

2400-2440 DUNDAS STREET WEST

TORONTO, ONTARIO M6P 1W9

ISSUED FOR ZBA
2024-06-07



AERIAL PERSPECTIVE- VIEW LOOKING NORTH-EAST
RENDERING IS AN ARTISTIC CONCEPT INTENDED TO CONVEY ONLY BUILDING MASSING. IT DOES NOT REFLECT FINAL ARCHITECTURE OR LANDSCAPE DESIGN.

- A0.00

COVER SHEET
- A0.01

PERSPECTIVES
- A0.02

OVERALL STATISTICS
- A0.03

BUILDING A STATISTICS
- A0.04

BUILDING B STATISTICS
- A0.05

SURVEY
- A0.06

BLOCK PLAN
- A1.00

SITE PLAN
- A1.02

PARKING LEVEL 1 PLAN
- A1.03

GROUND FLOOR PLAN
- A1.04

MEZZANINE FLOOR PLAN
- A1.05

2ND FLOOR PLAN
- A1.06

3RD FLOOR PLAN
- A1.07

4TH FLOOR PLAN
- A1.08

TOWER TYPICAL FLOOR PLAN
- A1.09

TOWER TYPICAL FLOOR PLAN 2
- A1.10

MECHANICAL PENTHOUSE FLOOR PLAN
- A1.11

ROOF PLAN
- A2.01

EAST ELEVATION
- A2.02

WEST ELEVATION
- A2.03

BUILDING A - NORTH & SOUTH ELEVATIONS
- A2.04

BUILDING B - NORTH & SOUTH ELEVATIONS
- A3.01

BUILDING A EAST WEST SECTION
- A3.02

BUILDING B EAST WEST SECTION
- A3.03

NORTH SOUTH SECTION
- A4.01

SHADOW STUDY - MARCH / SEPTEMBER
- A4.02

SHADOW STUDY - JUNE

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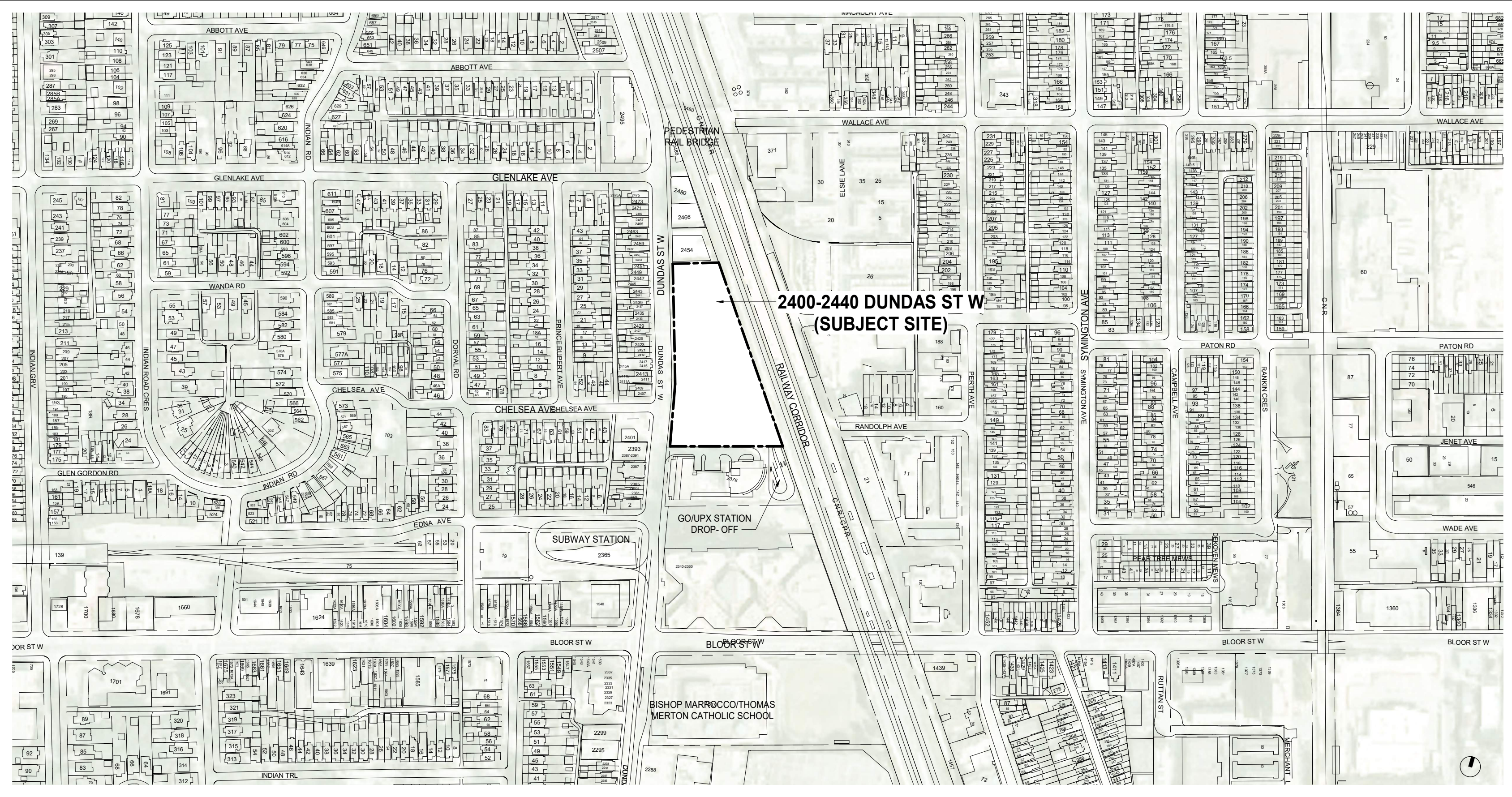
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CONTEXT PLAN



Statistics Template – Toronto Green Standard Version 4.0
Mid to High Rise Residential and
all New Non-Residential Development

The Toronto Green Standard Version 4.0 Statistics Template is submitted with Site Plan Control Applications and stand-alone Zoning Bylaw Amendment applications. Complete the table and copy it directly onto the Site Plan submitted as part of the application.

For Zoning Bylaw Amendment applications: complete General Project Description and Section 1.
For Site Plan Control applications: complete General Project Description, Section 1 and Section 2.
For further information, please visit www.toronto.ca/greendevelopment

General Project Description	Proposed
Total Gross Floor Area	78,178.5
Breakdown of project components (m²):	
Residential	71,913.4
Retail (RETAIL+ FOOD STORE)	3,069.5
Commercial (CEA USES)	3,195.7
Industrial	N/A
Institutional/Other	N/A
Total number of residential units	1,214

Section 1: For Stand Alone Zoning Bylaw Amendment Applications and Site Plan Control Applications

Low Emissions Transportation	Required	Proposed	Proposed %
Number of Parking Spaces	14	172	1228%
Number of EV Parking Spaces (Residential)	100	100	100%
Number of EV Parking Spaces (non-residential)	18	72	400%

Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (all-uses)			
Number of long-term bicycle parking located on:	1107	1107	100%
a) first storey of building		243	22%
b) second storey of building		841	76%
c) first level below-ground		23	2%
d) second level below-ground			
e) other levels below-ground			



Page 1 of 3



Statistics Template – Toronto Green Standard Version 4.0
Mid to High Rise Residential and
all New Non-Residential Development

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces	270	270	100%
Number of shower and change facilities (non-residential)	1	1	100%

Tree Canopy	Required	Proposed	Proposed %
Total Soil Volume (40% of the site area + 66 m² x 30 m²)	2,026	2,077	102%
Soil volume provided within the site area (m³)		2,077	
Soil Volume provided within the public boulevard (m³)	0	0	

Section 2: For Site Plan Control Applications

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (all uses) at-grade or on first level below grade	N/A		
Number of publicly accessible bicycle parking spaces			
Number of energized outlets for electric bicycles			

Tree Canopy	Required	Proposed	Proposed %
Total site area (m²)			
Total Soil Volume (40% of the site area + 66 m² x 30 m²)	N/A		
Total number of trees planted			
Number of surface parking spaces (if applicable)			
Number of shade trees located in surface parking area			

Landscaping & Biodiversity	Required	Proposed	Proposed %
Total non-roof hardscape area (m²)			
Total non-roof hardscape area treated for Urban Heat Island (minimum residential 75% non-residential 50%) (m²)			
Area of non-roof hardscape treated with: (minimum scale m²)	N/A		
a) high-albedo surface material			
b) open-grid pavement			
c) shade from tree canopy			

Page 2 of 3



Statistics Template – Toronto Green Standard Version 4.0
Mid to High Rise Residential and
all New Non-Residential Development

Landscaping & Biodiversity	Required	Proposed	Proposed %
d) shade from high-albedo structures			
e) shade from energy generation structures			
Percentage of lot Area as Soft Landscaping (non-residential only)	N/A		
Total number of plants			
Total number of native plants and % of total plants			
Available Roof Space (m²)			
Available Roof Space provided as Green Roof (m²)	N/A		
Available Roof Space provided as Cool Roof (m²)			
Available Roof Space provided as Solar Panels (m²)			

Bld Collision Deterrence	Required	Proposed	Proposed %
Total area of glazing of all elevations within 1.6m above grade			
Total area of treated glazing (minimum 85% of total area of glazing within 1.6m above grade treated with:	N/A		
a) Visual markers			
b) non-reflective glass			
c) Building integrated structures			

Page 3 of 3

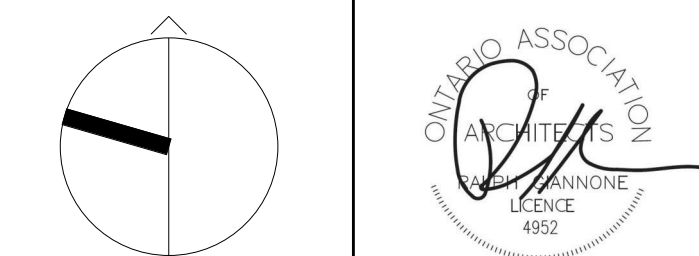
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Revision Date

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2 ISSUED FOR COORDINATION 24-05-10
1 ISSUED FOR ZBA 23-03-10

Revision Date



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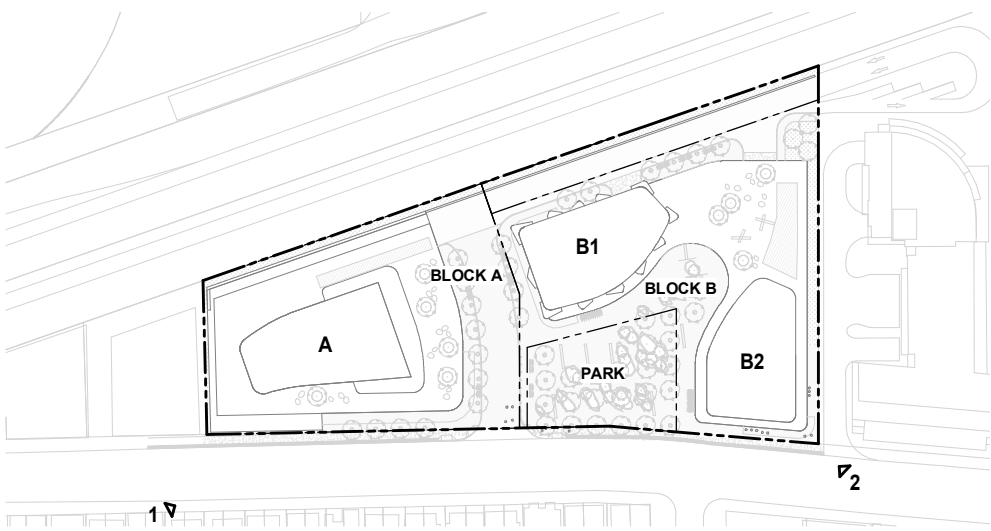
2400-2440 DUNDAS STREET WEST
TORONTO, ONTARIO, CANADA

SHEET TITLE

COVER SHEET

DRAWN BY: GPAIA
CHECKED BY: GPAIA
PROJECT START DATE: 22-04-06
PROJECT NO.: 21115
SHEET NUMBER

A0.00



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1 AERIAL PERSPECTIVE- VIEW LOOKING SOUTH EAST

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2 AERIAL PERSPECTIVE- VIEW LOOKING NORTH EAST

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A0.01

FLR LVL	GROSS CONST AREA		GFA DEDUCTIONS		AMNT DEDUCTIONS		TOTAL GFA	
	m²	sf	m²	sf	m²	sf	m²	sf
PODIUM	1	5,835.5	62,813	2,032.4	21,877	-	3,803.1	40,936
	MEZZ	1,883.0	20,268	1,688.6	18,176	-	194.4	2,093
	2	5,625.8	60,556	334.8	3,604	422.1	4,868.9	52,408
TOWERS A+B1+B2	3	2,444.6	26,313	214.9	2,313	2,005.9	223.8	2,409
	4	2,293.7	24,689	175.6	1,891	-	2,181.1	22,799
	5	2,350.0	25,295	176.4	1,898	-	2,173.6	23,397
	6	2,350.0	25,295	176.4	1,898	-	2,173.6	23,397
	7	2,350.0	25,295	176.4	1,898	-	2,173.6	23,397
	8	2,350.0	25,295	176.4	1,898	-	2,173.6	23,397
	9	2,350.0	25,295	176.4	1,898	-	2,173.6	23,397
	10	2,350.0	25,295	176.4	1,898	-	2,173.6	23,397
	11	2,350.0	25,295	176.4	1,898	-	2,173.6	23,397
	12	2,350.0	25,295	176.4	1,898	-	2,173.6	23,397
	13	2,350.0	25,295	176.4	1,898	-	2,173.6	23,397
	14	2,350.0	25,295	176.4	1,898	-	2,173.6	23,397
	15	2,350.0	25,295	176.4	1,898	-	2,173.6	23,397
	16	2,350.0	25,295	176.4	1,898	-	2,173.6	23,397
	17	2,350.0	25,295	176.4	1,898	-	2,173.6	23,397
	18	2,350.0	25,295	176.4	1,898	-	2,173.6	23,397
	19	2,350.0	25,295	176.4	1,898	-	2,173.6	23,397
	20	2,350.0	25,295	176.4	1,898	-	2,173.6	23,397
	21	2,350.0	25,295	176.4	1,898	-	2,173.6	23,397
	22	2,350.0	25,295	176.4	1,898	-	2,173.6	23,397
	23	2,350.0	25,295	176.4	1,898	-	2,173.6	23,397
	24	2,350.0	25,295	176.4	1,898	-	2,173.6	23,397
	25	2,350.0	25,295	176.4	1,898	-	2,173.6	23,397
	26	1,600.0	17,222	121.3	1,306	-	1,478.7	15,916
	27	1,600.0	17,222	121.3	1,306	-	1,478.7	15,916
	28	1,543.7	16,616	121.3	1,306	-	1,422.4	15,310
	29	1,543.7	16,616	121.3	1,306	-	1,422.4	15,310
	30	1,600.0	17,222	121.3	1,306	-	1,478.7	15,916
	31	1,600.0	17,222	121.3	1,306	-	1,478.7	15,916
	32	1,600.0	17,222	121.3	1,306	-	1,478.7	15,916
	33	1,600.0	17,222	121.3	1,306	-	1,478.7	15,916
	34	1,600.0	17,222	121.3	1,306	-	1,478.7	15,916
	35	1,600.0	17,222	121.3	1,306	-	1,478.7	15,916
	36	1,600.0	17,222	121.3	1,306	-	1,478.7	15,916
	37	1,600.0	17,222	121.3	1,306	-	1,478.7	15,916
	38	800.0	8,611	61.5	662	-	738.5	7,949
	39	800.0	8,611	61.5	662	-	738.5	7,949
	40	800.0	8,611	61.5	662	-	738.5	7,949
	41	800.0	8,611	61.5	662	-	738.5	7,949
	42	800.0	8,611	61.5	662	-	738.5	7,949
MECH ROOF	2,350.0	25,295	2,350.0	25,295	-	-	-	-
ABV GR	92,870.0	999,644	12,263.5	132,003	2,428.0	26,135	78,178.5	841,507
U/G	9,390.3	101,076	9,390.3	101,076	-	-	-	-
BLW GR	9,390.3	101,076	9,390.3	101,076	-	-	-	-
SUBTOTAL	102,260.3	1,100,721	21,653.8	233,079	2,428.0	26,135	78,178.5	841,507

TOTAL	78,178.5	841,507
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- GFA deductions include parking, loading and bicycle parking, storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms below grade, shower and change facilities as required for bicycle parking, amenity space, elevator shafts, garbage shafts, mechanical penthouse, and exit stairwells as per the City of Toronto by-law 569-2013.

DENSITY	
GFA	78,178.5 m²
TOTAL SITE	11,143.0 m²
2400 Dundas Street West	11,143.0 m²
FSI	7.0

*SASP requires a min. 8% of total GFA to be employment GFA, within which a min. 51% shall include Core Employment Area (CEA) uses (e.g. office, artist studio, lab, r&d facilities, light manufacturing, media, information and technology facilities, cultural industry spaces, incubator and/or co-work space). Min. 1850 SM of the employment GFA must be used to replace existing grocery store.

CAR PARKING	
Resident Required	93
Non-Residential Required	72
TOTAL REQUIRED	165
Residential Provided	100
Non-Residential Provided	72
TOTAL PROVIDED	172
TOTAL E.V.S.E. PROVIDED	172 Percentage
Residential Provided	100 100%
Non-Residential Provided	72 100%
Car Share	2 100%

BICYCLE STORAGE	(TGS Tier 1)
Residential Long Term Required	1,093
Residential Short Term Required	14
Non-Res Long Term Required	23
Non-Res Short Term Required	23
TOTAL REQUIRED	1,373
Residential Long Term Provided	1,093
Residential Short Term Provided	243
Non Res. Long Term Provided	14
Non Res. Short Term Provided	23
TOTAL PROVIDED	1,373

GARBAGE & RECYCLING	m²
Garbage Room Required	50.0
First 50 Units	289.6
Remaining Units	20.0
Bulk Storage Required	10m²
TOTAL REQUIRED	359.6
Garbage Room Provided	339.8
Bulk Storage Provided	30.0
TOTAL PROVIDED	369.8
STAGING AREA	m²
Staging Area Req.	5m²/additional 50 Units
Staging Area Prov.	129.7

GREEN ROOF	m²
Gross floor area	92,117.5
(as defined by Green roof bylaw)	
Total Roof Area	6,088.6
Exempt Roof Area:	
Private Terrace & Tower Plate >750SM	901.1
Outdoor Amenity	2,270.7
Total Exempt Roof Area	3,171.8
Applicable Roof Area	2,916.8
GREEN ROOF REQ. (60%)	1,750.1
GREEN ROOF PROVIDED	1,750.1

AMENITY AREA	m²	Ratio
Indoor Amenity Required	2,428.0	2.0m² / U
Outdoor Amenity Required	2,428.0	2.0m² / U
TOTAL REQUIRED	4,856.0	4.0m² / U
Indoor Amenity Provided	2,428.0	2.0
Outdoor Amenity Provided	2,428.0	2.0
TOTAL PROVIDED	4,856.0	4.0

BUILDING USE [BY-LAW 569-2013]			Percentage	Required
RES		71,913.4 m²		92%
NON-RES		6,265.2 m²		8%
Food store		2,863.0 m²	46%	(of Non-res
Retail		206.5 m²	3%	GFA)
CEA		3,195.7 m²	51%	
TOTAL		78,178.5 m²		

GFA BREAKDOWN (BY BUILDINGS) (M2)				
	BUILDING A		BUILDING B	
	RES.	NON- RES.	RES.	NON-RES.
PODIUM(Level 1-2)	1184.3	3308.2	1416.9	2957.0
TOWER		TOWER A1	TOWER B1	Tower B2
		Lvl 3 - 37	Lvl 3 - 42	Lvl 3 - 25
		25093.9	28871.6	15346.6
TOTAL	29586.4	48592.1		

Bicycle Storage Provided	Non-res Long term	Non-res Short term	Res. Short Term	Res. Long Term	Subtotal	Net floor area (m²)	Percentage (GFA of each floor)
BUILDING A							
MEZZ	0	0	0	287	287	374.4	54.3%
L1	8	17	92	103	220	381	12.6%
U/G	0	0	0	23	23		
	8	17	92	413	530		
BUILDING B							
MEZZ	0	0	0	554	554	864	72.37%
L1	6	6	151	126	289	504.7	17.88%
U/G	0	0	0	0	0		
	6	6	151	680	843		
Total Provided	14	23	243	1,093	1,373	0.0	
Electric Bike Provided (15% of long term spaces)					167		

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2 ISSUED FOR COORDINATION 24-05-10
1 ISSUED FOR ZBA 23-03-10

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TORONTO, ONTARIO, CANADA

SHEET TITLE

OVERALL STATISTICS

DRAWN BY: GPAIA
CHECKED BY: GPAIA
PROJECT START DATE: 22-04-06
PROJECT NO.: 21115
SHEET NUMBER

A0.02

BUILDING A
PROJECT STATISTICS [BY-LAW 569-2013]

FLOOR	JUL	GROSS CONST AREA		GFA DEDUCTIONS		AMNT DEDUCTIONS		TOTAL GFA		RESIDENTIAL GFA		NON-RES GFA		UNIT							TOTAL ROOF AREA		PRIV TERRACE & TOWER PLATE >750SM		OUTDR AMNT		APPL ROOF		GREEN ROOF		Σ U
		m²	sf	m²	sf	m²	sf	m²	sf	m²	sf	m²	sf	ST	1BD	1BD+D	2BD	3BD	TOTAL		m²	sf	m²	sf	m²	sf	m²	sf	m²	sf	
PODIUM	MEZZ	1	3,013.5	32,437	1,088.6	11,718	-	-	1,924.9	20,719	1,148.5	12,362	8,357	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1
	2	689.4	7,421	539.5	5,807	-	-	149.9	1,614	35.8	386	114.1	1,228	-	-	-	-	-	-	-	425.2	4,577	-	-	-	-	425.2	4,577	194.9	2,098	2
	3	2,607.6	28,068	189.9	2,044	-	-	2,417.7	26,024	-	-	2,417.7	26,024	-	-	-	-	-	-	-	1,480.8	15,939	-	-	916.0	9,860	564.8	6,080	-	-	3
TOWER A	4	743.7	8,005	59.8	644	-	-	683.9	7,361	683.9	7,361	-	-	1	7	1	2	1	12	-	279.9	3,012	-	-	-	-	279.9	3,012	264.5	2,847	4
	5	800.0	8,611	59.8	644	-	-	740.2	7,967	740.2	7,967	-	-	3	5	3	2	1	14	-	-	-	-	-	-	-	-	-	-	-	5
	6	800.0	8,611	59.8	644	-	-	740.2	7,967	740.2	7,967	-	-	3	5	3	2	1	14	-	-	-	-	-	-	-	-	-	-	-	6
	7	800.0	8,611	59.8	644	-	-	740.2	7,967	740.2	7,967	-	-	3	5	3	2	1	14	-	-	-	-	-	-	-	-	-	-	-	7
	8	800.0	8,611	59.8	644	-	-	740.2	7,967	740.2	7,967	-	-	3	5	3	2	1	14	-	-	-	-	-	-	-	-	-	-	-	8
	9	800.0	8,611	59.8	644	-	-	740.2	7,967	740.2	7,967	-	-	3	5	3	2	1	14	-	-	-	-	-	-	-	-	-	-	-	9
	10	800.0	8,611	59.8	644	-	-	740.2	7,967	740.2	7,967	-	-	3	5	3	2	1	14	-	-	-	-	-	-	-	-	-	-	-	10
	11	800.0	8,611	59.8	644	-	-	740.2	7,967	740.2	7,967	-	-	3	5	3	2	1	14	-	-	-	-	-	-	-	-	-	-	-	11
	12	800.0	8,611	59.8	644	-	-	740.2	7,967	740.2	7,967	-	-	3	5	3	2	1	14	-	-	-	-	-	-	-	-	-	-	-	12
	13	800.0	8,611	59.8	644	-	-	740.2	7,967	740.2	7,967	-	-	3	5	3	2	1	14	-	-	-	-	-	-	-	-	-	-	-	13
	14	800.0	8,611	59.8	644	-	-	740.2	7,967	740.2	7,967	-	-	3	5	3	2	1	14	-	-	-	-	-	-	-	-	-	-	-	14
	15	800.0	8,611	59.8	644	-	-	740.2	7,967	740.2	7,967	-	-	3	5	3	2	1	14	-	-	-	-	-	-	-	-	-	-	-	15
	16	800.0	8,611	59.8	644	-	-	740.2	7,967	740.2	7,967	-	-	3	5	3	2	1	14	-	-	-	-	-	-	-	-	-	-	-	16
	17	800.0	8,611	59.8	644	-	-	740.2	7,967	740.2	7,967	-	-	3	5	3	2	1	14	-	-	-	-	-	-	-	-	-	-	-	17
	18	800.0	8,611	59.8	644	-	-	740.2	7,967	740.2	7,967	-	-	3	5	3	2	1	14	-	-	-	-	-	-	-	-	-	-	-	18
	19	800.0	8,611	59.8	644	-	-	740.2	7,967	740.2	7,967	-	-	3	5	3	2	1	14	-	-	-	-	-	-	-	-	-	-	-	19
	20	800.0	8,611	59.8	644	-	-	740.2	7,967	740.2	7,967	-	-	3	5	3	2	1	14	-	-	-	-	-	-	-	-	-	-	-	20
	21	800.0	8,611	59.8	644	-	-	740.2	7,967	740.2	7,967	-	-	3	5	3	2	1	14	-	-	-	-	-	-	-	-	-	-	-	21
	22	800.0	8,611	59.8	644	-	-	740.2	7,967	740.2	7,967	-	-	3	5	3	2	1	14	-	-	-	-	-	-	-	-	-	-	-	22
	23	800.0	8,611	59.8	644	-	-	740.2	7,967	740.2	7,967	-	-	3	5	3	2	1	14	-	-	-	-	-	-	-	-	-	-	-	23
	24	800.0	8,611	59.8	644	-	-	740.2	7,967	740.2	7,967	-	-	3	3	3	2	2	13	-	-	-	-	-	-	-	-	-	-	-	24
	25	800.0	8,611	59.8	644	-	-	740.2	7,967	740.2	7,967	-	-	3	3	3	2	2	13	-	-	-	-	-	-	-	-	-	-	-	25
	26	800.0	8,611	59.8	644	-	-	740.2	7,967	740.2	7,967	-	-	3	3	3	2	2	13	-	-	-	-	-	-	-	-	-	-	-	26
	27	800.0	8,611	59.8	644	-	-	740.2	7,967	740.2	7,967	-	-	3	3	3	2	2	13	-	-	-	-	-	-	-	-	-	-	-	27
	28	743.7	8,005	59.8	644	-	-	683.9	7,361	683.9	7,361	-	-	1	7	1	2	1	12	-	-	-	-	-	-	-	-	-	-	-	28
	29	743.7	8,005	59.8	644	-	-	683.9	7,361	683.9	7,361	-	-	1	7	1	2	1	12	-	-	-	-	-	-	-	-	-	-	-	29
	30	800.0	8,611	59.8	644	-	-	740.2	7,967	740.2	7,967	-	-	3	3	3	2	2	13	-	-	-	-	-	-	-	-	-	-	-	30
	31	800.0	8,611	59.8	644	-	-	740.2	7,967	740.2	7,967	-	-	3	3	3	2	2	13	-	-	-	-	-	-	-	-	-	-	-	31
	32	800.0	8,611	59.8	644	-	-	740.2	7,967	740.2	7,967	-	-	3	3	3	2	2	13	-	-	-	-	-	-	-	-	-	-	-	32
	33	800.0	8,611	59.8	644	-	-	740.2	7,967	740.2	7,967	-	-	3	3	3	2	2	13	-	-	-	-	-	-	-	-	-	-	-	33
	34	800.0	8,611	59.8	644	-	-	740.2	7,967	740.2	7,967	-	-	3	3	3	2	2	13	-	-	-	-	-	-	-	-	-	-	-	34
	35	800.0	8,611	59.8	644	-	-	740.2	7,967	740.2	7,967	-	-	3	3	3	2	2	13	-	-	-	-	-	-	-	-	-	-	-	35
	36	800.0	8,611	59.8	644	-	-	740.2	7,967	740.2	7,967	-	-	3	3	3	2	2	13	-	-	-	-	-	-	-	-	-	-	-	36
	37	800.0	8,611	59.8	644	-	-	740.2	7,967	740.2	7,967	-	-	3	3	3	2	2	13	-	-	-	-	-	-	-	-	-	-	-	37
MECH ROOF		800.0	8,611	800.0	8,611	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	846.9	9,116	-	-	-	-	846.9	9,116	810.7	8,726	MECH ROOF
ABV GR		35,245.3	379,377	4,742.9	51,052	916.0	9,860	29,586.4	318,466	26,278.3	282,857	3,308.2	35,609	96	152	96	68	46	458	-	3,032.8	32,644	-	-	916.0	9,860	2,116.8	22,785	1,270.1	13,671	
U/G		4,115.8	44,302	4,115.8	44,302	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	U/G
BLW GR		4,115.8	44,302	4,115.8	44,302	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
SUBTOTAL		39,361.1	423,679	8,858.6	95,353	916.0	9,860	29,586.4	318,466	26,278.3	282,857	3,308.2	35,609	96	152	96	68	46	458	21.0%	3,032.8	32,644	-	-	916.0	9,860	2,116.8	22,785	1,270.1	13,671	

TOTAL 29,586.4 318,466

- GFA deductions include parking, loading and bicycle parking, storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms below grade, shower and change facilities as required for bicycle parking, amenity space, elevator shafts, garbage shafts, mechanical penthouse, and exit stairwells as per the City of Toronto by-law 569-2013.

GARBAGE & RECYCLING		m²
Garbage Room Required		
First 50 Units	25m²	25.0
Remaining Units	13m² / additional 50 U	106.1
Bulk Storage Required	10m²	10.0
TOTAL REQUIRED		141.1
Garbage Room Provided		131.1
Bulk Storage Provided		10.0
TOTAL PROVIDED		141.1
STAGING AREA		
Staging Area Req.	5m² / additional 50 Units	45.8
Staging Area Prov.		54.1

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Revision Date

NOT FOR
CONSTRUCTION

3	ISSUED FOR ZBA	24-06-07
2	ISSUED FOR COORDINATION	24-05-10
1	ISSUED FOR ZBA	23-03-10

Revision Date



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2400-2440 DUNDAS STREET WEST
TORONTO, ONTARIO, CANADA

SHEET TITLE

BUILDING A STATISTICS

DRAWN BY:	GPAIA
CHECKED BY:	GPAIA
PROJECT START DATE:	22-04-06
PROJECT NO.:	21115
SHEET NUMBER	

A0.03

Revision	Date
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Revision	Date
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DRAWN BY:	GPAIA
CHECKED BY:	GPAIA
PROJECT START DATE:	22-04-06
PROJECT NO.:	21115
SHEET NUMBER	

PLOT DATE: 2024-06-06 6:00:18 PM

FLOOR	GROSS CONST AREA		GFA DEDUCTIONS		AMNT DEDUCTIONS		TOTAL GFA		
	m ²	sf	m ²	sf	m ²	sf	m ²	sf	
MEZZ	1	2,822.0	30,376	943.8	10,159	-	-	1,878.2	20,217
		1,193.6	12,848	1,149.1	12,369	-	-	44.5	479
TOWERS B1B2	2	3,018.2	32,488	144.9	1,560	422.1	4,543	2,451.2	26,384
	3	1,340.9	14,433	124.6	1,341	1,089.9	11,732	126.4	1,361
	4	1,550.0	16,684	115.8	1,246	-	-	1,434.2	15,438
	5	1,550.0	16,684	116.5	1,254	-	-	1,433.5	15,430
	6	1,550.0	16,684	116.5	1,254	-	-	1,433.5	15,430
	7	1,550.0	16,684	116.5	1,254	-	-	1,433.5	15,430
	8	1,550.0	16,684	116.5	1,254	-	-	1,433.5	15,430
	9	1,550.0	16,684	116.5	1,254	-	-	1,433.5	15,430
	10	1,550.0	16,684	116.5	1,254	-	-	1,433.5	15,430
	11	1,550.0	16,684	116.5	1,254	-	-	1,433.5	15,430
	12	1,550.0	16,684	116.5	1,254	-	-	1,433.5	15,430
	13	1,550.0	16,684	116.5	1,254	-	-	1,433.5	15,430
	14	1,550.0	16,684	116.5	1,254	-	-	1,433.5	15,430
	15	1,550.0	16,684	116.5	1,254	-	-	1,433.5	15,430
	16	1,550.0	16,684	116.5	1,254	-	-	1,433.5	15,430
	17	1,550.0	16,684	116.5	1,254	-	-	1,433.5	15,430
	18	1,550.0	16,684	116.5	1,254	-	-	1,433.5	15,430
	19	1,550.0	16,684	116.5	1,254	-	-	1,433.5	15,430
	20	1,550.0	16,684	116.5	1,254	-	-	1,433.5	15,430
	21	1,550.0	16,684	116.5	1,254	-	-	1,433.5	15,430
	22	1,550.0	16,684	116.5	1,254	-	-	1,433.5	15,430
	23	1,550.0	16,684	116.5	1,254	-	-	1,433.5	15,430
	24	1,550.0	16,684	116.5	1,254	-	-	1,433.5	15,430
	25	1,550.0	16,684	116.5	1,254	-	-	1,433.5	15,430
	26	800.0	8,611	61.5	662	-	-	738.5	7,949
	27	800.0	8,611	61.5	662	-	-	738.5	7,949
	28	800.0	8,611	61.5	662	-	-	738.5	7,949
	29	800.0	8,611	61.5	662	-	-	738.5	7,949
	30	800.0	8,611	61.5	662	-	-	738.5	7,949
	31	800.0	8,611	61.5	662	-	-	738.5	7,949
	32	800.0	8,611	61.5	662	-	-	738.5	7,949
	33	800.0	8,611	61.5	662	-	-	738.5	7,949
	34	800.0	8,611	61.5	662	-	-	738.5	7,949
	35	800.0	8,611	61.5	662	-	-	738.5	7,949
	36	800.0	8,611	61.5	662	-	-	738.5	7,949
	37	800.0	8,611	61.5	662	-	-	738.5	7,949
	38	800.0	8,611	61.5	662	-	-	738.5	7,949
	39	800.0	8,611	61.5	662	-	-	738.5	7,949
	40	800.0	8,611	61.5	662	-	-	738.5	7,949
	41	800.0	8,611	61.5	662	-	-	738.5	7,949
	42	800.0	8,611	61.5	662	-	-	738.5	7,949
MECH ROOF	750.0	8,073	750.0	8,073	-	-	-	-	-

TOTAL	48,592.1	523,041
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GARBAGE & RECYCLING		m ²
Garbage Room Required		
First 50 Units	25m ²	25.0
Remaining Units	13m ² / additional 50 U	106.1
Bulk Storage Required	10m ²	10.0
TOTAL REQUIRED		141.1

Garbage Room Provided	
Bulk Storage Provided	10.0
TOTAL PROVIDED	10.0

STAGING AREA		
Staging Area Req.	5m ² / additional 50 Units	m ² 75.6
Staging Area Prov.		75.6

TOTAL	756
Building B1	496
Building B2	260

GARBAGE & RECYCLING		m²
Garbage Room Required		
First 50 Units	25m²	25.0
Remaining Units	13m² / additional 50 U	106.1
Bulk Storage Required	10m²	10.0
TOTAL REQUIRED		141.1
Garbage Room Provided		
Bulk Storage Provided		10.0
TOTAL PROVIDED		10.0

STAGING AREA		
Staging Area Req.	5m ² / additional 50 Units	m ² 75.6
Staging Area Prov.		75.6



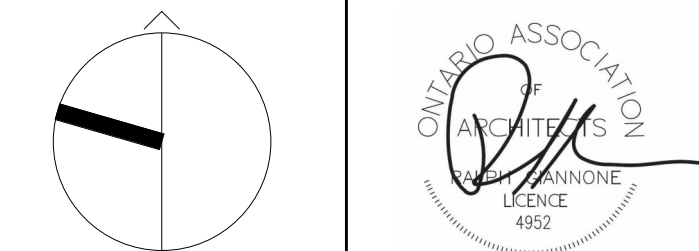
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Revision Date

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3 ISSUED FOR ZBA 24-06-07
2 ISSUED FOR COORDINATION 24-05-10
1 ISSUED FOR ZBA 23-03-10

Revision Date



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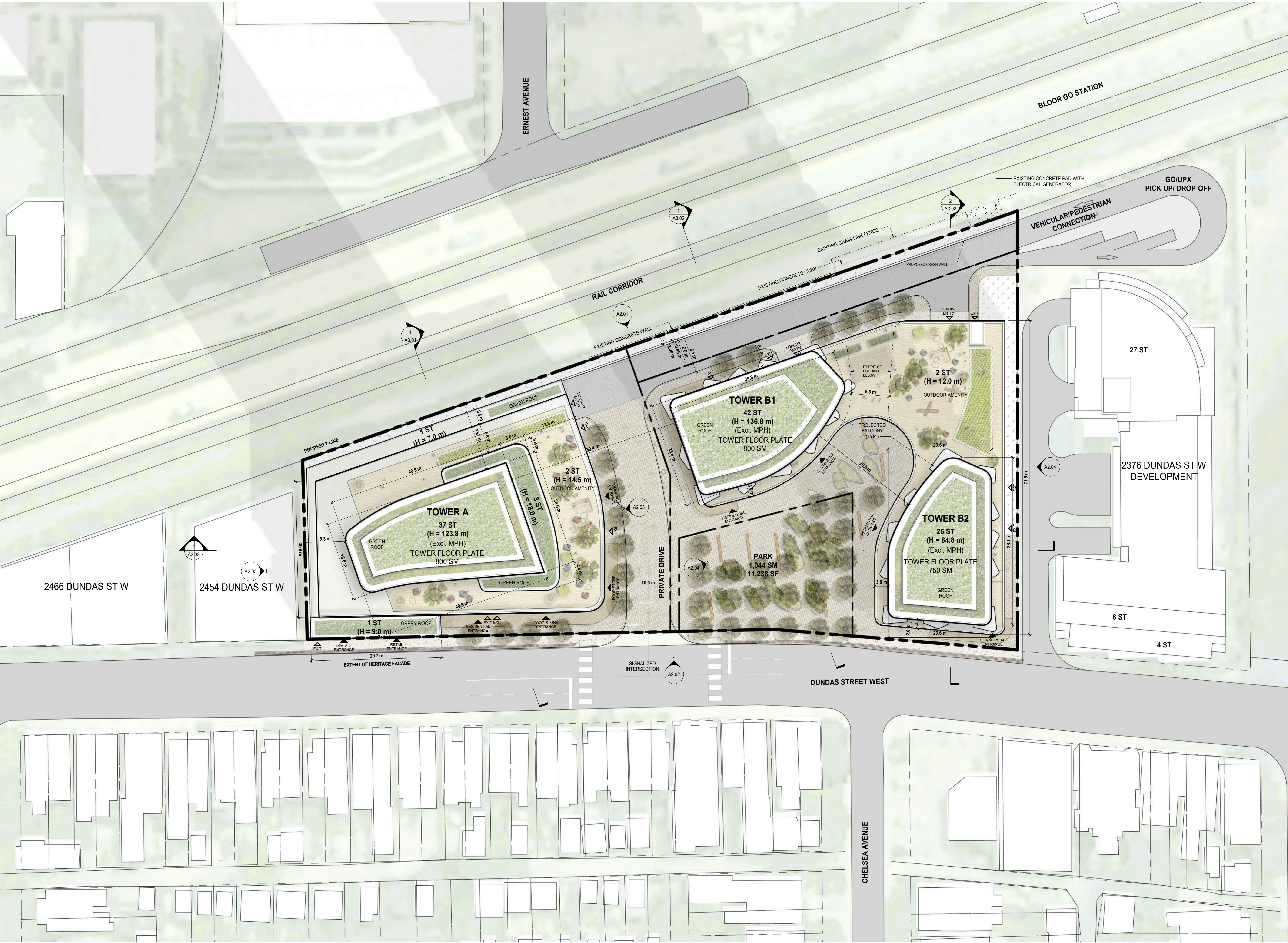
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TORONTO, ONTARIO, CANADA

SHEET TITLE

BLOCK PLAN

DRAWN BY: Author
CHECKED BY: Checker
PROJECT START DATE: 22-04-06
PROJECT NO.: 21115
SHEET NUMBER

A0.06



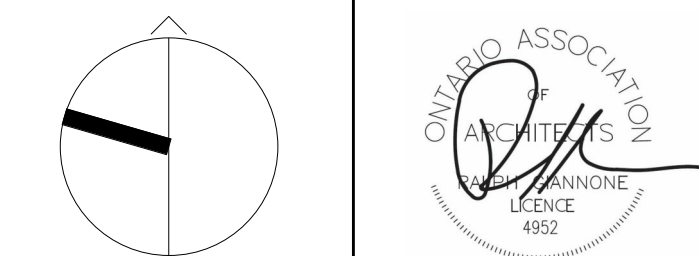
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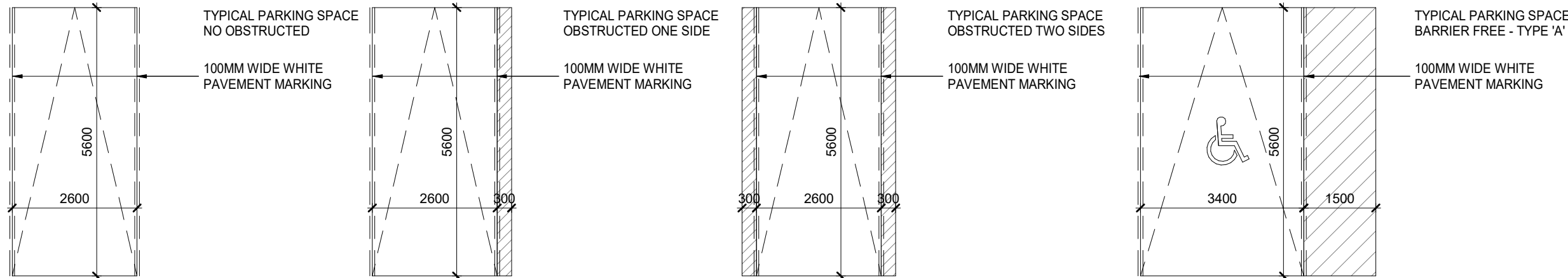
SHEET TITLE

SITE PLAN

DRAWN BY: GPAIA
CHECKED BY: GPAIA
PROJECT START DATE: 22-04-06
PROJECT NO.: 21115
SHEET NUMBER

A1.00

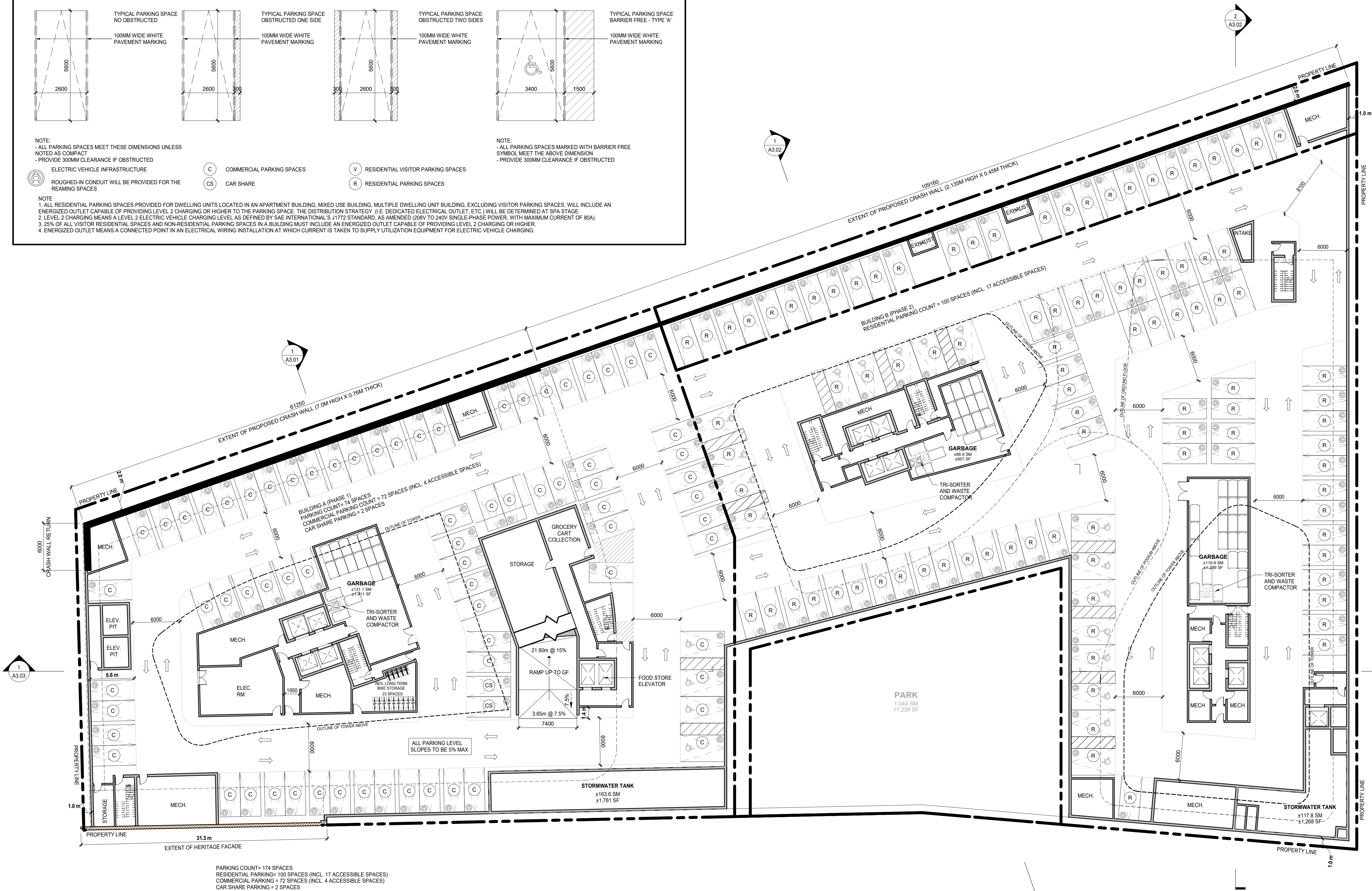
PARKING LEGEND



NOTE:
- ALL PARKING SPACES MEET THESE DIMENSIONS UNLESS NOTED AS COMPACT
- PROVIDE 300MM CLEARANCE IF OBSTRUCTED

- ELECTRIC VEHICLE INFRASTRUCTURE
ROUGHED-IN CONDUIT WILL BE PROVIDED FOR THE REMAINING SPACES
- COMMERCIAL PARKING SPACES
 CAR SHARE
- RESIDENTIAL VISITOR PARKING SPACES
 RESIDENTIAL PARKING SPACES

NOTE:
1. ALL RESIDENTIAL PARKING SPACES PROVIDED FOR DWELLING UNITS LOCATED IN AN APARTMENT BUILDING, MIXED USE BUILDING, MULTIPLE DWELLING UNIT BUILDING, EXCLUDING VISITOR PARKING SPACES, WILL INCLUDE AN ENERGIZED OUTLET CAPABLE OF PROVIDING LEVEL 2 CHARGING OR HIGHER TO THE PARKING SPACE. THE DISTRIBUTION STRATEGY (I.E. DEDICATED ELECTRICAL OUTLET, ETC.) WILL BE DETERMINED AT SPA STAGE.
2. LEVEL 2 CHARGING MEANS A LEVEL 2 ELECTRIC VEHICLE CHARGING LEVEL AS DEFINED BY SAE INTERNATIONAL'S J1772 STANDARD, AS AMENDED (208V TO 240V SINGLE-PHASE POWER, WITH MAXIMUM CURRENT OF 80A).
3. 25% OF ALL VISITOR RESIDENTIAL SPACES AND NON-RESIDENTIAL PARKING SPACES IN A BUILDING MUST INCLUDE AN ENERGIZED OUTLET CAPABLE OF PROVIDING LEVEL 2 CHARGING OR HIGHER.
4. ENERGIZED OUTLET MEANS A CONNECTED POINT IN AN ELECTRICAL WIRING INSTALLATION AT WHICH CURRENT IS TAKEN TO SUPPLY UTILIZATION EQUIPMENT FOR ELECTRIC VEHICLE CHARGING.



PARKING COUNT= 174 SPACES
RESIDENTIAL PARKING= 100 SPACES (INCL. 17 ACCESSIBLE SPACES)
COMMERCIAL PARKING= 72 SPACES (INCL. 4 ACCESSIBLE SPACES)
CAR SHARE PARKING= 2 SPACES

NOT FOR
CONSTRUCTION

3	ISSUED FOR ZBA	24-06-07
2	ISSUED FOR COORDINATION	24-05-10
1	ISSUED FOR ZBA	23-03-10



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TORONTO, ONTARIO, CANADA

SHEET TITLE

PARKING LEVEL 1 PLAN

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CHECKED BY:	GPAIA
PROJECT START DATE:	22-04-06
PROJECT NO.:	21115
SHEET NUMBER	

A1.02

Revision	Date
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3	ISSUED FOR ZBA	24-06-07
2	ISSUED FOR COORDINATION	24-05-10
1	ISSUED FOR ZBA	23-03-10

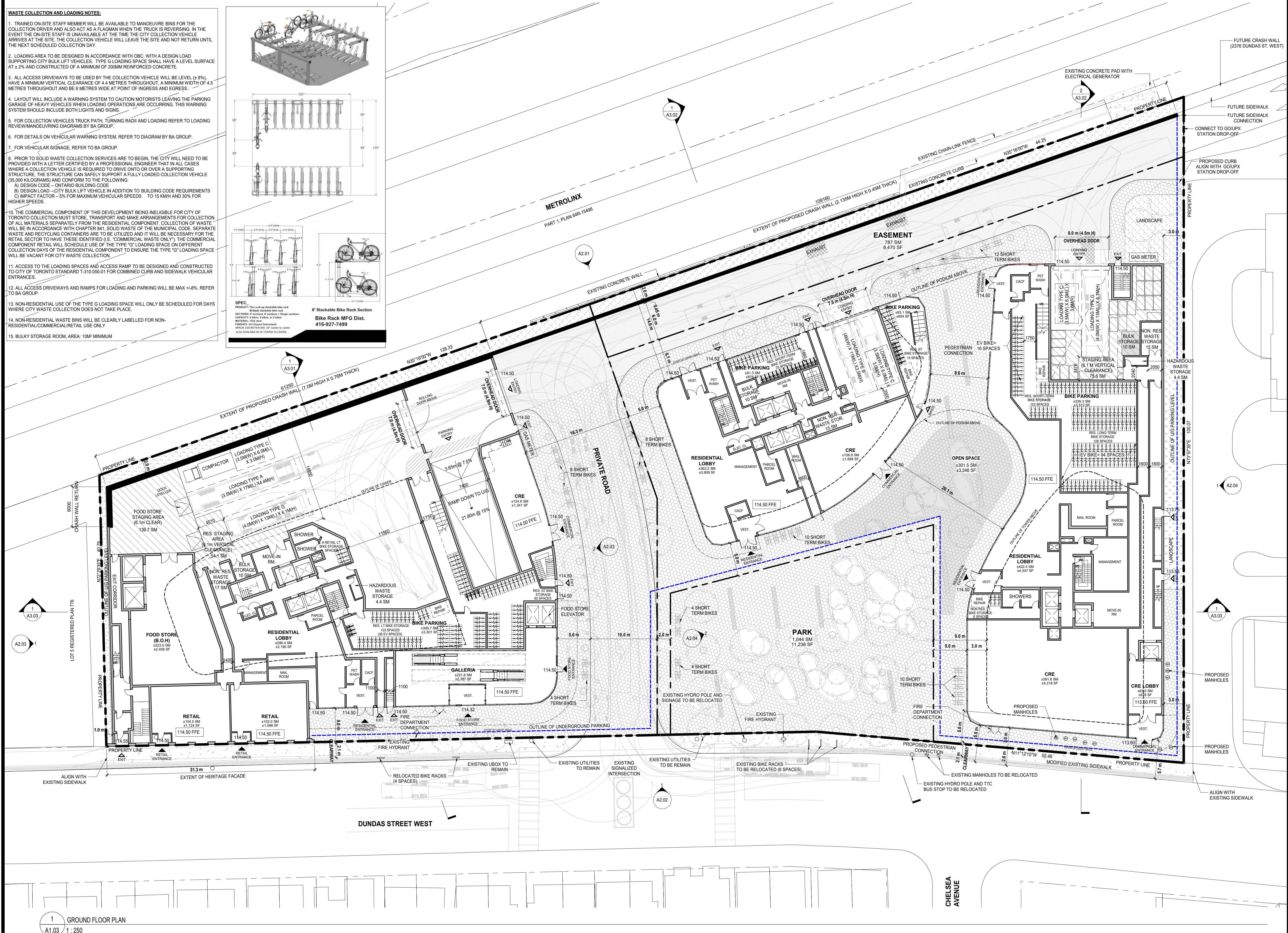
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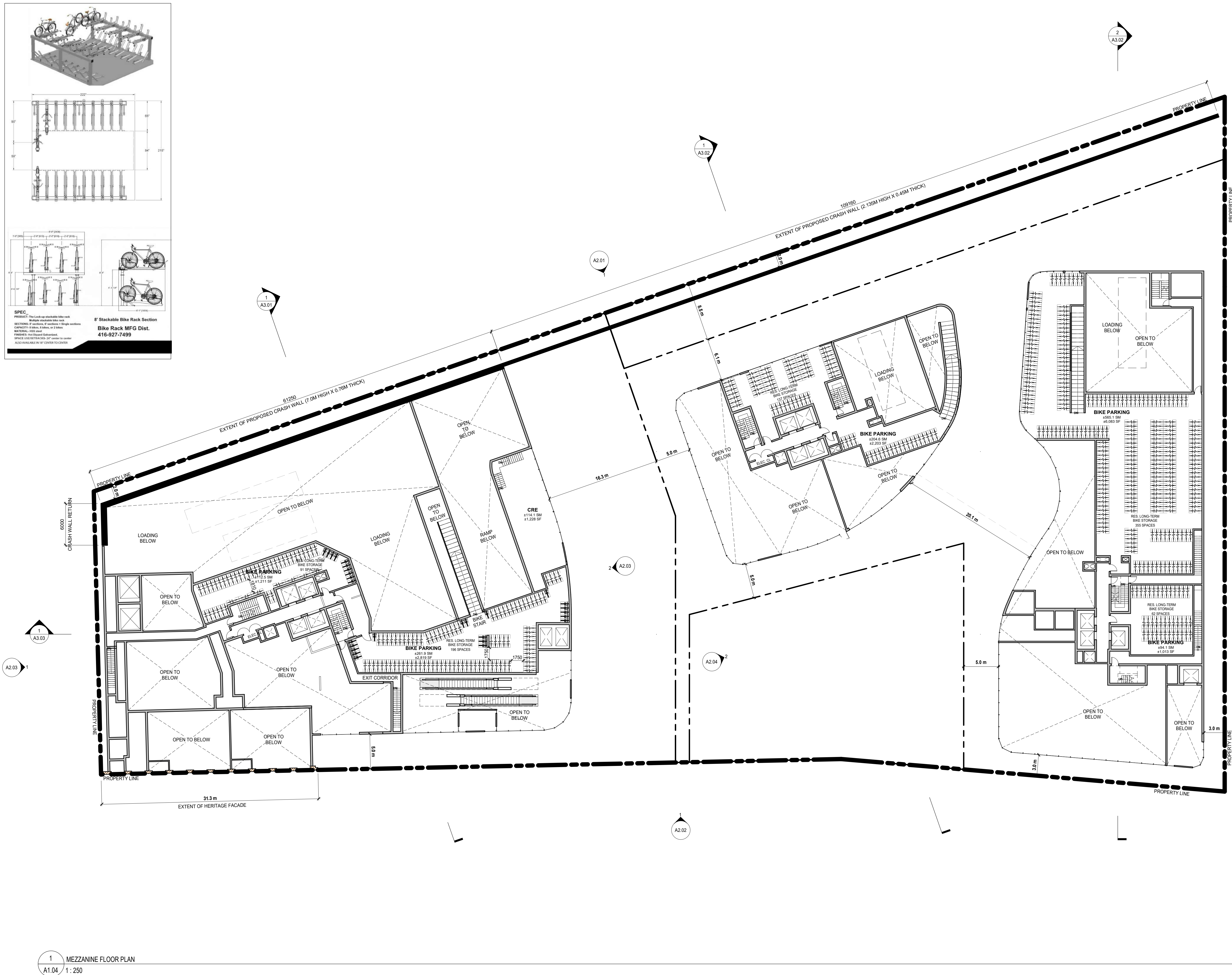
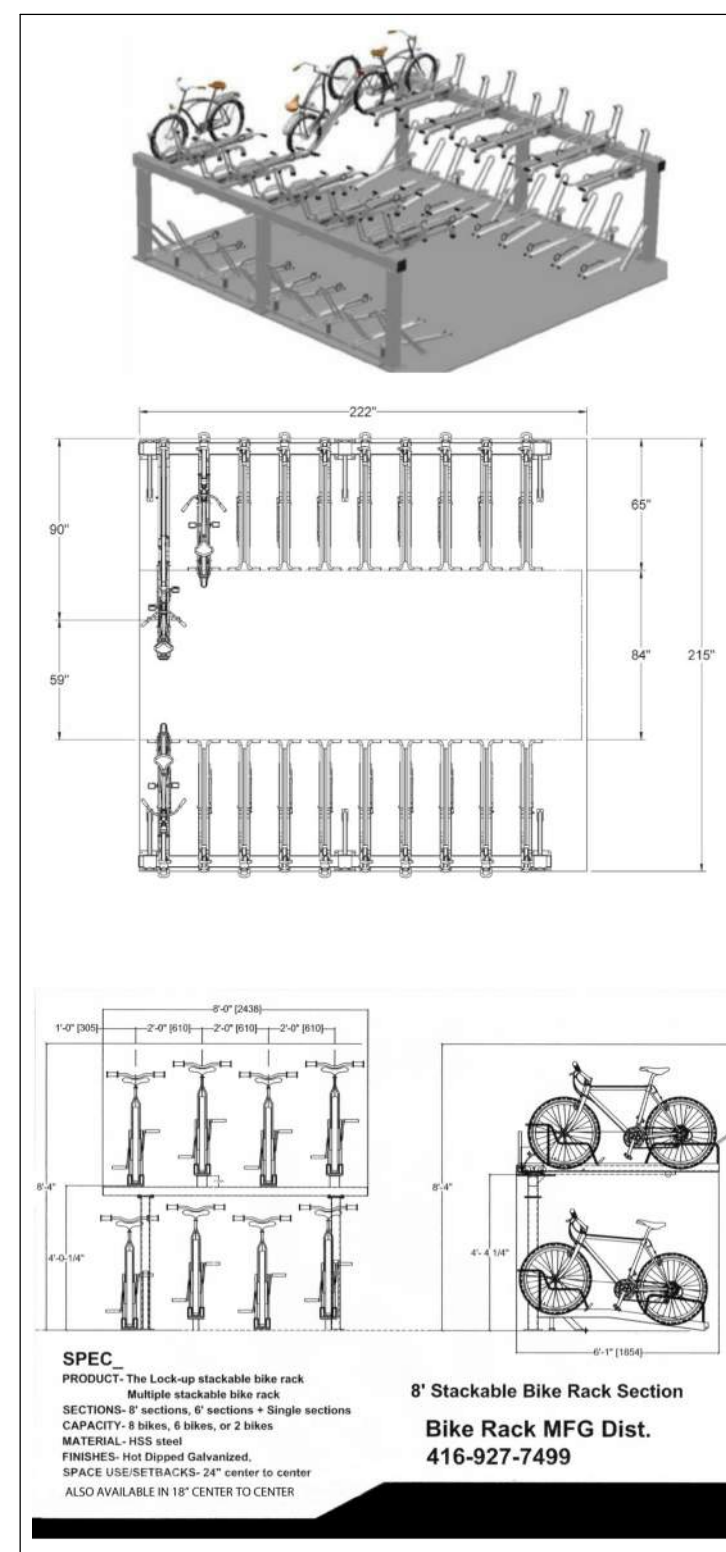
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PROJECT NO.:	21115
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LOT DATE: 2024-06-06 6:00:44 PM





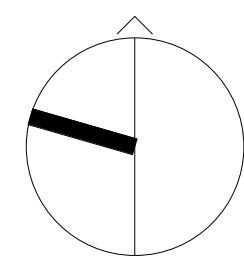
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Revision	Date
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CONSTRUCTION**

3	ISSUED FOR ZBA	24-06-07
2	ISSUED FOR COORDINATION	24-05-10
1	ISSUED FOR ZBA	23-03-10

Revision	Date
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TORONTO, ONTARIO, CANADA

SHEET TITLE

MEZZANINE FLOOR PLAN

DRAWN BY:	GPAIA
CHECKED BY:	GPAIA
PROJECT START DATE:	22-04-06
PROJECT NO.:	21115
SHEET NUMBER	

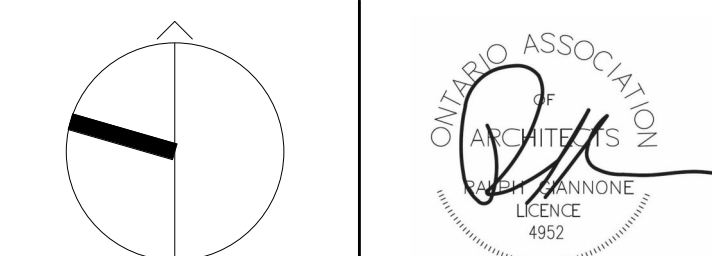
A1.04

PLOT DATE: 2024-06-06 6:00:45 PM

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CONSTRUCTION

3	ISSUED FOR ZBA	24-06-07
2	ISSUED FOR COORDINATION	24-05-10
1	ISSUED FOR ZBA	23-03-10

Revision	Date
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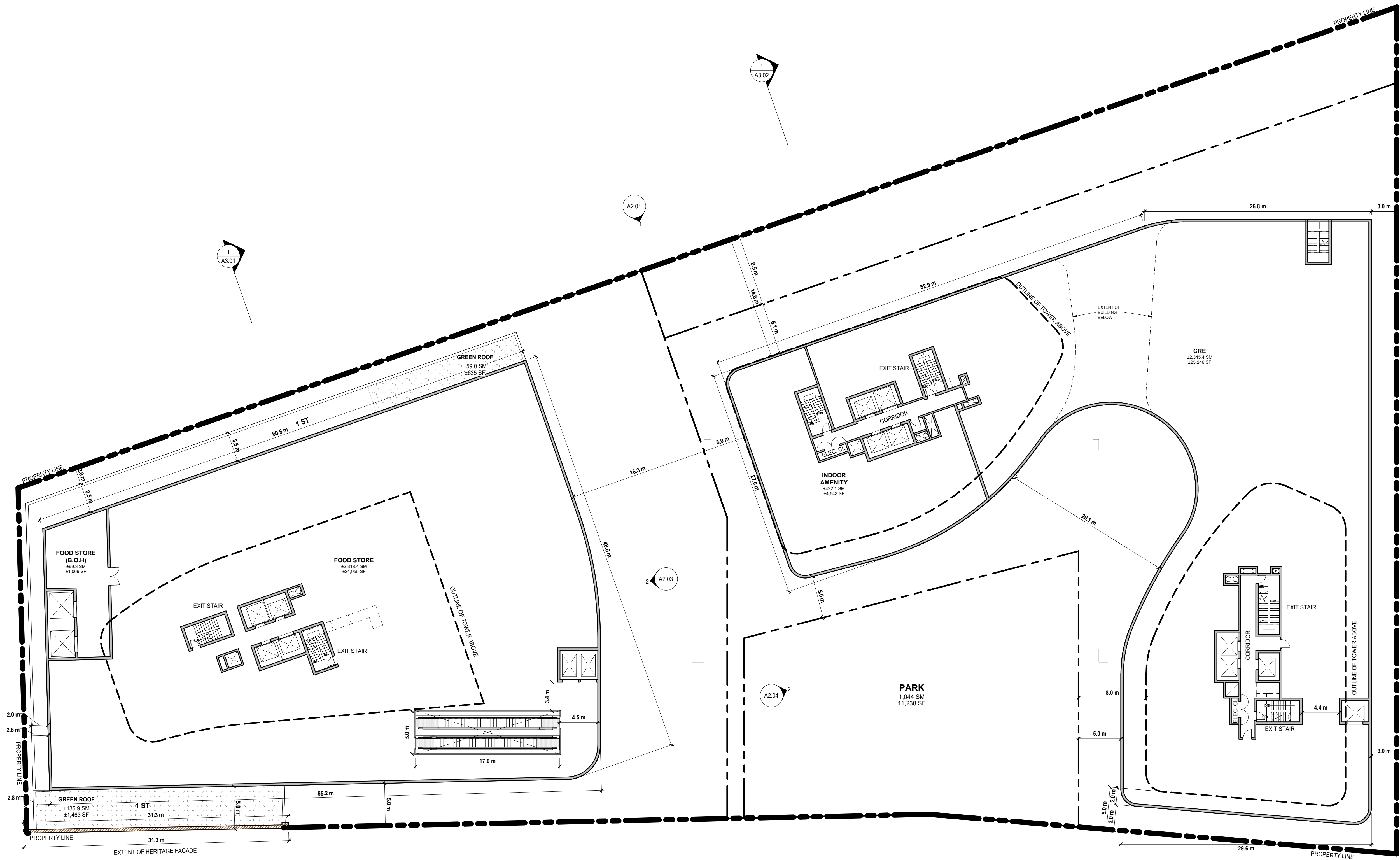
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TORONTO, ONTARIO, CANADA

SHEET TITLE

2ND FLOOR PLAN

DRAWN BY:	GPAIA
CHECKED BY:	GPAIA
PROJECT START DATE:	22-04-06
PROJECT NO.:	21115
SHEET NUMBER	

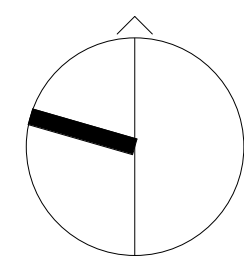
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NOT FOR
CONSTRUCTION

3	ISSUED FOR ZBA	24-06-07
2	ISSUED FOR COORDINATION	24-05-10
1	ISSUED FOR ZBA	23-03-10

Revision	Date
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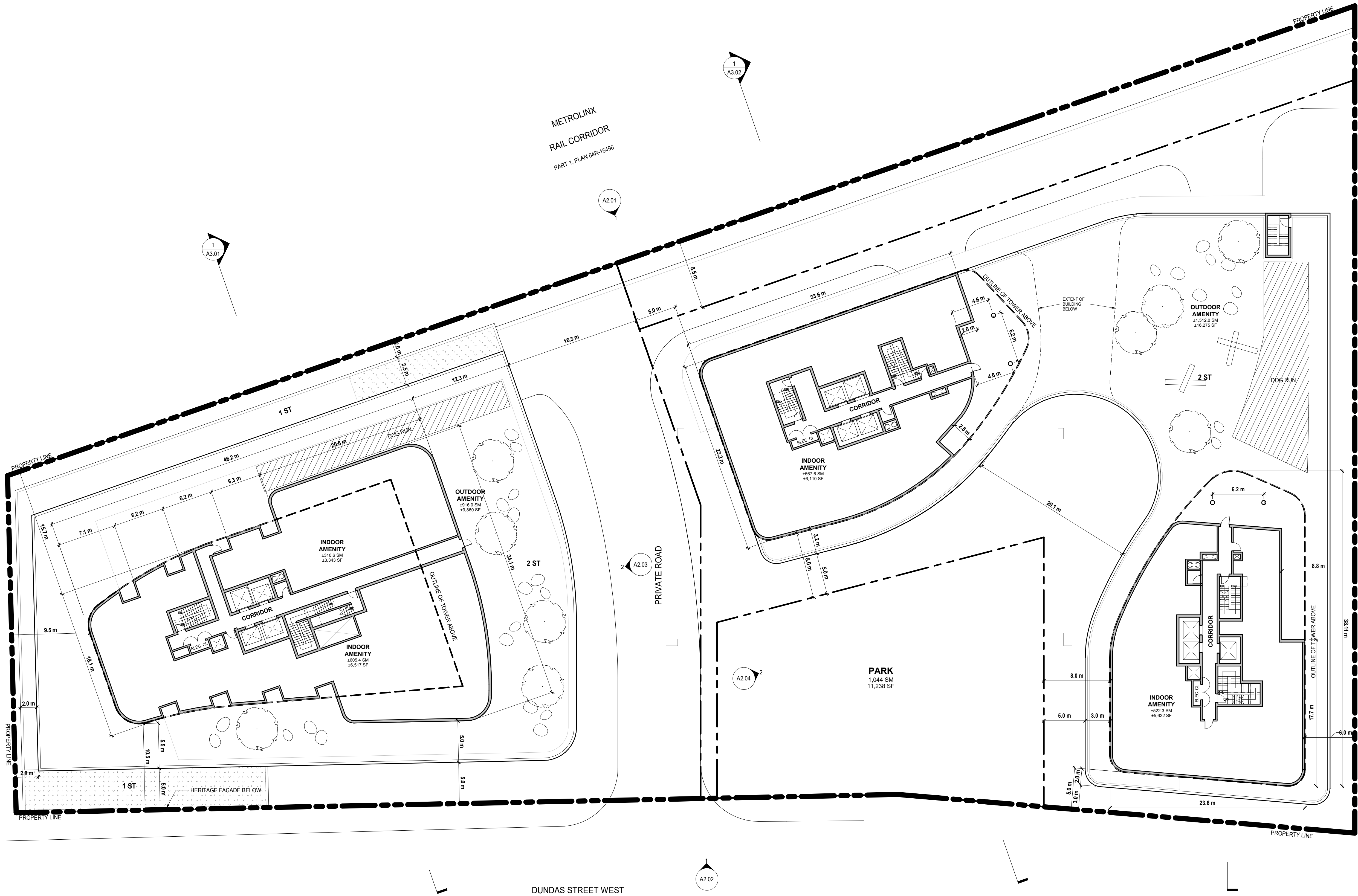
2400-2440 DUNDAS STREET WEST
TORONTO, ONTARIO, CANADA

SHEET TITLE

3RD FLOOR PLAN

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CHECKED BY:	GPAIA
PROJECT START DATE:	22-04-06
PROJECT NO.:	21115
SHEET NUMBER	

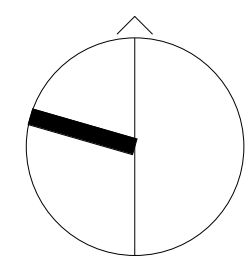
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1	ISSUED FOR ZBA	23-03-10

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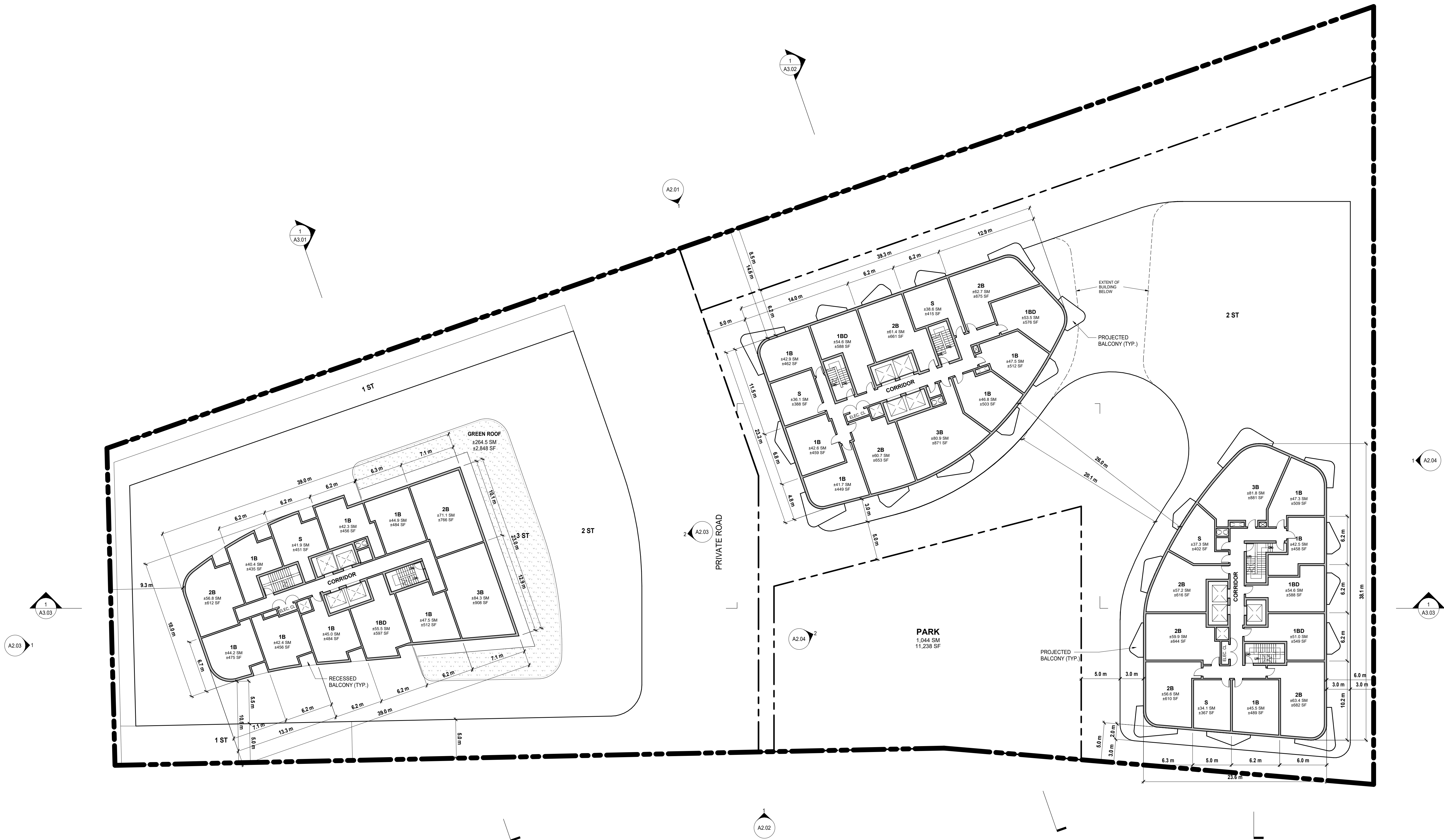
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TORONTO, ONTARIO, CANADA

SHEET TITLE

4TH FLOOR PLAN

DRAWN BY:	GPAIA
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PROJECT START DATE:	22-04-06
PROJECT NO.:	21115
SHEET NUMBER	

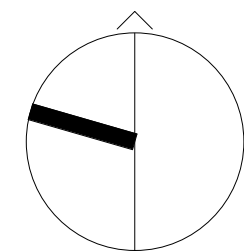
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CONSTRUCTION

3	ISSUED FOR ZBA	24-06-07
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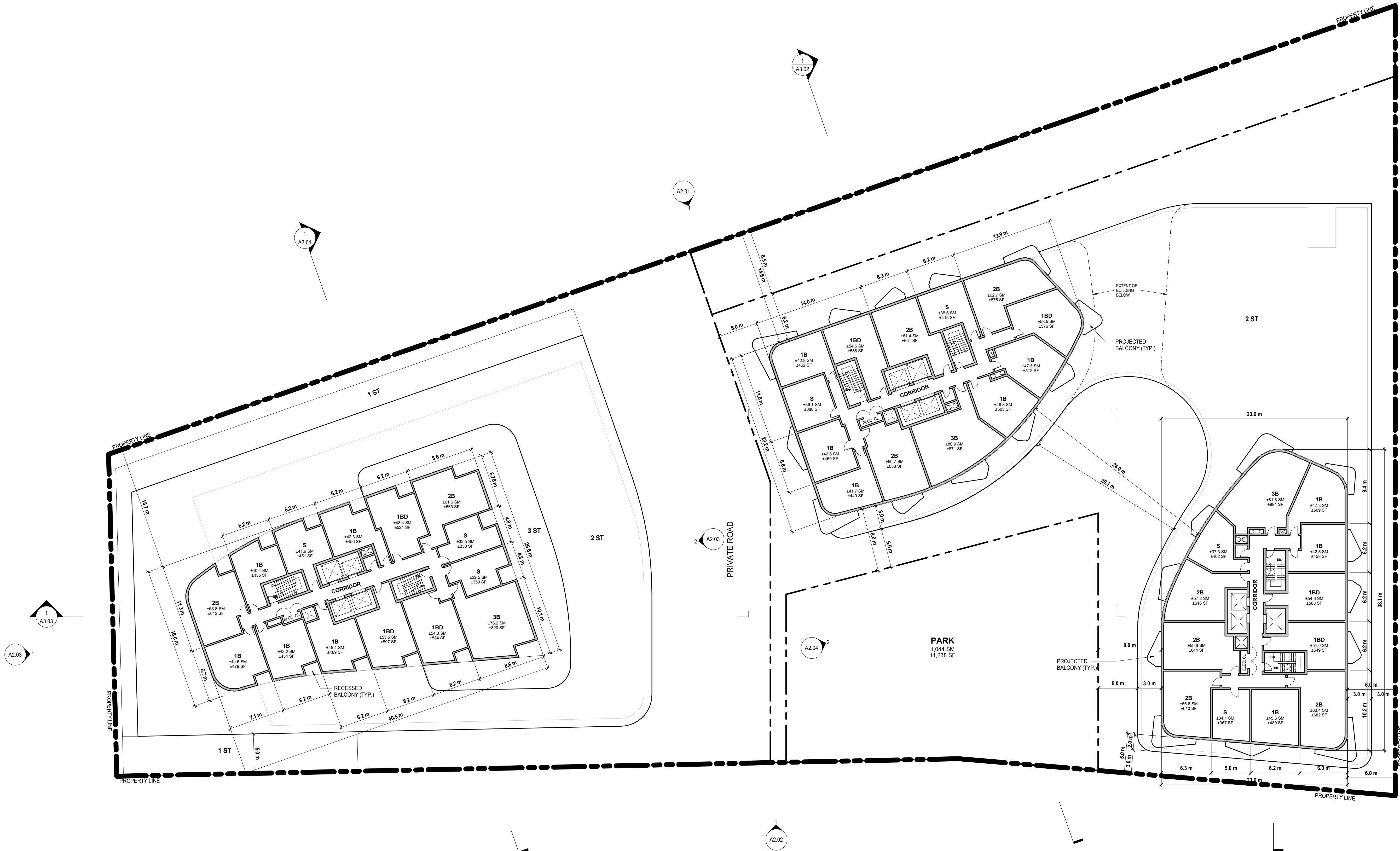
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SHEET TITLE

TOWER TYPICAL FLOOR PLAN

DRAWN BY:	GPAIA
CHECKED BY:	GPAIA
PROJECT START DATE:	22-04-06
PROJECT NO.:	21115
SHEET NUMBER	

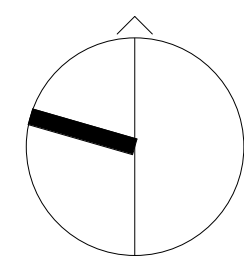
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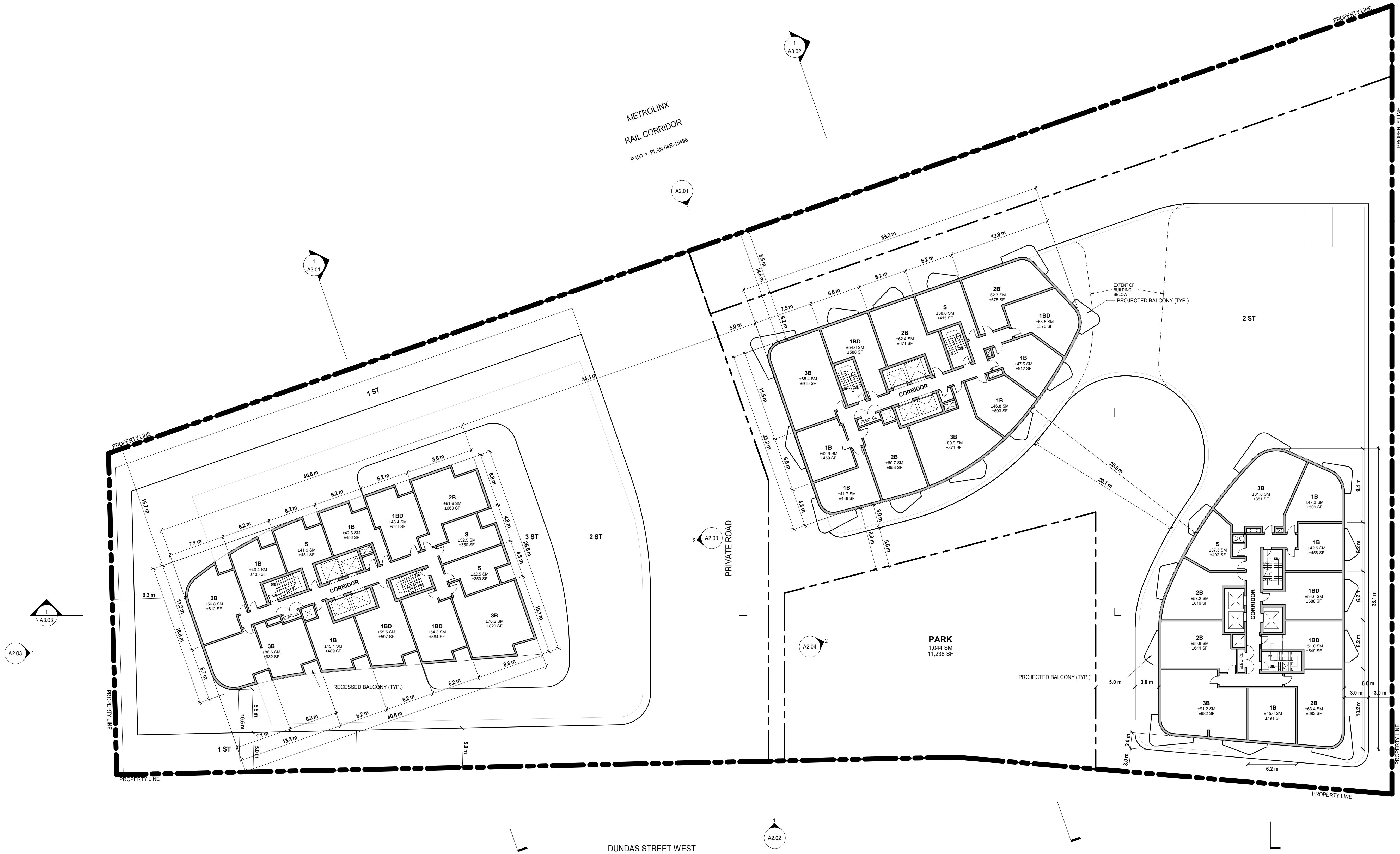
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SHEET TITLE

TOWER TYPICAL FLOOR PLAN
2

DRAWN BY:	Author
CHECKED BY:	Checker
PROJECT START DATE:	22-04-06
PROJECT NO.:	21115
SHEET NUMBER	

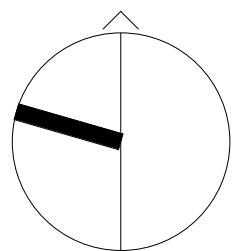
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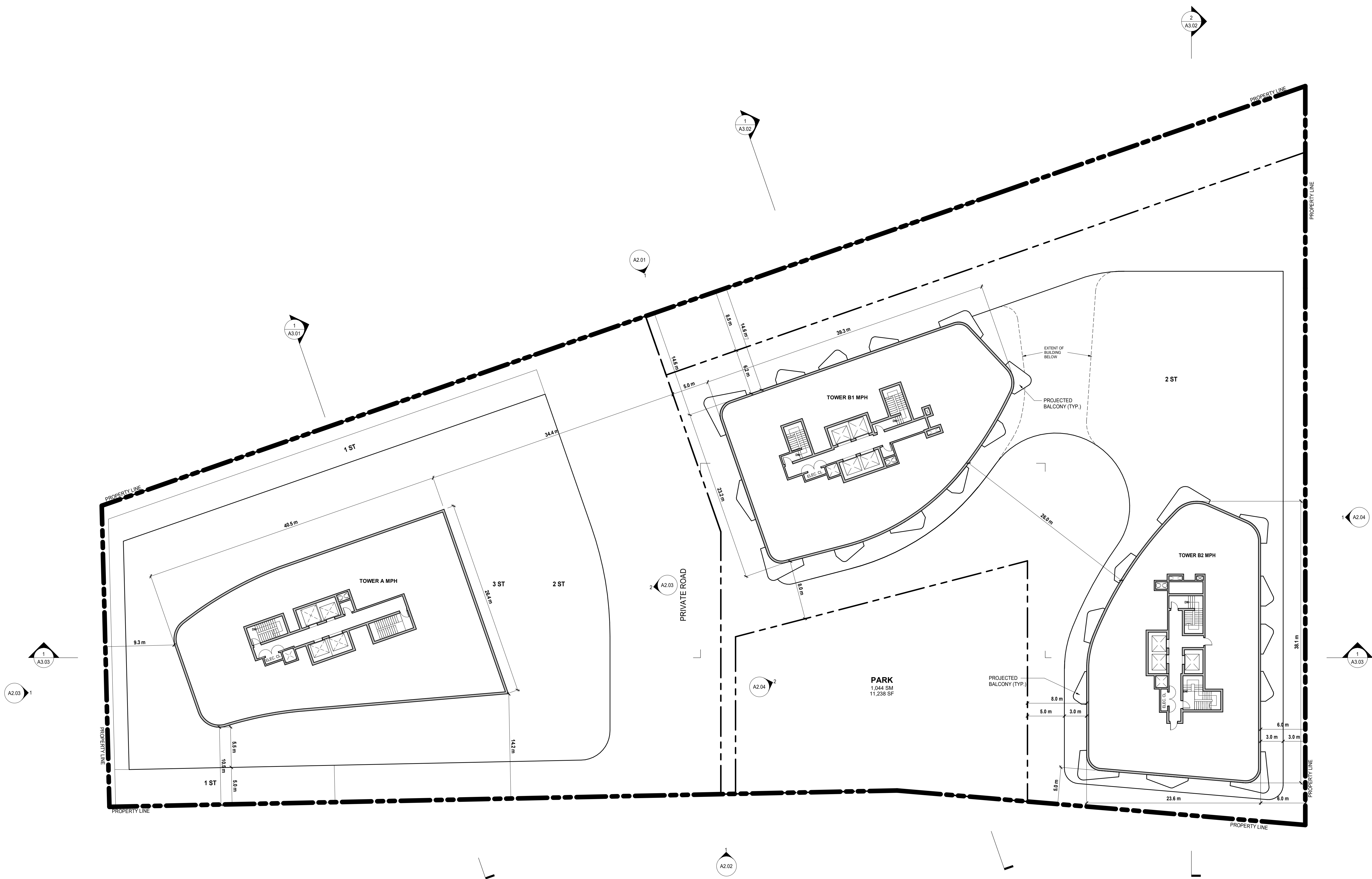
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SHEET TITLE

MECHANICAL PENTHOUSE
FLOOR PLAN

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PROJECT START DATE:	22-04-06
PROJECT NO.:	21115
SHEET NUMBER	

A1.10

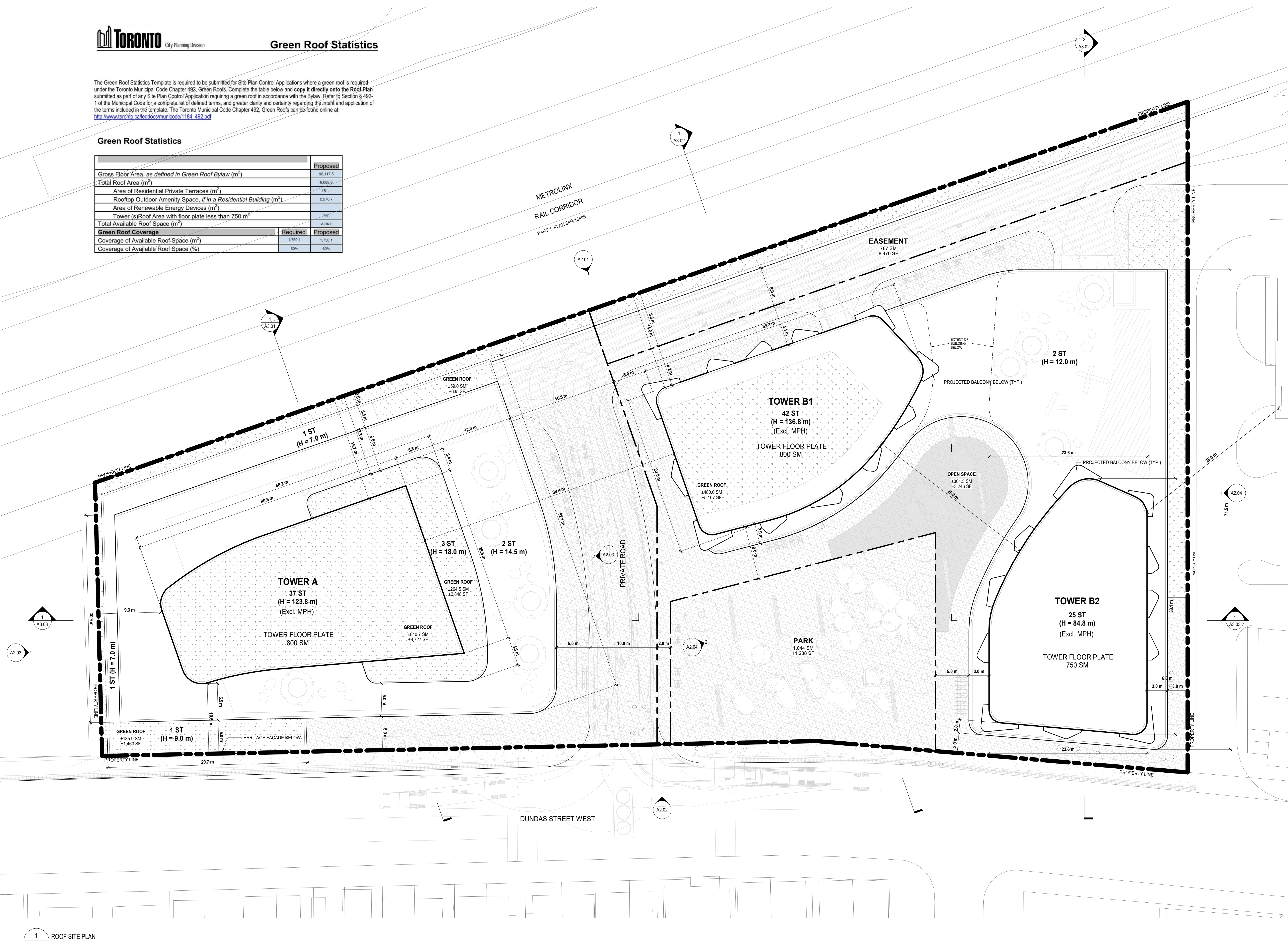


1 BLDG B1 MPH
A1.10 1:250

The Green Roof Statistics Template is required to be submitted for Site Plan Control Applications where a green roof is required under the Toronto Municipal Code Chapter 492, Green Roofs. Complete the table below and **copy it directly onto the Roof Plan** submitted as part of any Site Plan Control Application requiring a green roof in accordance with the Bylaw. Refer to Section § 492-1 of the Municipal Code for a complete list of defined terms, and greater clarity and certainty regarding the intent and application of the terms included in the template. The Toronto Municipal Code Chapter 492, Green Roofs can be found online at: http://www.toronto.ca/legdocs/municode/1184_492.pdf

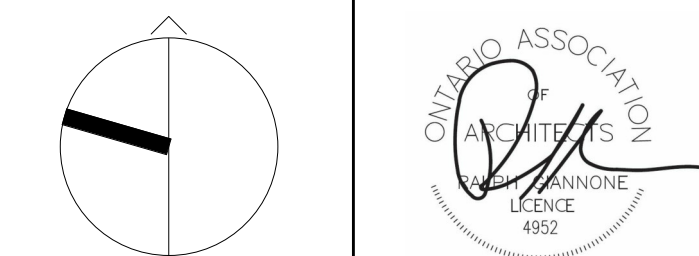
Green Roof Statistics

	Proposed
Gross Floor Area, as defined in Green Roof Bylaw (m ²)	92,117.5
Total Roof Area (m ²)	6,086.6
Area of Residential Private Terraces (m ²)	151.1
Rooftop Outdoor Amenity Space, if in a Residential Building (m ²)	2,270.7
Area of Renewable Energy Devices (m ²)	
Tower (s)Roof Area with floor plate less than 750 m ²	750
Total Available Roof Space (m ²)	2,916.8
Green Roof Coverage	Required Proposed
Coverage of Available Roof Space (m ²)	1,750.1 1,750.1
Coverage of Available Roof Space (%)	60% 60%



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SHEET TITLE

ROOF PLAN

DRAWN BY:	GPAIA
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PROJECT START DATE:	22-04-06
PROJECT NO.:	21115
SHEET NUMBER	

A1.11