
Indoor Amenity Provided: 240 sm
Outdoor Amenity Required: 70 x 2 sm/Unit = 140 sm
Outdoor Amenity Provided: 237 sm

Total Parking Required: 81 Spaces

	Units	Ratio	Total
1B	29	0.8	23.2
2B	32	0.9	28.8
3B	9	1.1	9.9

Total Residential: 62 Spaces
Residential Visitor @ 0.15/Unit = 11 Spaces
Retail @ 1.0 /100sm: 740/100 = 7.4 Spaces

Total Parking Provided: 129 Spaces (includ. 3 Accessible Spaces)
(includ. 102 residential, 16 commercial & 11 residential visitor parking spaces)

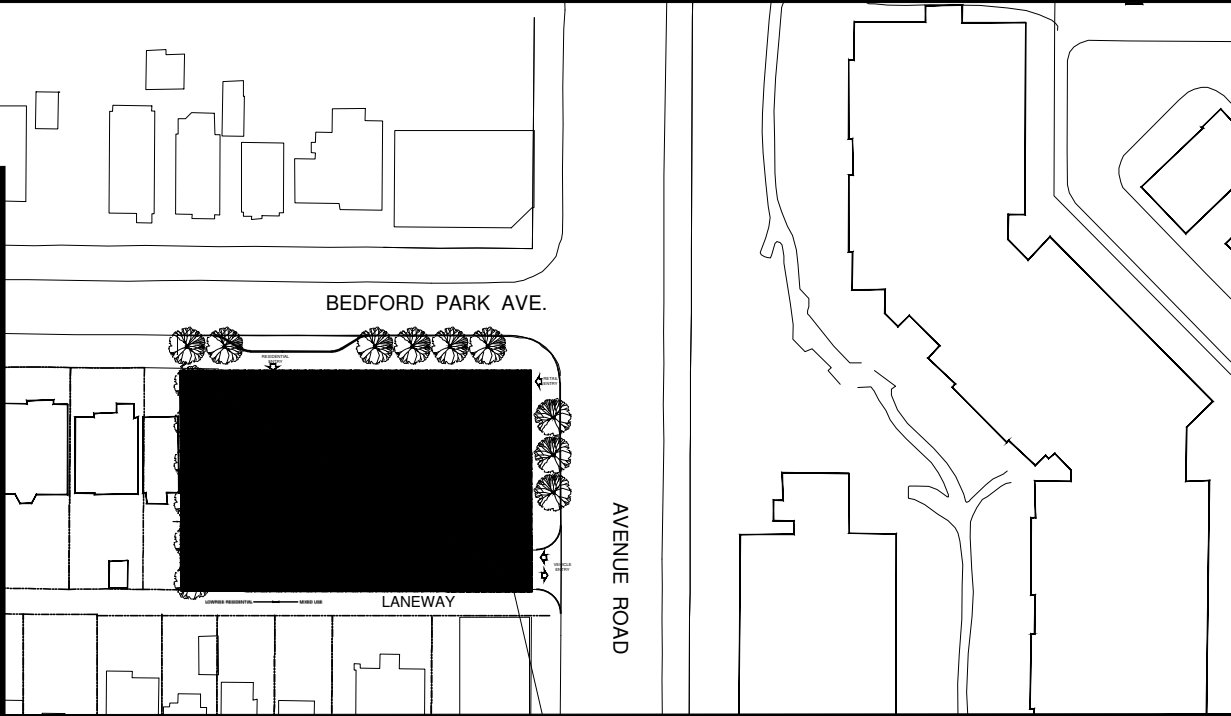
Parking Breakdown

	Commercial	Visitor	Residential	TOTAL
Ground	5	0	0	5
P1	11	11	18	40
P2	0	0	52	52
P3	0	0	32	32
TOTAL	16	11	102	129

Proposed Height: As Shown on Site Plan
* Excludes Parapets & Mech.from Established Grade

Loading: 2 Spaces. 1 Type G (4m x 13m x 6.1 m high)
1 Type B (3.5m x 11m x 4m high)

Established Grade: 171.95



CONTEXT PLAN

SUBJECT SITE

Bike Spaces Required: 53
Bike Spaces Provided: 53
Residential Long Term @ 0.68/ Unit = 48
Residential Short Term @ 0.07/Unit = 5
5% of Residential(Long-Term) at grade = 3 spaces

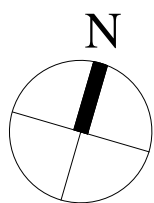
Setbacks:
North: 0 m
South: 0 m
East: 0 m
West: 7.5 m

Available Roof Space: 332 sm

Total Roof Area	1,786 sm
Private Terraces	1,454 sm
Outdoor Amenity Space	0 sm
Available Roof Space	332 sm

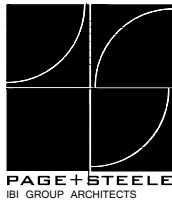
30% Green Roof Requirement: 100 sm Green Roof Provided

Survey Information:
Part of lot 1329 and all of lots 1079 to 1086 and 1328
Registered Plan M-108
City of Toronto (Formerly City of North York)
By: Speight, Van Nostrand & Gibson Limited
Date: December 8, 2014



15 80 AVENUE ROAD
TORONTO, ONTARIO
CONTEXT PLAN
ISSUED FOR REZONING & SITE PLAN APPROVAL

PROJECT NO. 3 78 6 1
N.T.S.



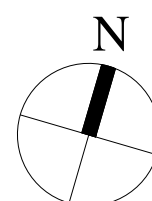
A0

General Notes:

- The waste diversion system is a Tri-sorter.
- On-site trained staff must be present during collection for jockeying of bins and ensuring safe back-up maneuvers of the City's solid waste refuse collection vehicle.
- All driveways and passageways providing access to the Type G loading space to be constructed to the requirements of the Ontario building Code, including allowance for City of Toronto bulk lift and rear bin vehicle loading with impact factors where they are to be built as supported structures. the structure can safely support a fully loaded collection vehicle(35,000 kilograms) and conforms to the Ontario Building Code, Design Load and Impact Factor and conforms to the following:
 - Design Code - Ontario Building Code
 - Design Load - City bulk lift vehicle in addition Building Code requirements
 - Impact Factor - 5% for maximum vehicular speeds to 15 km/h and 30% for higher speeds
- Refer to traffic drawings from BA group for auto-turns.
- Driveway complies with City of Toronto Standard No.T310-050-01 for combined curb and sidewalk vehicular entrance.
- The entire path of the collection vehicle will have a vertical clearance of at least 4.4m (including under the overhead door).
- Resident(Long Term) bike spaces accommodated within the P1 level, 4 bikes providing at grade (5%).
- VP = Visitor Bike Rack
- For landscape information - refer to drawings prepared by MEP Design.
- For grading and servicing information - refer to drawings prepared by COUNTERPOINT ENGINEERING.
- The building will be sprinklered.

1. The waste diversion system is a Tri-sorter.
2. On-site trained staff must be present during collection for jockeying of bins and ensuring safe back-up maneuvers of the City's solid waste refuse collection vehicle.
3. All driveways and passageways providing access to the Type G loading space to be constructed to the requirements of the Ontario building Code, including allowance for City of Toronto bulk lift and rear bin vehicle loading with impact factors where they are to be built as supported structures, the structure can safely support a fully loaded collection vehicle(35,000 kilograms) and conforms to the Ontario Building Code, Design Load and Impact Factor and conforms to the following:
 - a. Design Code - Ontario Building Code
 - b. Design Load - City bulk lift vehicle in addition Building Code requirements
 - c. Impact Factor - 5% for maximum vehicular speeds to 15 km/h and 30% for higher speeds
4. Refer to traffic drawings from BA group for auto-turns.
5. Driveway complies with City of Toronto Standard No.T310-050-01 for combined curb and sidewalk vehicular entrance.
6. The entire path of the collection vehicle will have a vertical clearance of at least 4.4m (including under the overhead door).
7. Resident(Long Term) bike spaces accommodated within the P1 level, 4 bikes providing at grade (5%).
8. VP = Visitor Bike Rack
9. For landscape information - refer to drawings prepared by MEP Design.
10. For grading and servicing information - refer to drawings prepared by COUNTERPOINT ENGINEERING.
11. The building will be sprinklered.

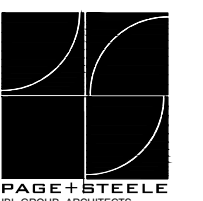
— NOTE 5.



SITE PLAN

ISSUED FOR REZONING & SITEPLAN APPROVAL

PROJECT NO. 37861
SCALE 1:150



A1

BEDFORD PARK AVE.

FIRE ROUTE

AVENUE ROAD

General Notes:

1. The waste diversion system is a Tri-sorter.
2. On-site trained staff must be present during collection for jockeying of bins and ensuring safe back-up maneuvers of the City's solid waste refuse collection vehicle.
3. All driveways and passageways providing access to the Type G loading space to be constructed to the requirements of the Ontario building Code, including allowance for City of Toronto bulk lift and rear bin vehicle loading with impact factors where they are to be built as supported structures, the structure can safely support a fully loaded collection vehicle(35,000 kilograms) and conforms to the Ontario Building Code, Design Load and Impact Factor and conforms to the following:
 - a. Design Code - Ontario Building Code
 - b. Design Load - City bulk lift vehicle in addition Building Code requirements
 - c. Impact Factor - 5% for maximum vehicular speeds to 15 km/h and 30% for higher speeds
4. Refer to traffic drawings from BA group for auto-turns.
5. Driveway complies with City of Toronto Standard No.T310-050-01 for combined curb and sidewalk vehicular entrance.
6. The entire path of the collection vehicle will have a vertical clearance of at least 4.4m (including under the overhead door).
7. Resident(Long Term) bike spaces accommodated within the P1 level, 4 bikes providing at grade (5%).
8. VP = Visitor Bike Rack
9. For landscape information - refer to drawings prepared by MEP Design.
10. For grading and servicing information - refer to drawings prepared by COUNTERPOINT ENGINEERING.
11. The building will be sprinklered.

NOTE: PARKING STALL SIZES

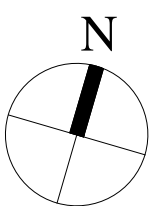
TYPICAL PARKING
STALL SIZE : 2.6 x 5.6m

ACCESSIBLE PARKING
STALL SIZE : 3.9 x 5.6m

LEGEND:

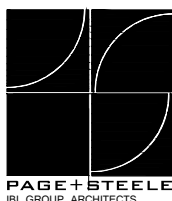
C = COMMERCIAL PARKING
R = RESIDENTIAL PARKING
V = VISITOR PARKING

Ground Floor
Parking Total:5
Commercial: 5
Accessible: 0



1580 AVENUE ROAD
TORONTO, ONTARIO
GROUND FLOOR PLAN
ISSUED FOR REZONING & SITE PLAN APPROVAL

PROJECT NO. 37861
SCALE 1:150



A2

NOTE: PARKING STALL SIZES

TYPICAL PARKING
STALL SIZE : 2.6 x 5.6M

ACCESSIBLE PARKING
STALL SIZE : 3.9 x 5.6M

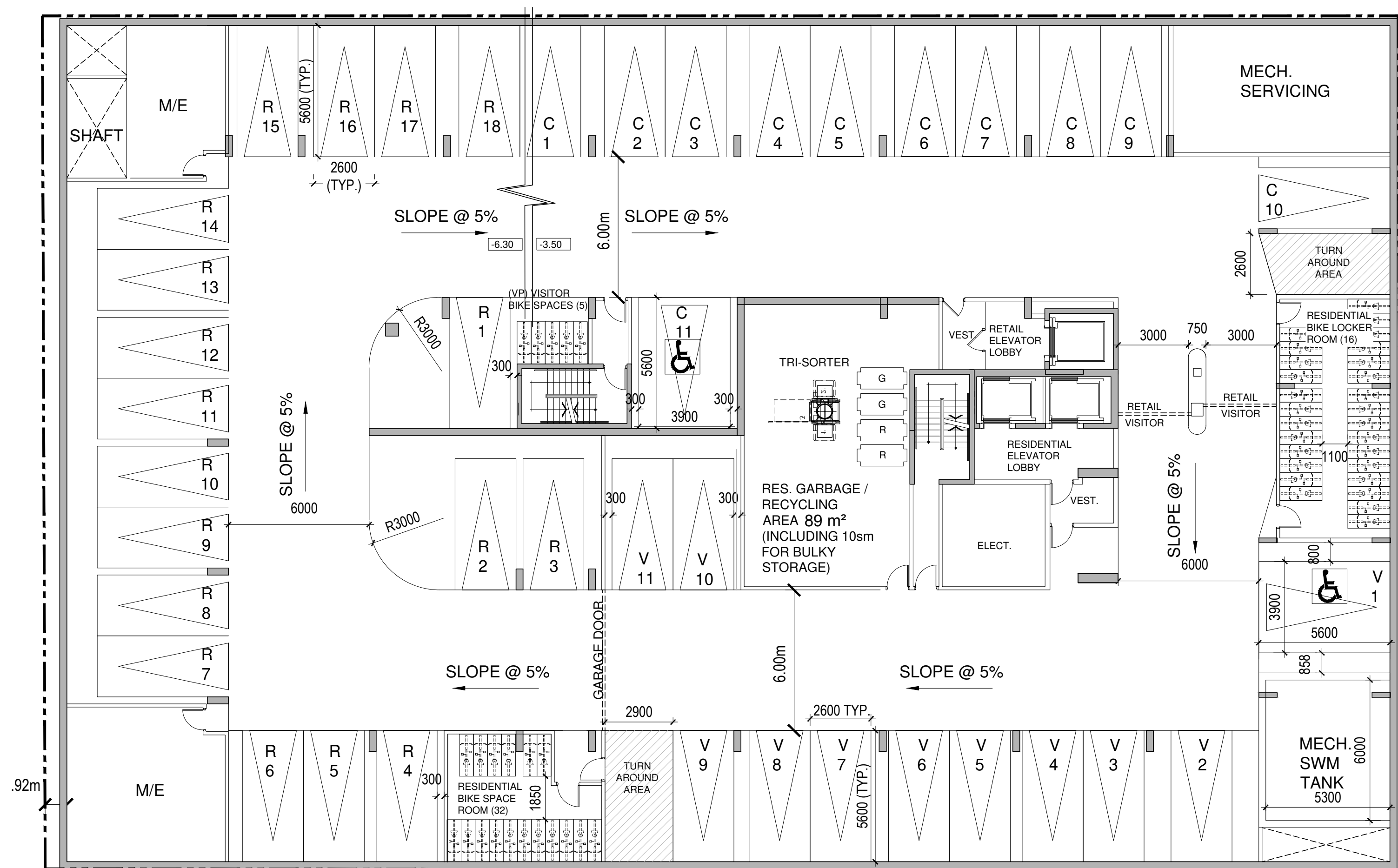
**NOTE: TYPICAL BIKE SPACE
DIMENSIONS**

HORIZONTAL SPACE
1.8 x 0.6 M

VERTICAL SPACE
1.2 x 0.6M

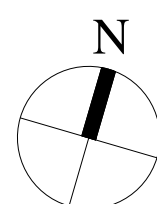
LEGEND:

C = COMMERCIAL PARKING
R = RESIDENTIAL PARKING
V = VISITOR PARKING



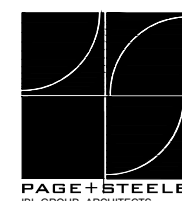
P1 Parking Total:40
Visitor: 11
Commercial: 11
Residential: 18
Accessible: 2
Unit Count : 70

P1 Bike Space Total: 53
Short Term: 5
Long Term:48
Horizontal: 53
Vertical: 0



1580 AVENUE ROAD
TORONTO, ONTARIO
P1 PARKING FLOOR PLAN
ISSUED FOR REZONING & SITE PLAN APPROVAL

PROJECT NO. 37861
SCALE 1:150



A3

NOTE: PARKING STALL SIZES

TYPICAL PARKING
STALL SIZE : 2.6 x 5.6M

ACCESSIBLE PARKING
STALL SIZE : 3.9 x 5.6M

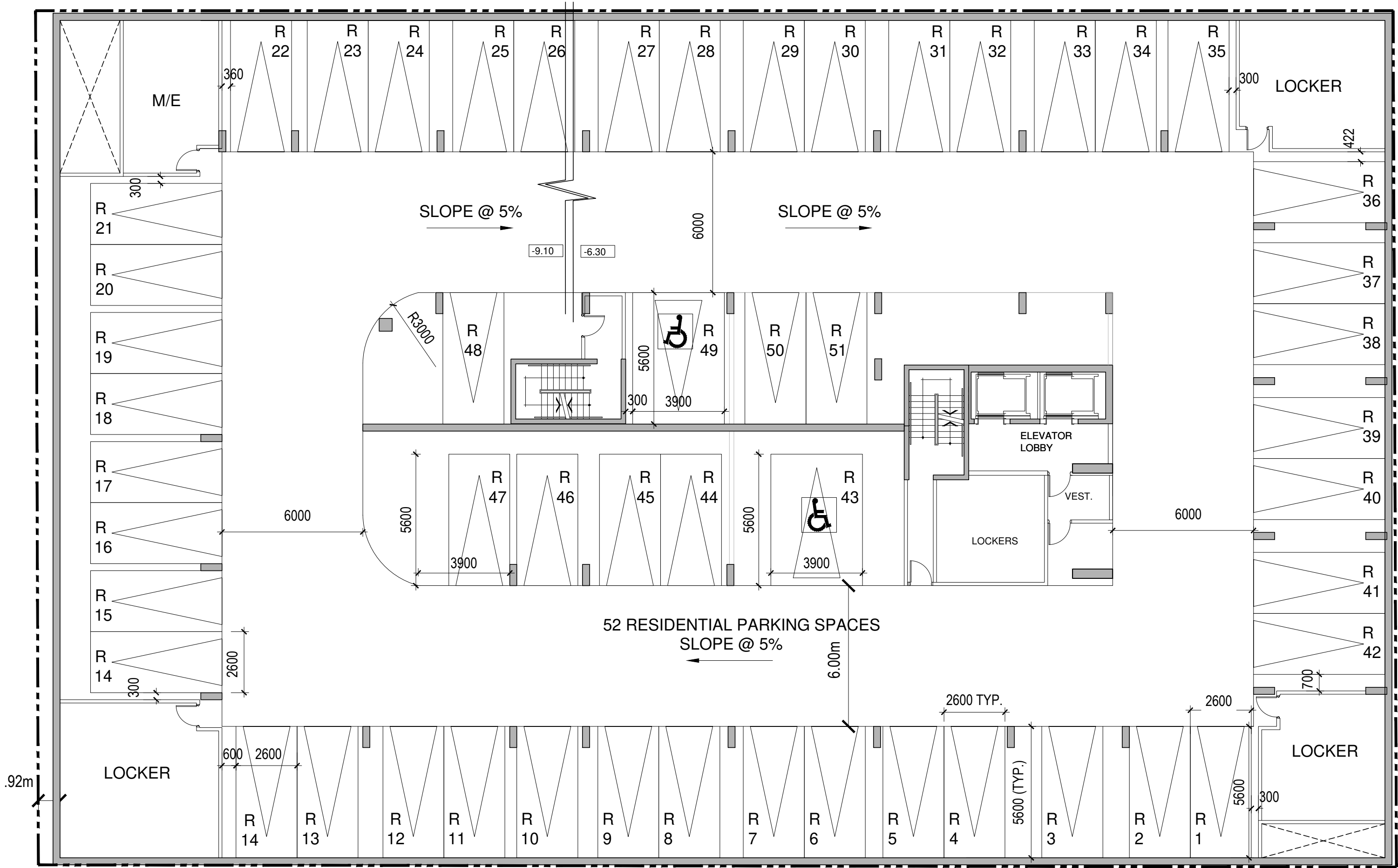
NOTE:TYPICAL BIKE SPACE
DIMENSIONS

HORIZONTAL SPACE
1.8 x 0.6 M

VERTICAL SPACE
1.2 x 0.6M

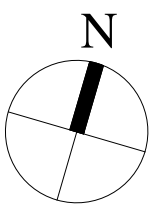
LEGEND:

C = COMMERCIAL PARKING
R = RESIDENTIAL PARKING
V = VISITOR PARKING



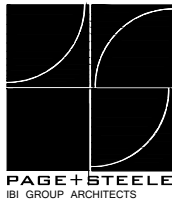
P2 Parking Total: 52
Residential: 52
Accessible: 2

Unit Count : 70

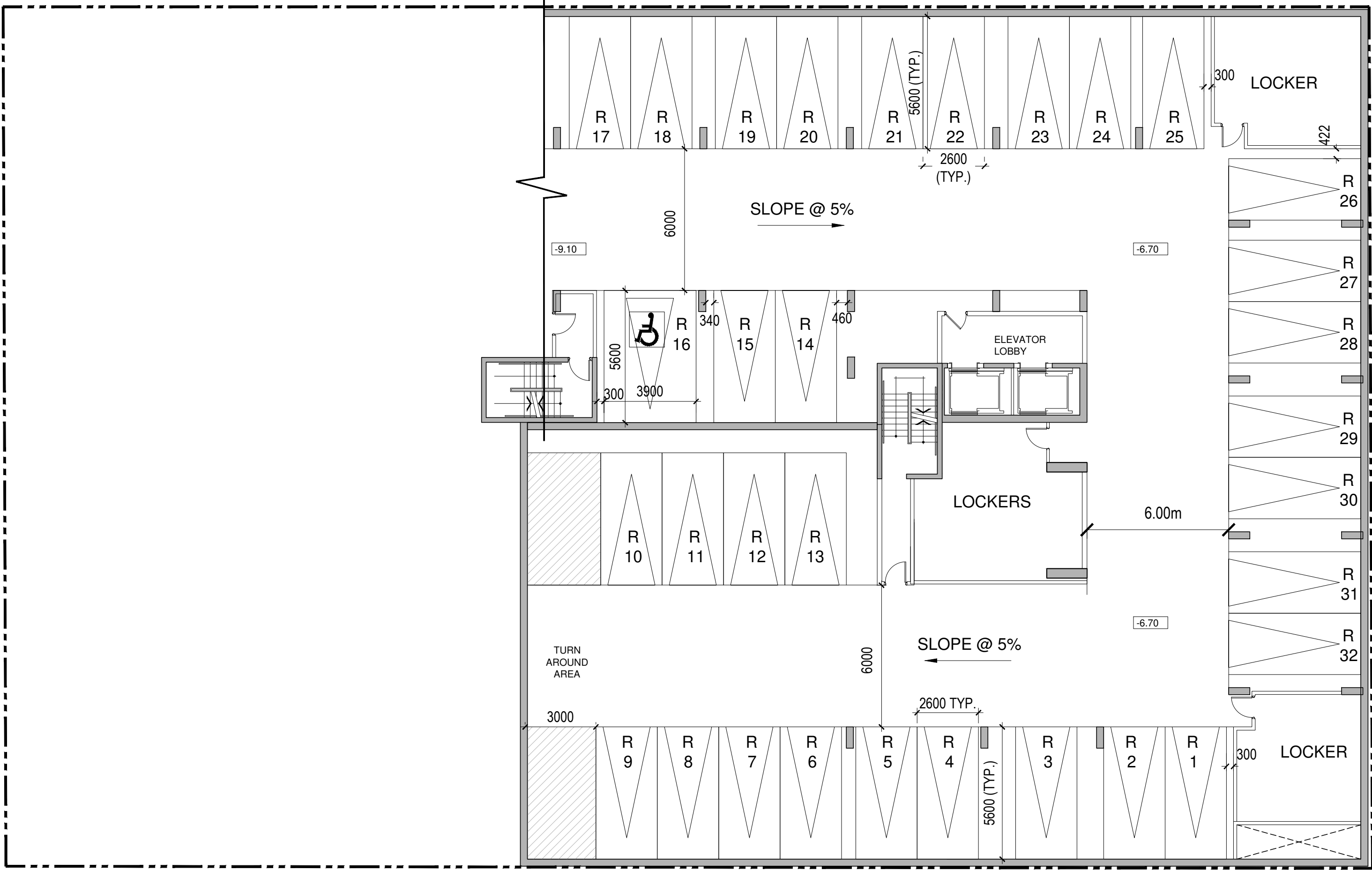


1580 AVENUE ROAD
TORONTO, ONTARIO
P2 PARKING FLOOR PLAN
ISSUED FOR REZONING & SITE PLAN APPROVAL

PROJECT NO. 37861
SCALE 1:150



A4



P3 Parking Total:32
Residential: 32
Accessible: 1

Unit Count: 70

NOTE: PARKING STALL SIZES

TYPICAL PARKING
STALL SIZE : 2.6 x 5.6M

ACCESSIBLE PARKING
STALL SIZE : 3.9 x 5.6M

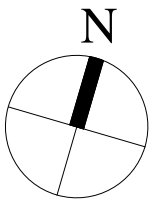
**NOTE:TYPICAL BIKE SPACE
DIMENSIONS**

HORIZONTAL SPACE
1.8 x 0.6 M

VERTICAL SPACE
1.2 x 0.6M

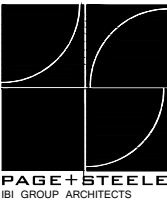
LEGEND:

C = COMMERCIAL PARKING
R = RESIDENTIAL PARKING
V = VISITOR PARKING

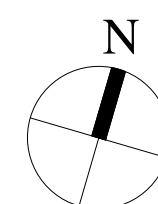
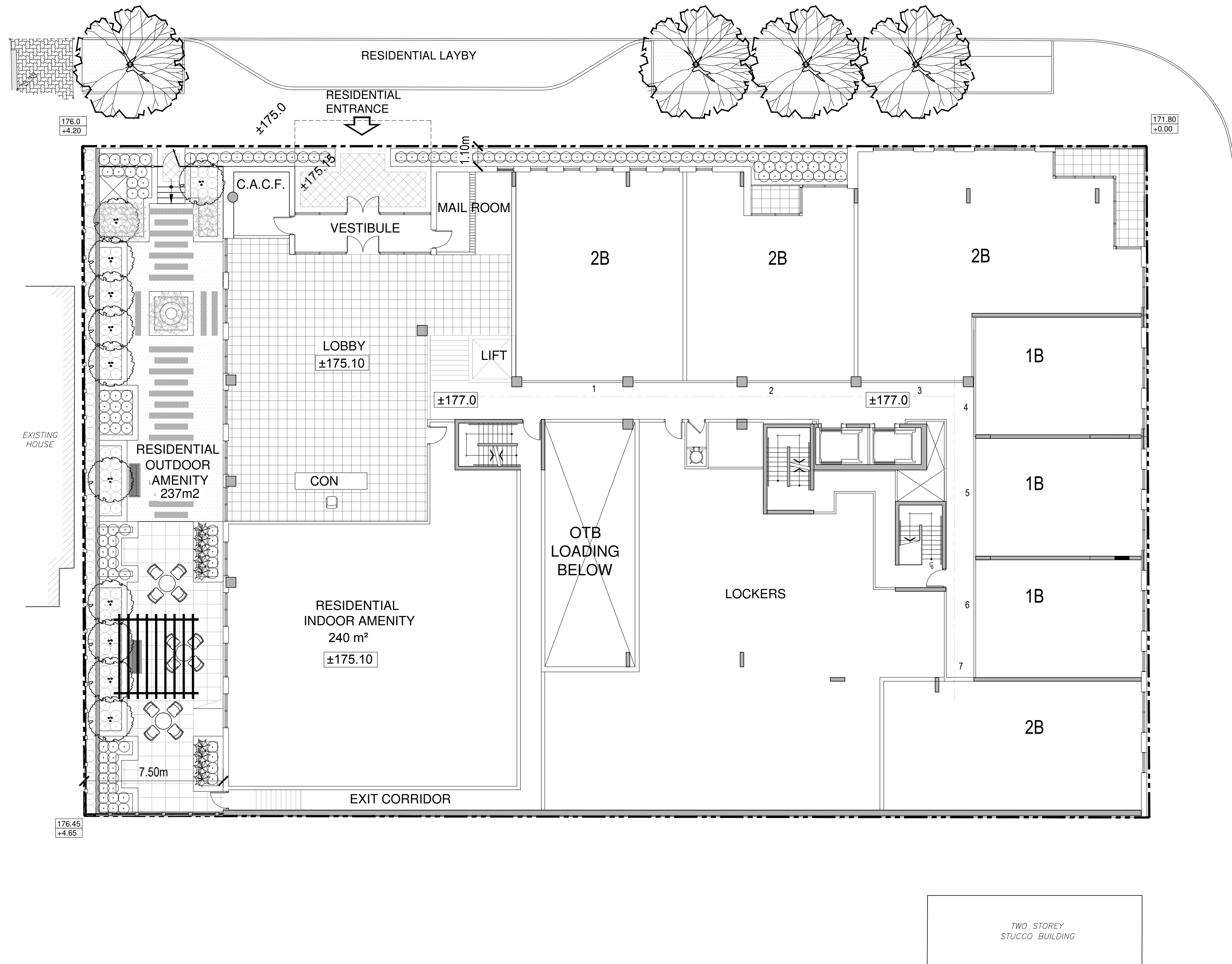


1580 AVENUE ROAD
TORONTO, ONTARIO
P3 PARKING FLOOR PLAN
ISSUED FOR REZONING & SITE PLAN APPROVAL

PROJECT NO. 37861
SCALE 1:150

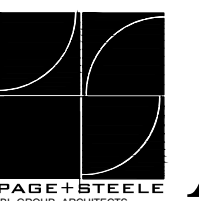


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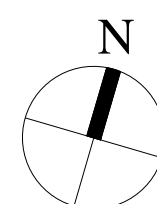
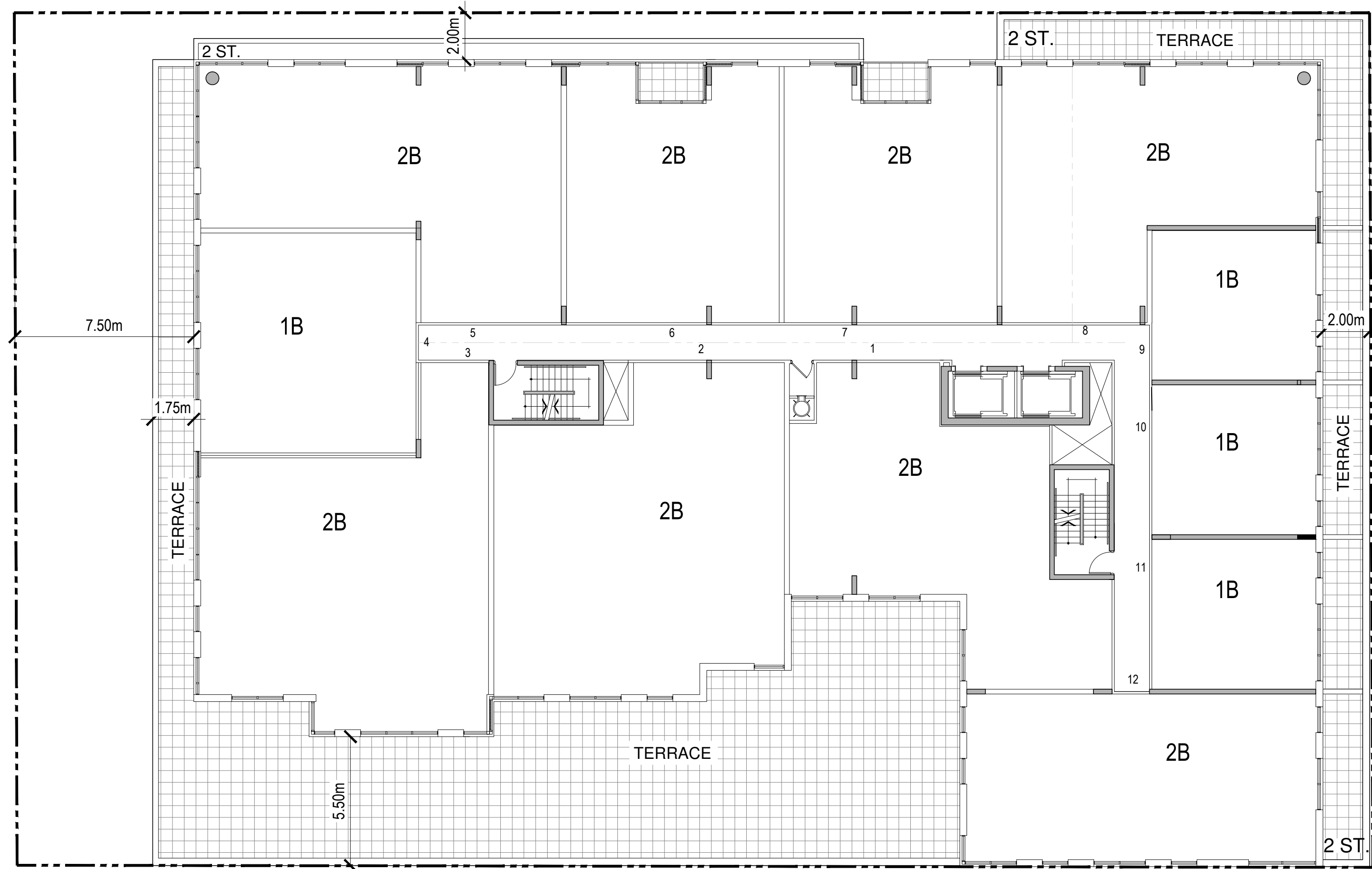


1580 AVENUE ROAD
TORONTO, ONTARIO
2ND FLOOR PLAN
ISSUED FOR REZONING & SITEPLAN APPROVAL

PROJECT NO. 37861
SCALE 1:150

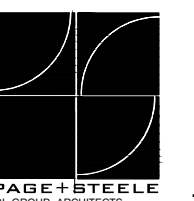


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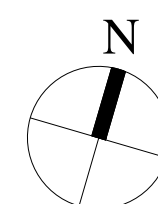
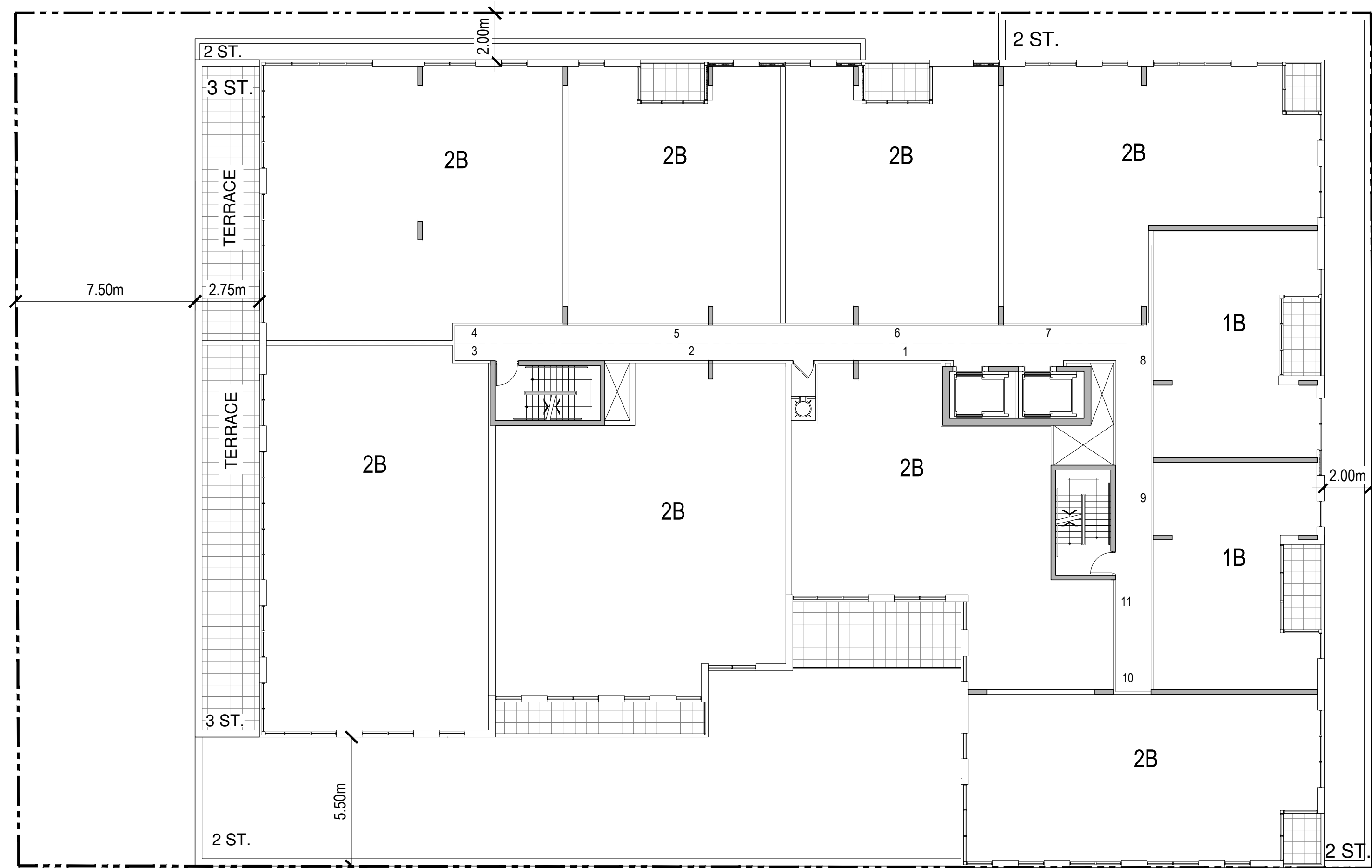


1580 AVENUE ROAD
TORONTO, ONTARIO
3RD FLOOR PLAN
ISSUED FOR REZONING & SITE PLAN APPROVAL

PROJECT NO. 37861
SCALE 1:150

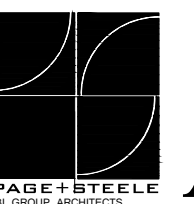


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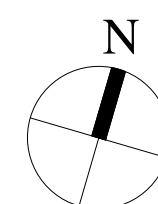
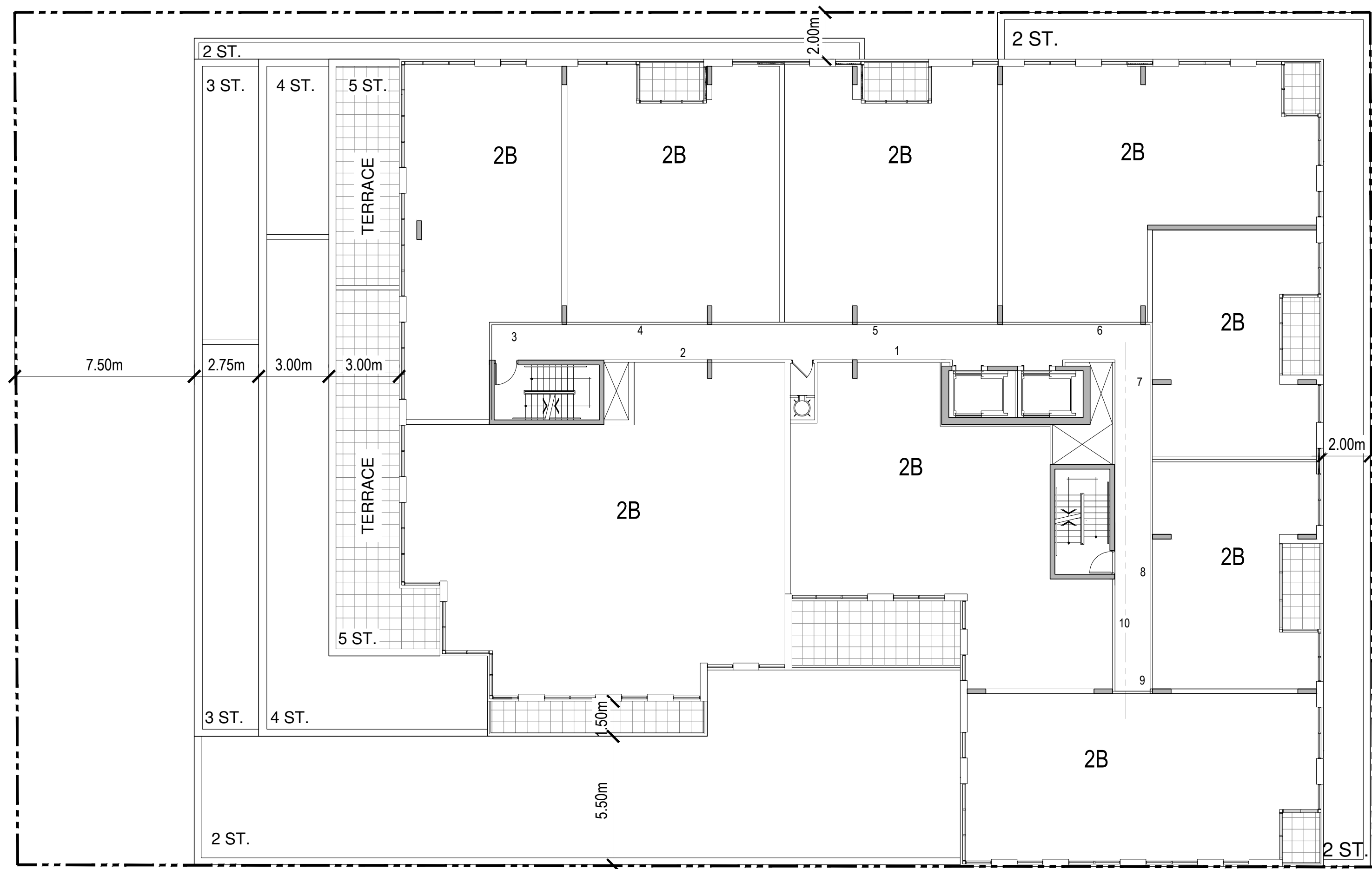


1580 AVENUE ROAD
TORONTO, ONTARIO
4TH FLOOR PLAN
ISSUED FOR REZONING & SITE PLAN APPROVAL

PROJECT NO. 37861
SCALE 1:150

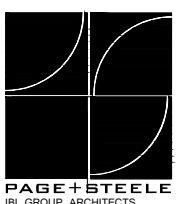


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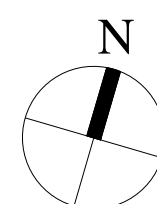
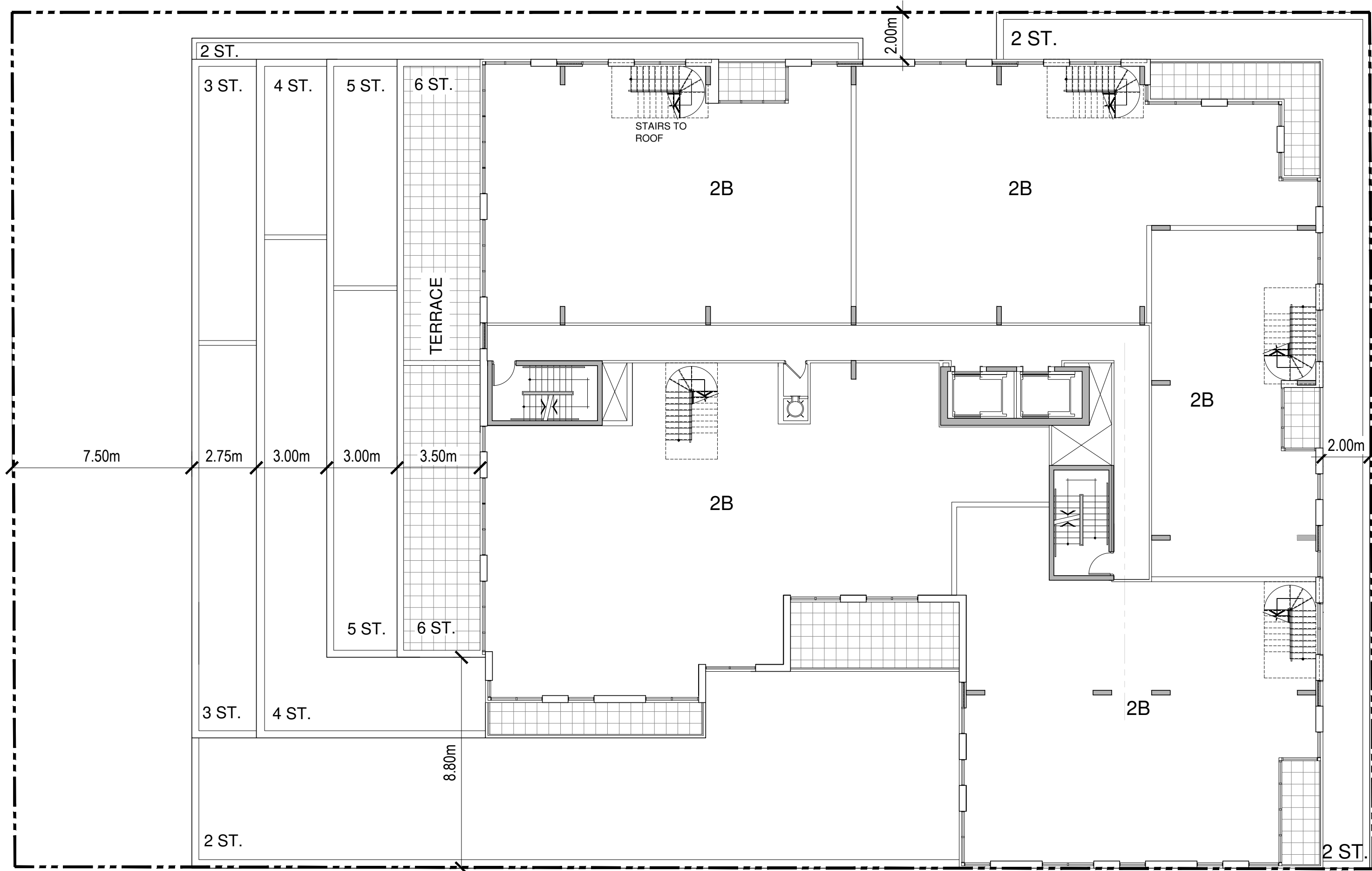


1580 AVENUE ROAD
TORONTO, ONTARIO
6 TH FLOOR PLAN
ISSUED FOR REZONING & SITE PLAN APPROVAL

PROJECT NO. 37861
SCALE 1:150

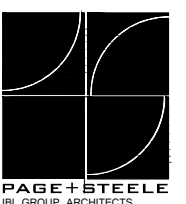


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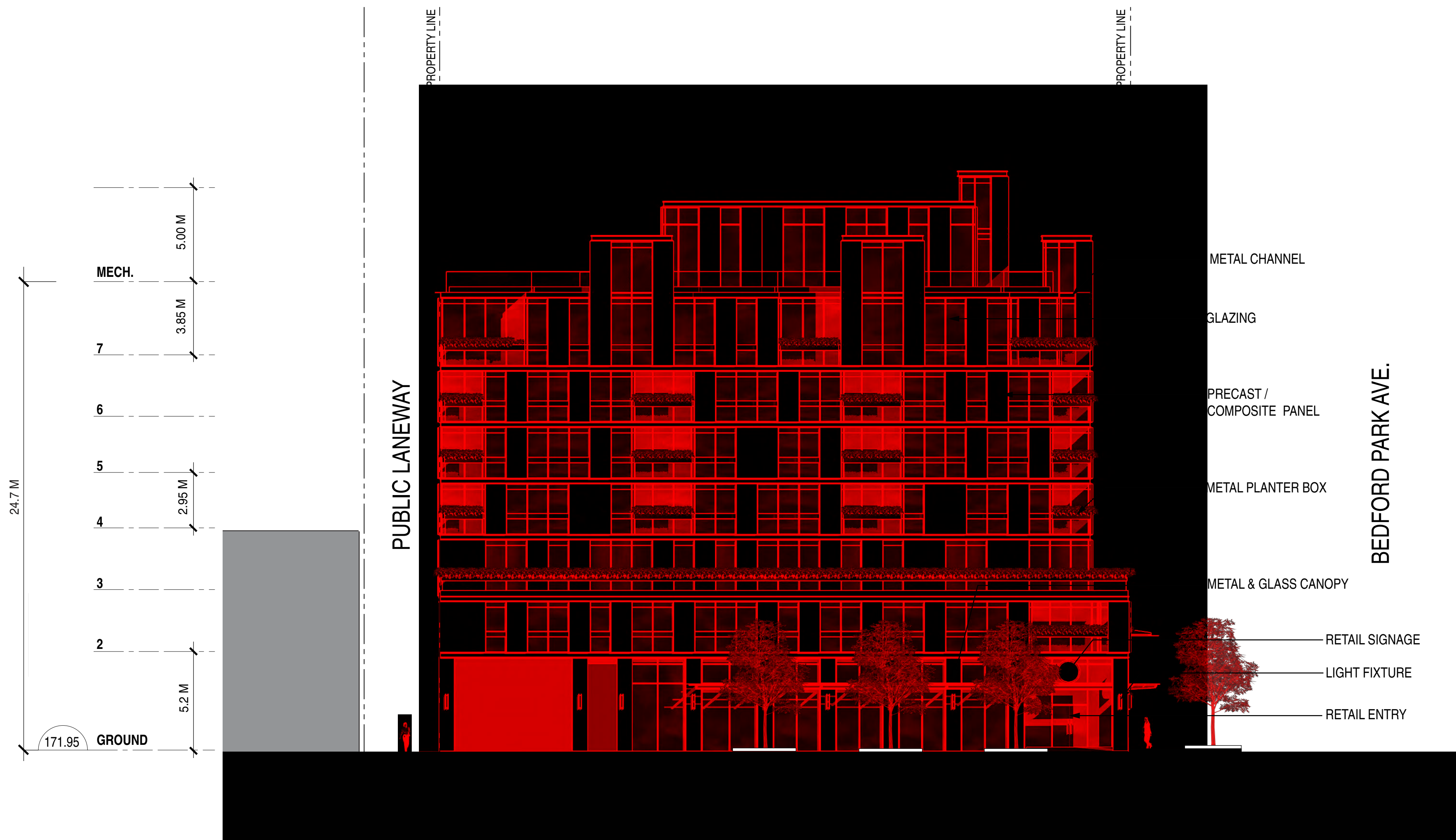


1580 AVENUE ROAD
TORONTO, ONTARIO
7TH FLOOR PLAN
ISSUED FOR REZONING & SITE PLAN APPROVAL

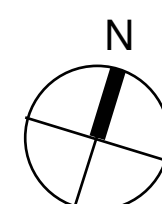
PROJECT NO. 37861
SCALE 1:150



A11



* REFER TO A22 & A23 FOR BIRD FRIENDLY GLAZING DIAGRAM.



1580 AVENUE ROAD
TORONTO, ONTARIO

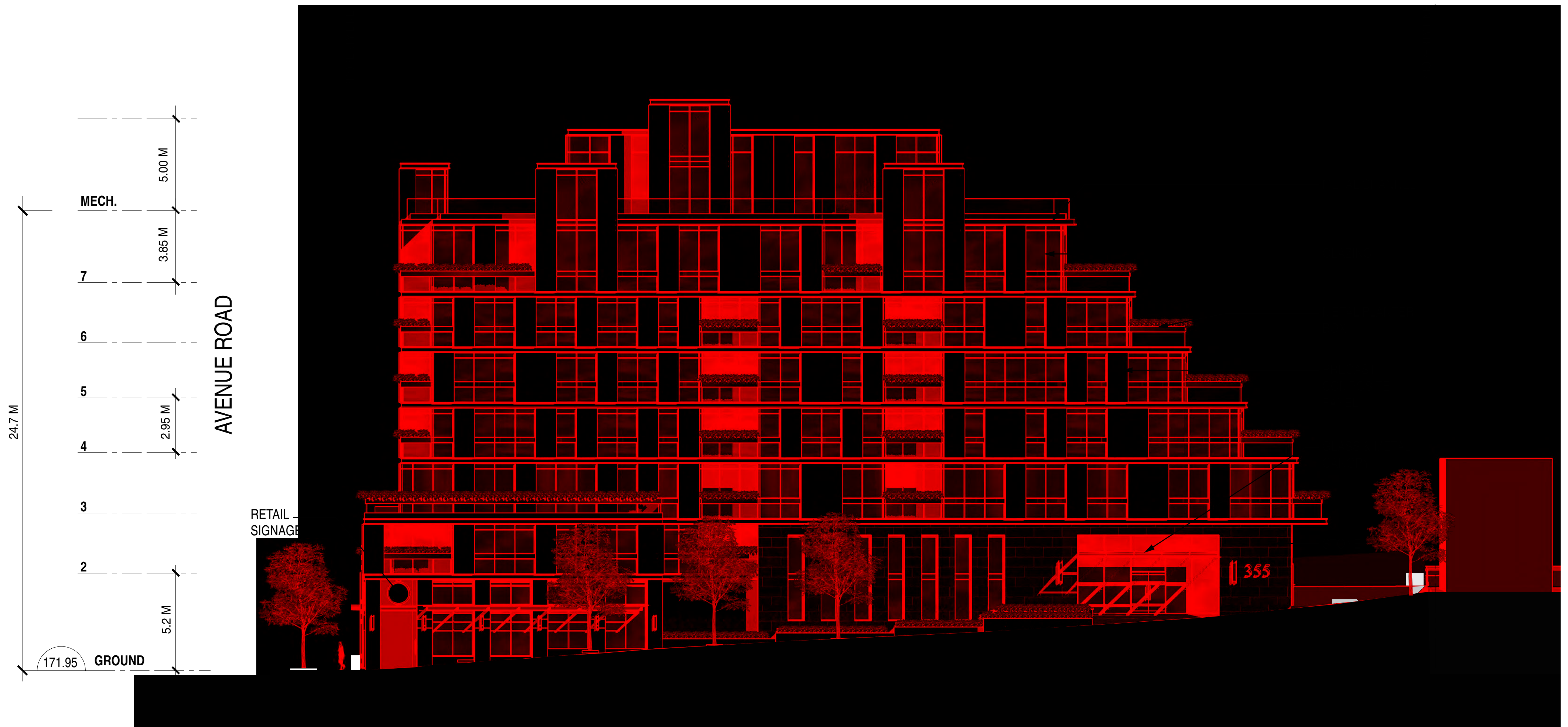
WEST ELEVATION - AVENUE RD.

ISSUED FOR REZONING & SITEPLAN APPROVAL

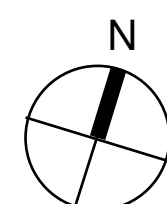
PROJECT NO. 37861
SCALE 1:150



A12



* REFER TO A22 & A23 FOR BIRD FRIENDLY GLAZING DIAGRAM.



1580 AVENUE ROAD
TORONTO, ONTARIO

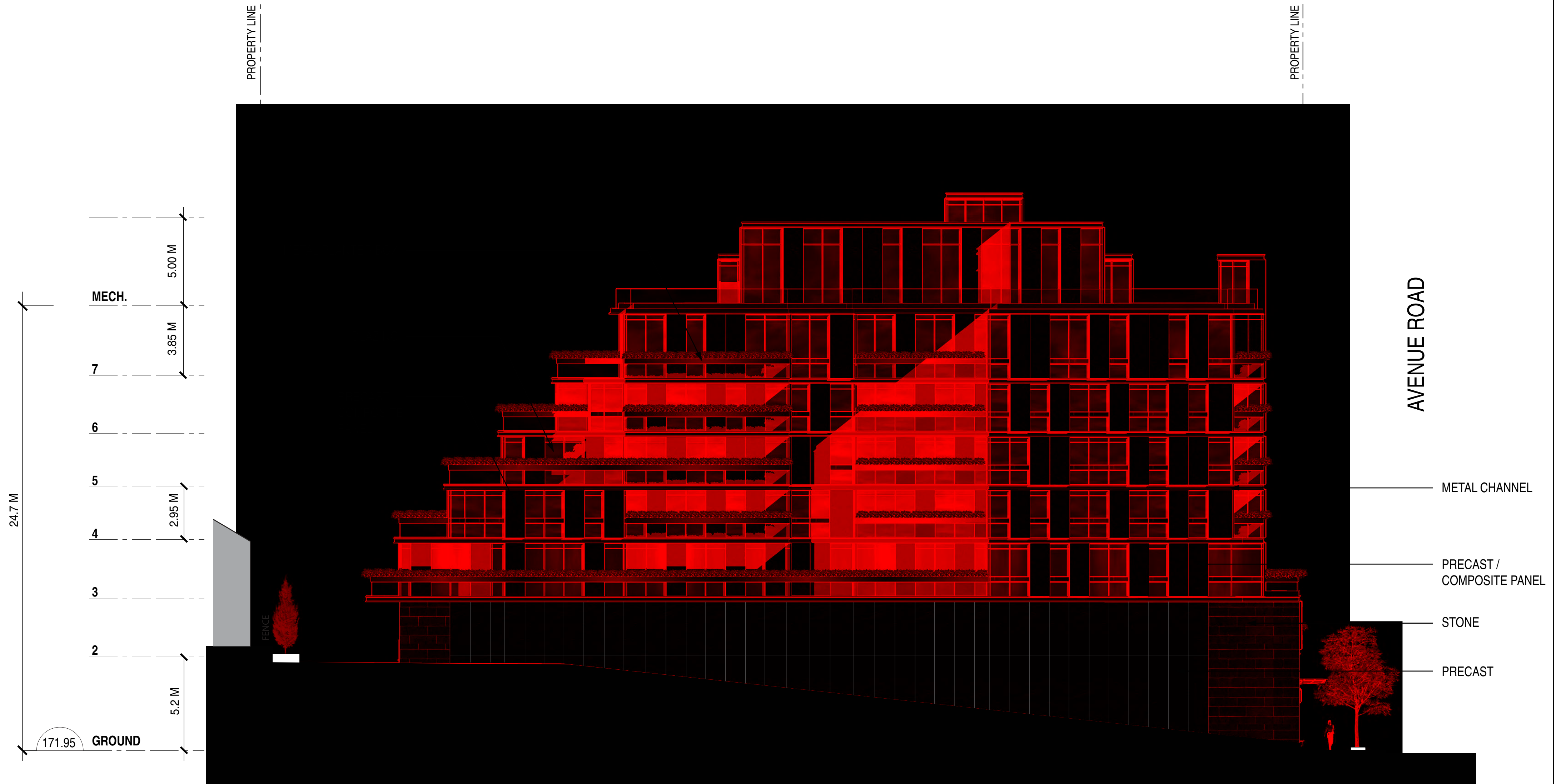
NORTH ELEVATION - BEDFORD PARK

ISSUED FOR REZONING & SITEPLAN APPROVAL

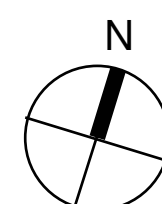
PROJECT NO. 37861
SCALE 1:150



A13



* REFER TO A22 & A23 FOR BIRD FRIENDLY GLAZING DIAGRAM.



1580 AVENUE ROAD
TORONTO, ONTARIO
SOUTH ELEVATION
ISSUED FOR REZONING & SITEPLAN APPROVAL

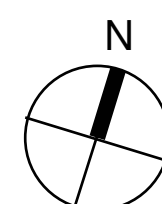
PROJECT NO. 37861
SCALE 1:150



A14



* REFER TO A22 & A23 FOR BIRD FRIENDLY GLAZING DIAGRAM.



1580 AVENUE ROAD
TORONTO, ONTARIO

EAST ELEVATION

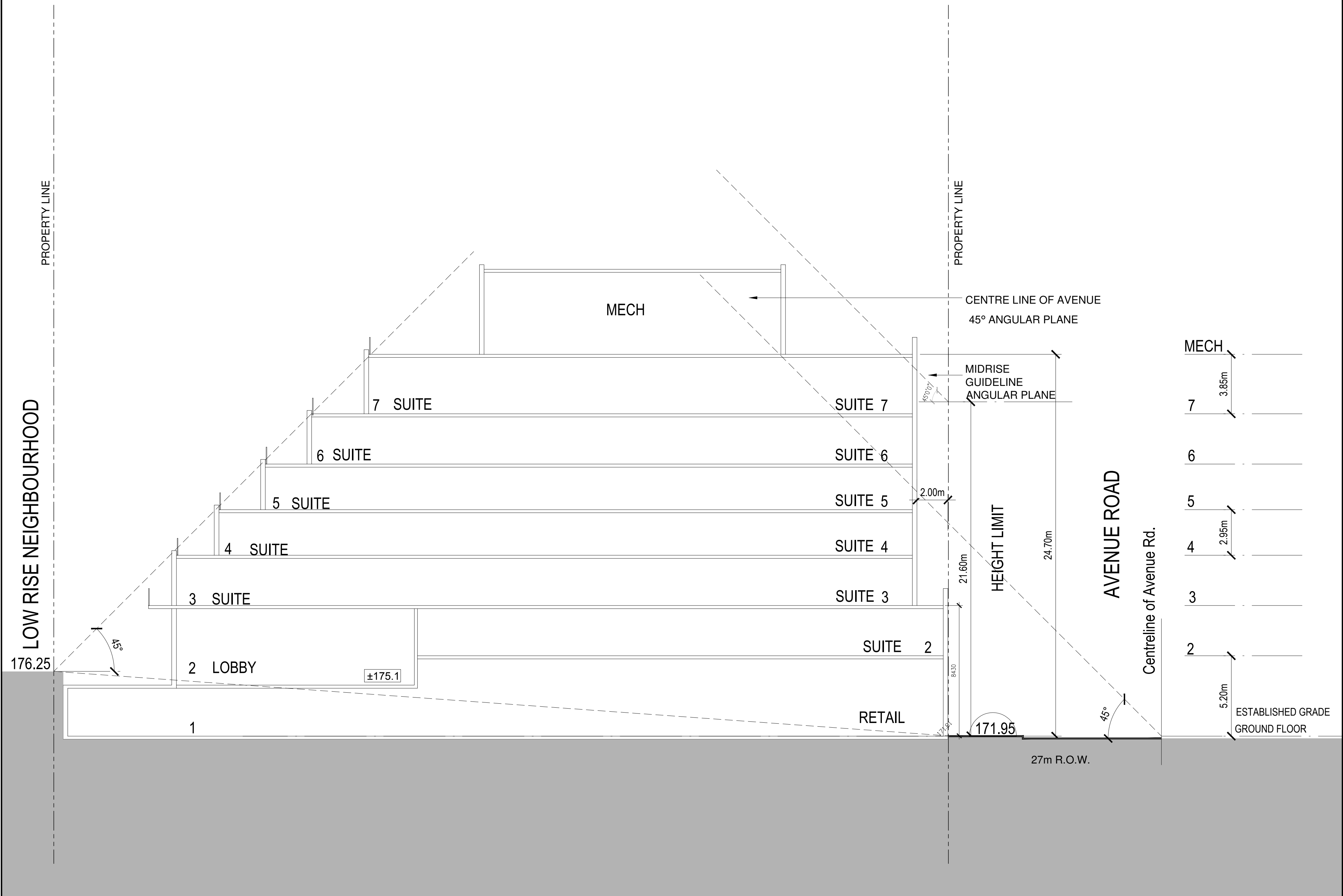
ISSUED FOR REZONING & SITEPLAN APPROVAL

PROJECT NO. 37861

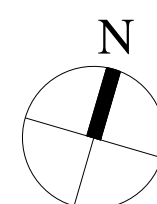
SCALE 1:150



A15

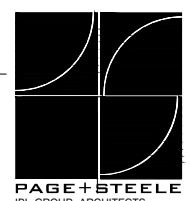


Note: Angular Planes are measured from:
 1. Western Property Line at Grade - 45 Degrees
 2. Centre line of Avenue - 45 Degrees

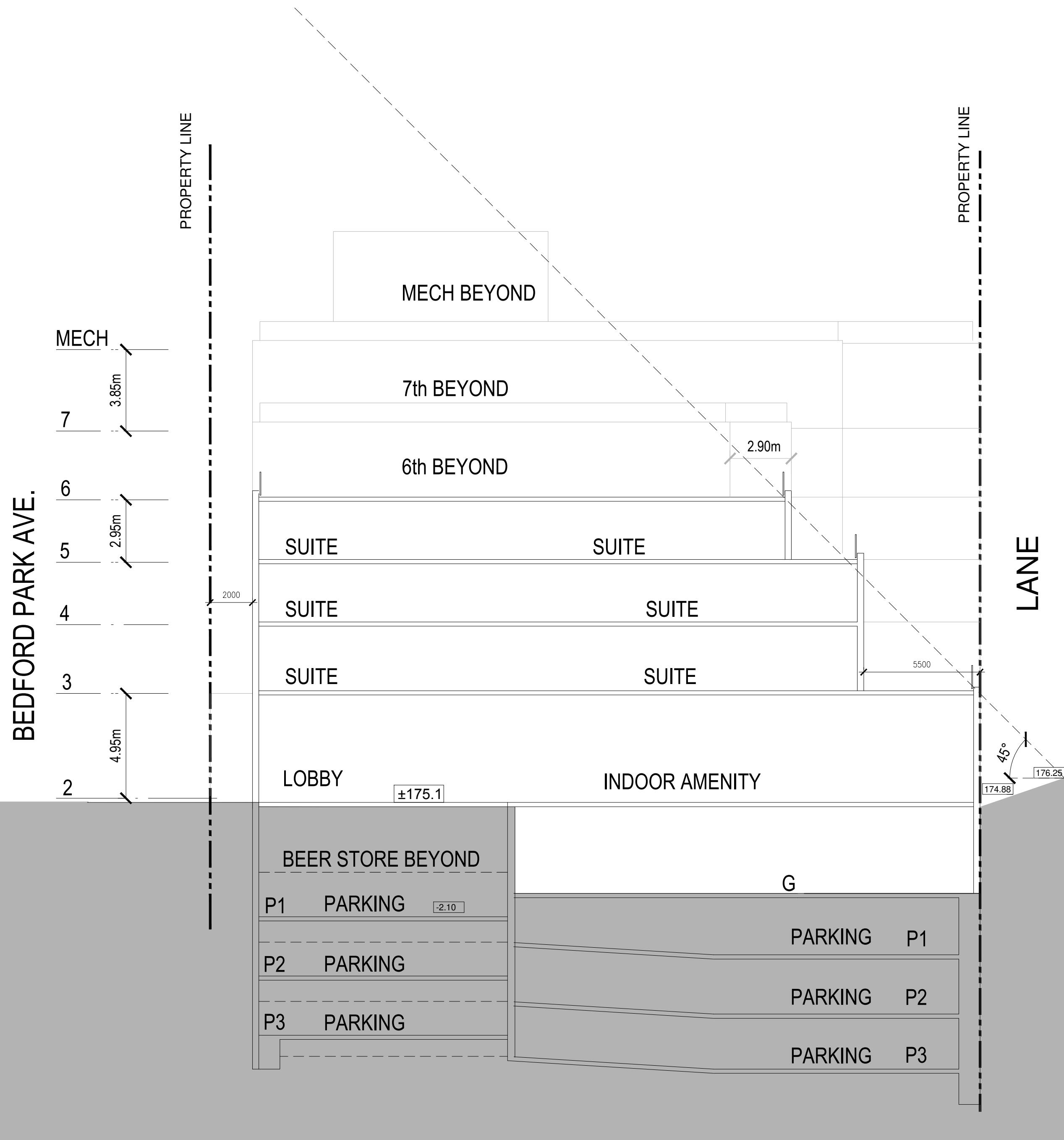


1580 AVENUE ROAD
 TORONTO, ONTARIO
EAST-WEST SECTION
 ISSUED FOR REZONING & SITE PLAN APPROVAL

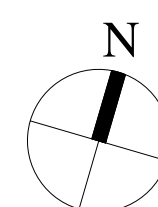
PROJECT NO. 37861
 SCALE 1:150



A16

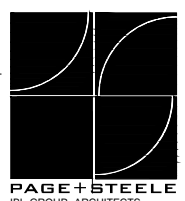


Note: Angular Plane is measured from Residential Fence line at 45 Degrees



1580 AVENUE ROAD
TORONTO, ONTARIO
NORTH - SOUTH SECTION
ISSUED FOR REZONING & SITE PLAN APPROVAL

PROJECT NO. 37861
SCALE 1:150



A17



**1580 AVENUE ROAD
TORONTO, ONTARIO
BEDFORD PARK AVE. VIEW**

PROJECT NO. 37861
N.T.S.



A18



**1580 AVENUE ROAD
TORONTO, ONTARIO
CORNER OF AVENUE RD.
& BEDFORD PARK AVE.**

PROJECT NO. 37861
N.T.S.



A19

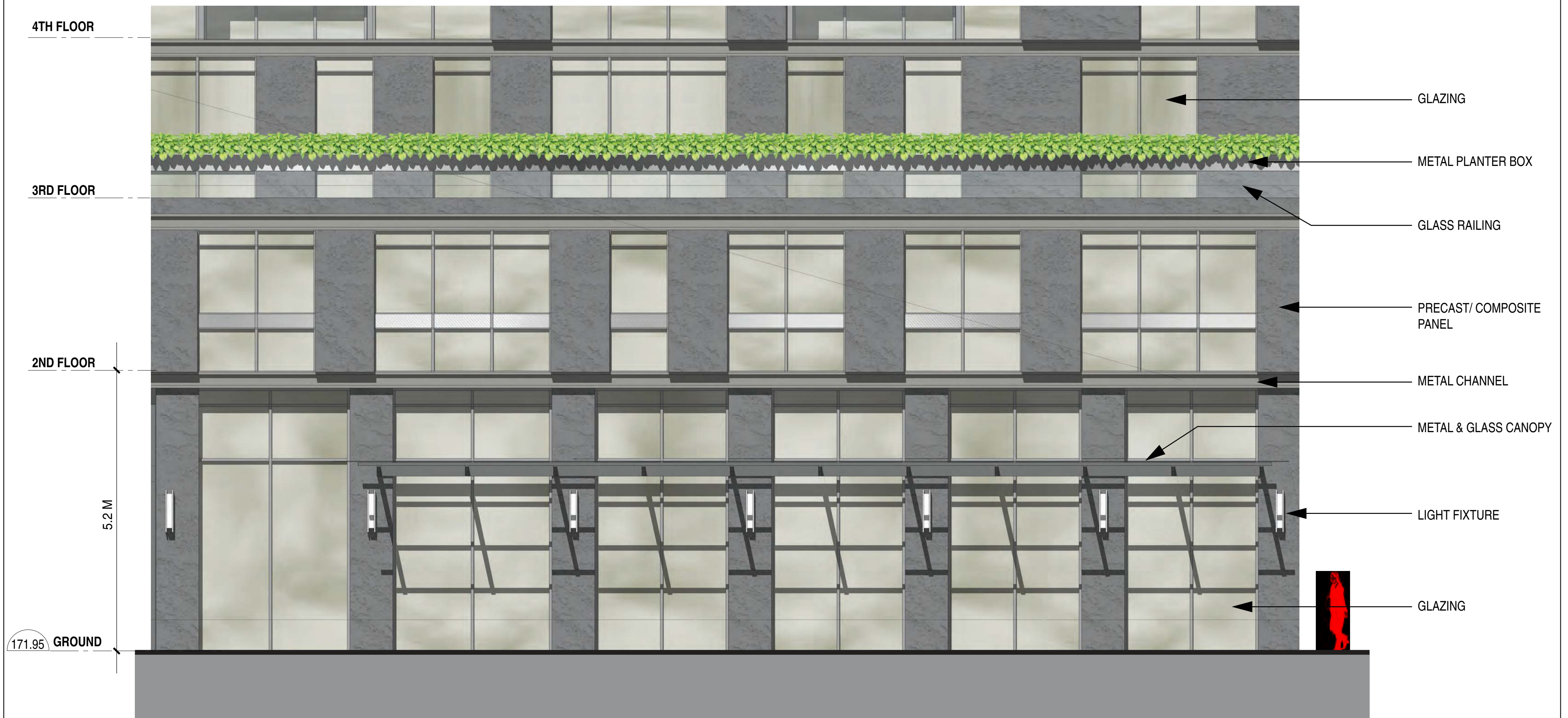


**1580 AVENUE ROAD
TORONTO, ONTARIO**
AVENUE ROAD VIEW
ISSUED FOR REZONING & SITEPLAN APPROVAL

PROJECT NO. 37861
N.T.S.

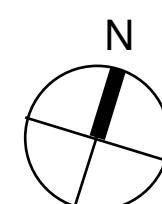


A20



* REFER TO A22 & A23 FOR BIRD FRIENDLY GLAZING DIAGRAM.

** STREET TREES NOT SHOWN.



1580 AVENUE ROAD
TORONTO, ONTARIO

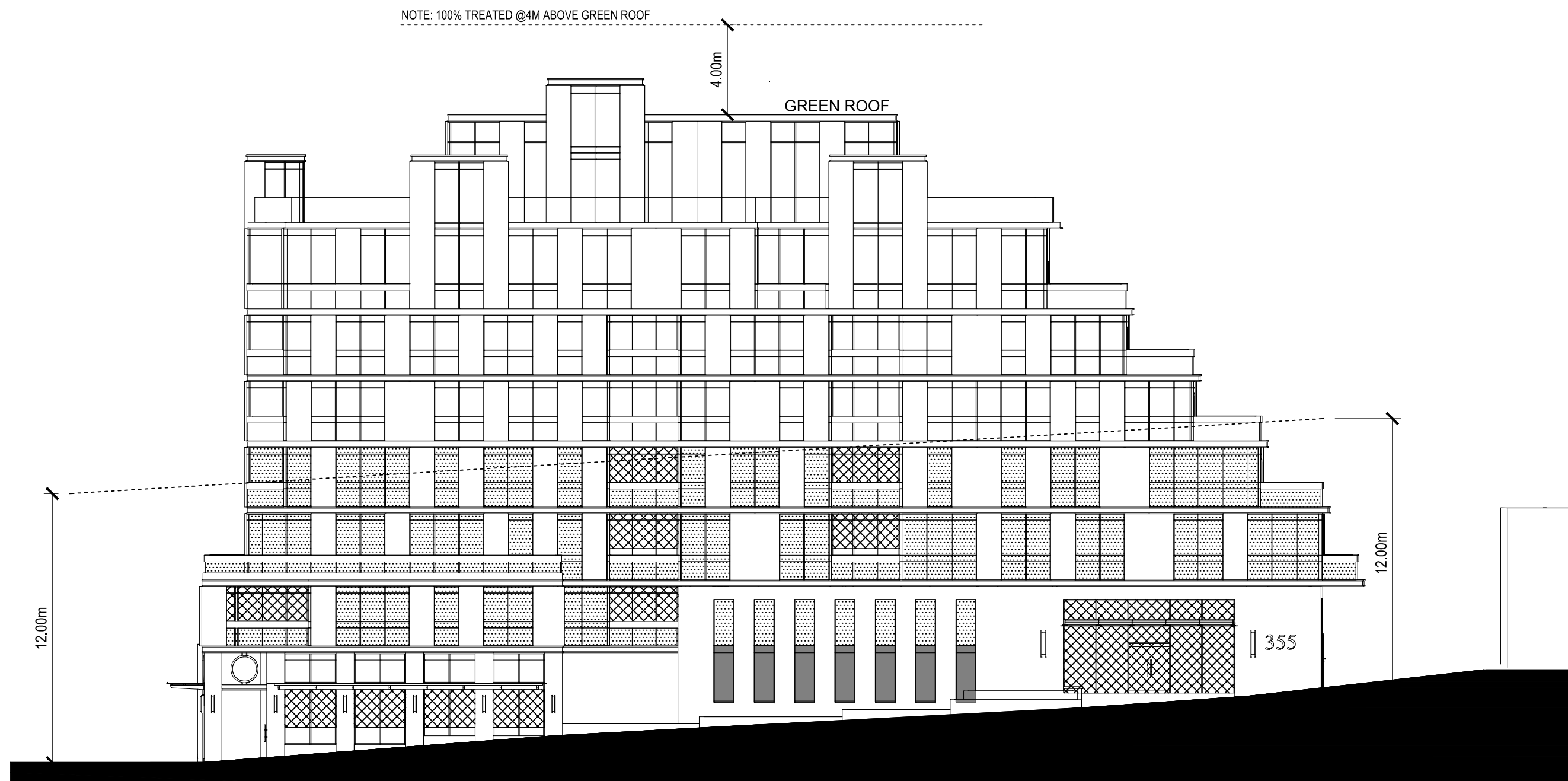
DETAIL ELEVATION (WEST ELEVATION)

ISSUED FOR REZONING & SITEPLAN APPROVAL

PROJECT NO. 37861
SCALE 1:50

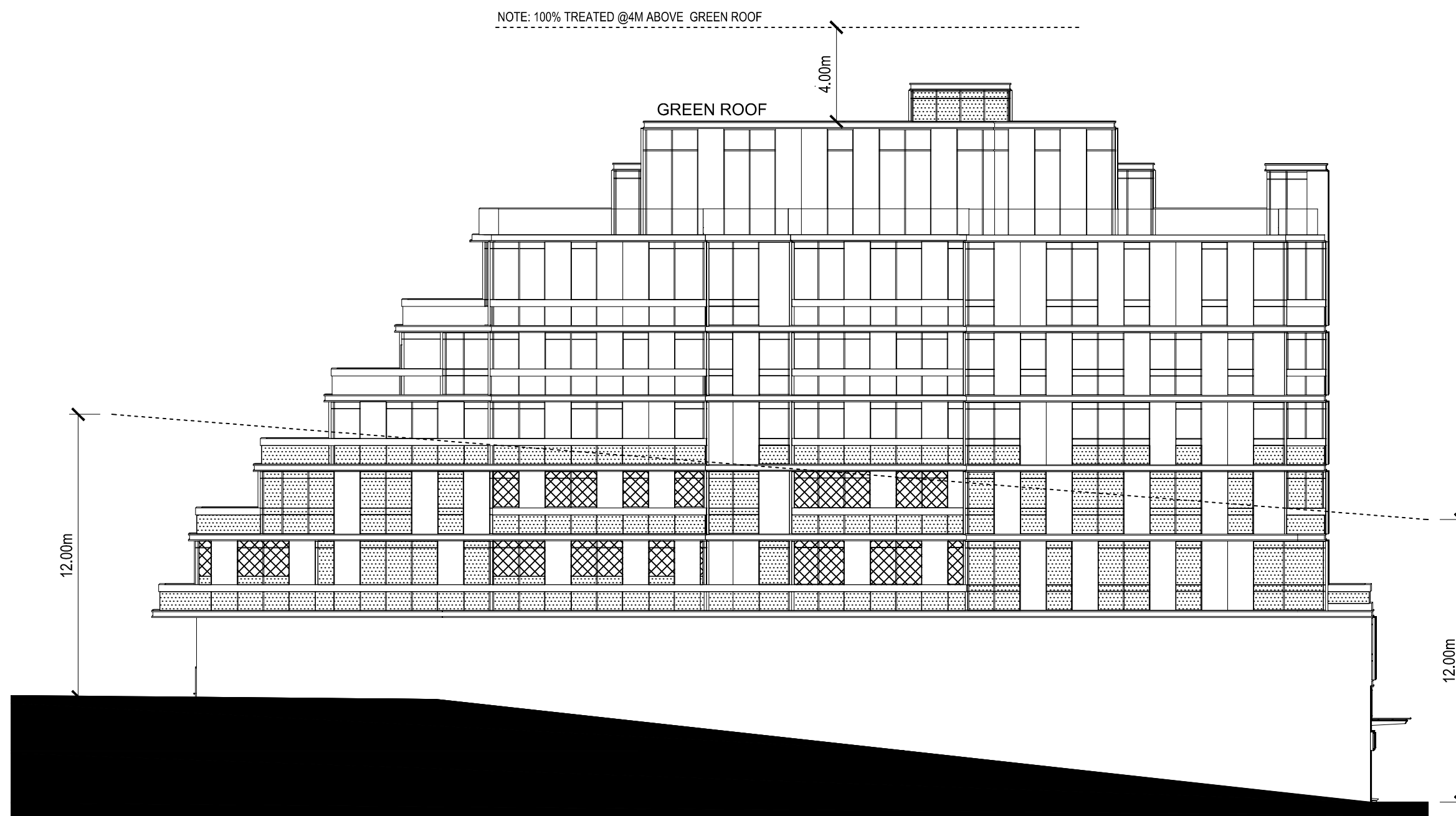


A21



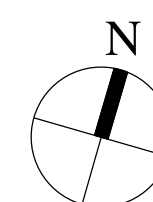
NORTH ELEVATION **GLASS AREAS WITHIN 12m:**

SPANDREL	(15.89m ² , 6%)
SHADED	(72.59m ² , 26%)
FRITTED	(184.90m ² , 68%)
TOTAL GLAZED AREA: 297.99m ²	
TOTAL TREATED: 92%(273.38m ²)	
TOTAL UNTREATED: 8% (24.61m ²)	

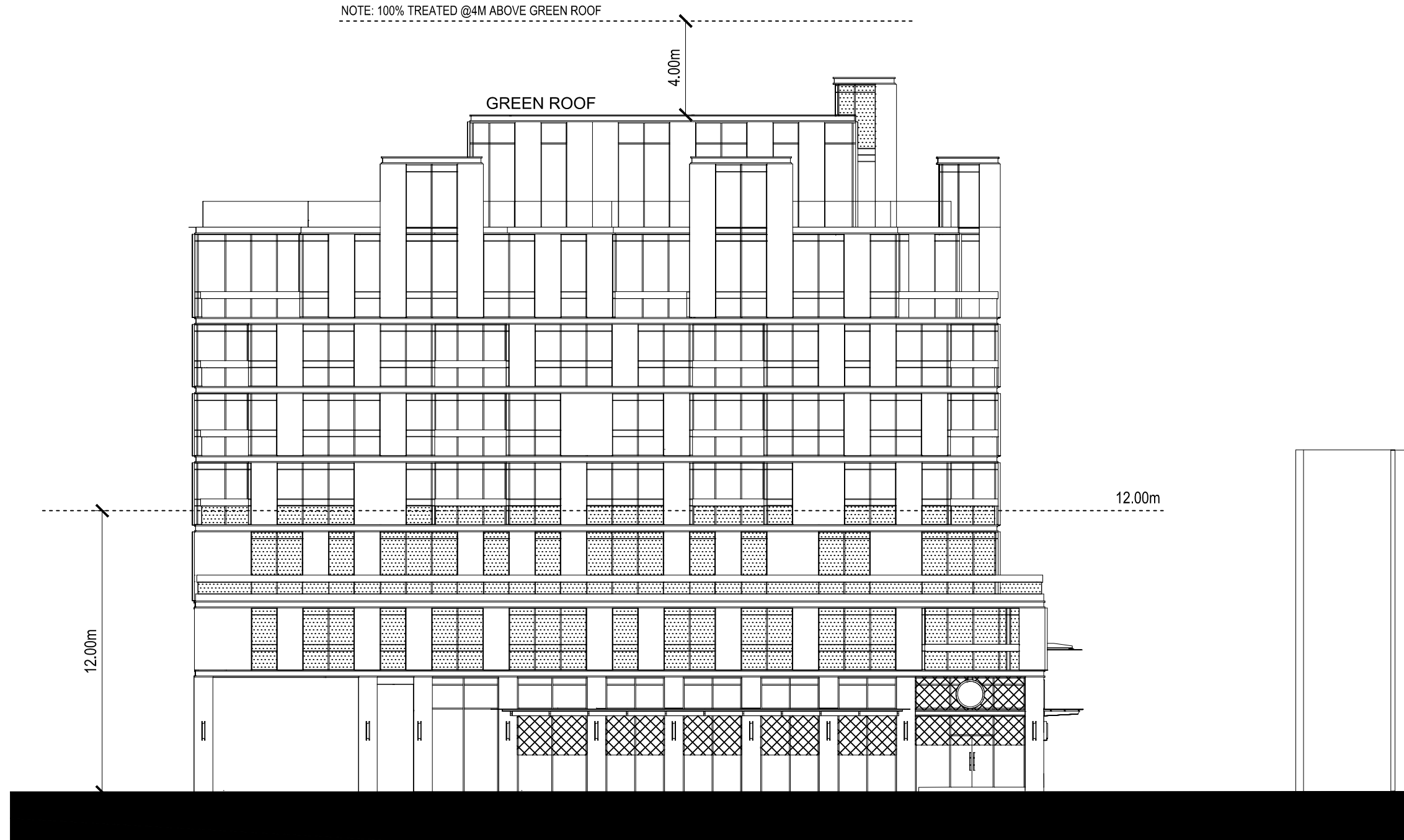


SOUTH ELEVATION **GLASS AREAS WITHIN 12m:**

SPANDREL	(0m ² , 0%)
SHADED	(37.85m ² , 22%)
FRITTED	(134.91m ² , 78%)
TOTAL GLAZED AREA: 173.48m ²	
TOTAL TREATED: 99%(172.76m ²)	
TOTAL UNTREATED: 1% (.72m ²)	



NOTE: 100% TREATED @4M ABOVE GREEN ROOF

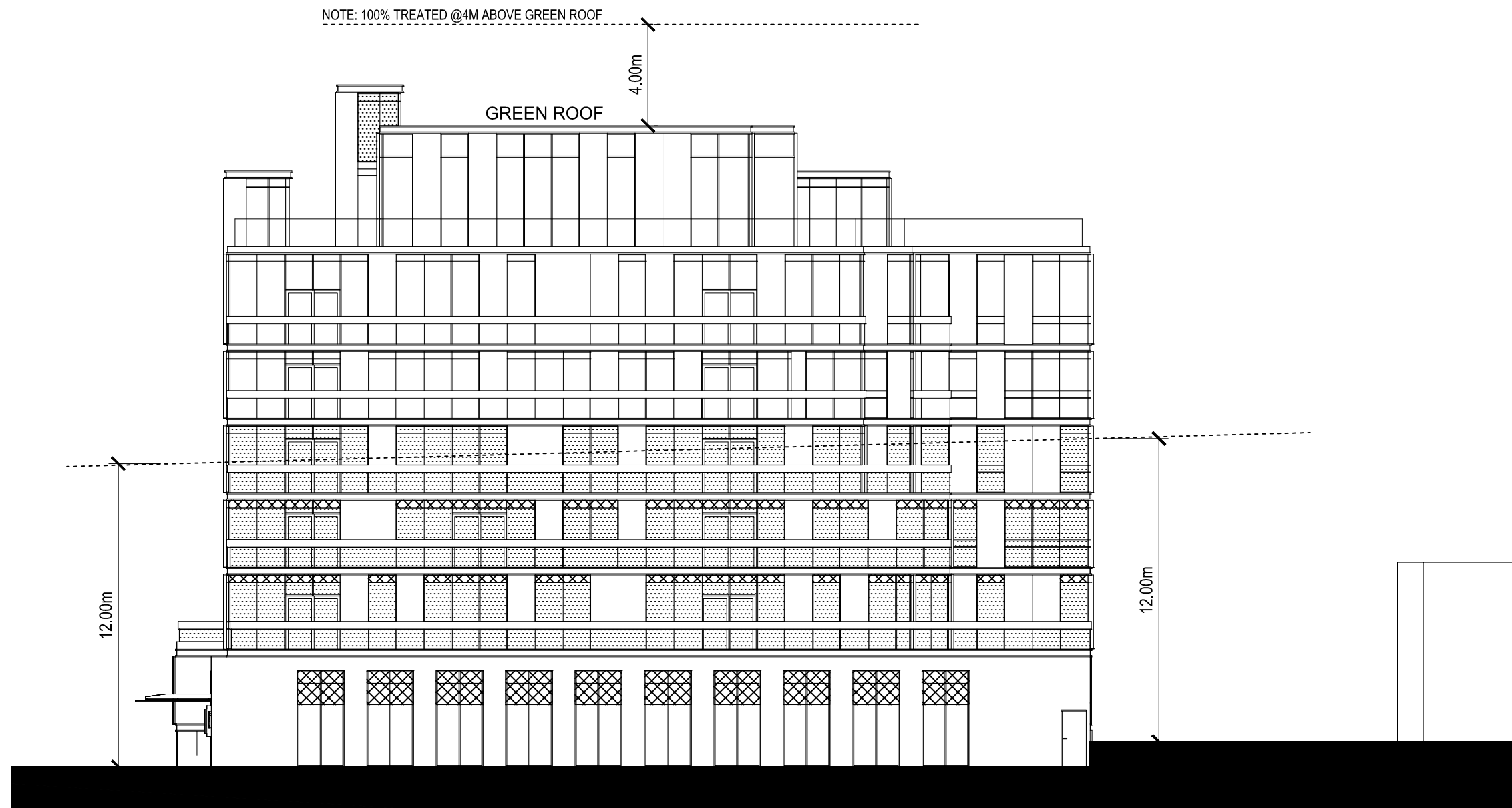


EAST ELEVATION GLASS AREAS WITHIN 12m:

- SPANDREL (0m²,0%)
- SHADED (33.06m², 20%)
- FRITTED (127.66m², 80%)

TOTAL GLAZED AREA: 220.95 m²
TOTAL TREATED: 73%(160.72m²)
TOTAL UNTREATED: 27% (60.23m²)

NOTE: 100% TREATED @4M ABOVE GREEN ROOF



WEST ELEVATION GLASS AREAS WITHIN 12m:

- SPANDREL (0m²,0%)
- SHADED (39.71m², 20%)
- FRITTED (161.44m², 80%)

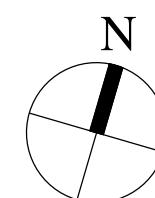
TOTAL GLAZED AREA: 246.45m²
TOTAL TREATED: 82%(201.15m²)
TOTAL UNTREATED: 18% (45.30m²)

TOTAL GLAZING AREAS WITHIN 12m

	TREATED	UNTREATED
NORTH	92% (273.38m ²)	8% (24.61m ²)
SOUTH	99% (172.76m ²)	1% (.72m ²)
EAST	73% (160.72m ²)	27% (60.23m ²)
WEST	82% (201.15m ²)	18% (45.30m ²)

TOTAL AREA: 938.87m²

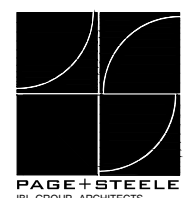
TOTAL 86% (808.01m²) 14% (130.86m²)



1580 AVENUE ROAD
TORONTO, ONTARIO

BIRD FRIENDLY DIAGRAM
EAST & WEST ELEVATION
ISSUED FOR REZONING & SITE PLAN APPROVAL

PROJECT NO. 37861
SCALE 1:200



A23