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REVISED

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ISSUE FOR COORDINATION	25/01/18
ISSUE FOR COORDINATION	27/02/18
RE-ISSUE FOR RE-ZONING	12/03/18

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502 ADELAIDE STREET WEST - TORONTO RESIDENTIAL BUILDING

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PROJ. NAME
502 ADELAIDE ST. W.
WITHOUT PREJUDICE

DWG TITLE
Cover Sheet

DATE : 2017.09.14
SCALE :
DRAWN : BM / TW
CHECKED :CR DWG No.
PROJ. No. : 1442 **AO.00**

GENERAL INFORMATION :

Project Description : Proposed 14-storey mixed-use building, Including Mechanical PH level + 2 levels of basement parking.
 Address : 502 Adelaide Street West, Toronto, ON
 Site Area : 928 m² 9,989 SF

ZONING INFORMATION :

Zoning :	CRE (x 76)	RA
Height limit :	23 m	23 m
Gross Floor Area :	9,483 m ² 102,075 SF	9,748 m ² 104,927 SF
Density :	10.22	10.50
Building height :	45m to top of roof	45m to top of roof

ZONING BYLAW 569-2013

ZONING BYLAW 438-86

						GCA		GFA - CITY OF TORONTO BYLAW 569-2013						GFA - FORMER CITY OF TORONTO BYLAW 438-86						
	1 BDRM	1 BDRM DEN	2 BDRM	2 BDRM DEN	3 BDRM	TOTAL			RESIDENTIAL		NON-RESIDENTIAL		TOTAL		RESIDENTIAL		NON-RESIDENTIAL		TOTAL	
							Area m ²	Area SF	Area m ²	Area SF	Area m ²	Area SF	Area m ²	Area SF	Area m ²	Area SF	Area m ²	Area SF	Area m ²	Area SF
Ground	-	-	-	-	-	-	870 m ²	9,363 SF	468 m ²	5,041 SF	272 m ²	2,922 SF	740 m ²	7,963 SF	511 m ²	5,496 SF	272 m ²	2,922 SF	782 m ²	8,418 SF
Mezz. Level	-	-	-	-	-	-	350 m ²	3,771 SF	50 m ²	536 SF	0 m ²	0 SF	50 m ²	536 SF	107 m ²	1,155 SF	0 m ²	0 SF	107 m ²	1,155 SF
2nd Floor	0	0	2	1	1	4	770 m ²	8,289 SF	365 m ²	3,929 SF	0 m ²	0 SF	365 m ²	3,929 SF	379 m ²	4,079 SF	0 m ²	0 SF	379 m ²	4,079 SF
3rd Floor	1	0	5	2	2	10	868 m ²	9,344 SF	833 m ²	8,968 SF	0 m ²	0 SF	833 m ²	8,968 SF	846 m ²	9,110 SF	0 m ²	0 SF	846 m ²	9,110 SF
4th Floor	1	0	5	2	2	10	866 m ²	9,326 SF	833 m ²	8,968 SF	0 m ²	0 SF	833 m ²	8,968 SF	845 m ²	9,092 SF	0 m ²	0 SF	845 m ²	9,092 SF
5th Floor	1	0	5	2	2	10	866 m ²	9,326 SF	833 m ²	8,968 SF	0 m ²	0 SF	833 m ²	8,968 SF	845 m ²	9,092 SF	0 m ²	0 SF	845 m ²	9,092 SF
6th Floor	1	0	5	2	2	10	866 m ²	9,326 SF	833 m ²	8,968 SF	0 m ²	0 SF	833 m ²	8,968 SF	845 m ²	9,092 SF	0 m ²	0 SF	845 m ²	9,092 SF
7th Floor	1	0	5	2	2	10	866 m ²	9,326 SF	833 m ²	8,968 SF	0 m ²	0 SF	833 m ²	8,968 SF	845 m ²	9,092 SF	0 m ²	0 SF	845 m ²	9,092 SF
8th Floor	1	0	5	2	2	10	866 m ²	9,326 SF	833 m ²	8,968 SF	0 m ²	0 SF	833 m ²	8,968 SF	845 m ²	9,092 SF	0 m ²	0 SF	845 m ²	9,092 SF
9th Floor	0	0	4	2	2	8	665 m ²	7,155 SF	630 m ²	6,784 SF	0 m ²	0 SF	630 m ²	6,784 SF	643 m ²	6,925 SF	0 m ²	0 SF	643 m ²	6,925 SF
10th Floor	0	0	6	0	2	8	639 m ²	6,873 SF	604 m ²	6,502 SF	0 m ²	0 SF	604 m ²	6,502 SF	617 m ²	6,643 SF	0 m ²	0 SF	617 m ²	6,643 SF
11th Floor	0	0	6	0	2	8	639 m ²	6,873 SF	604 m ²	6,502 SF	0 m ²	0 SF	604 m ²	6,502 SF	617 m ²	6,643 SF	0 m ²	0 SF	617 m ²	6,643 SF
12th Floor	0	0	6	0	2	8	639 m ²	6,873 SF	604 m ²	6,502 SF	0 m ²	0 SF	604 m ²	6,502 SF	617 m ²	6,643 SF	0 m ²	0 SF	617 m ²	6,643 SF
13th Floor	1	0	2	0	4	7	583 m ²	6,273 SF	548 m ²	5,899 SF	0 m ²	0 SF	548 m ²	5,899 SF	561 m ²	6,041 SF	0 m ²	0 SF	561 m ²	6,041 SF
14th Floor / Mech. PH	0	0	0	0	2	2	587 m ²	6,314 SF	339 m ²	3,648 SF	0 m ²	0 SF	339 m ²	3,648 SF	354 m ²	3,808 SF	0 m ²	0 SF	354 m ²	3,808 SF
TOTAL	7	0	56	15	27	105	10,940 m²	117,761 SF	9,212 m²	99,153 SF	272 m²	2,922 SF	9,483 m²	102,075 SF	9,477 m²	102,005 SF	272 m²	2,922 SF	9,748 m²	104,927 SF
	6.7%	0.0%	53.3%	14.3%	25.7%															

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GDNA PRESENTATION	31/08/16
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Amenity Requirement
 Indoor: 2m² X 105 units = 210 m²
 Outdoor: 2m² X 105 units = 210 m²
Total Amenities required = 420 m²

Amenity Provided
 Indoor: (1st & 2nd Floors) = 380 m²
 Outdoor: (2nd Floor) = 40 m²
Total Amenities provided = 420 m²

Bicycle Parking Requirement (Zone 1):
 For Residents (long term): 0.9 X 105 units = 94.5 spaces
 For Visitors (short term): 0.1 X 105 units = 10.5 spaces
Total Bicycle Parking required: 105 spaces

Bicycle Parking Provided:
 For Residents: (Mezz. Floor) = 106 spaces
 For Visitors: (P1 Floor) = 11 spaces
Total Bicycle Parking provided: 117 spaces

Parking Ratios
 For Residents: 0.21 X 105 units = 22 spaces
 For Visitors: 0.076 X 105 units = 8 spaces
 For Retail: 2 spaces
Total Parking required: 32 spaces

Parking Provided Below-Grade
 Level P1 : 14
 Level P2 : 18
Total Parking provided: 32 spaces

PROJ. NAME
502 ADELAIDE ST. W.
 WITHOUT PREJUDICE

DWG TITLE
Building Statistics

DATE : 2017.09.14
 SCALE :
 DRAWN : BM, AG
 CHECKED : CR DWG No.
 PROJ. No. : 1442 **A0.01**

- SUBJECT SITE
- 00 † APPROVED BUILDING HEIGHT
- 00 †† PROPOSED BUILDING HEIGHT



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PROJ. NAME
502 ADELAIDE ST. W.
WITHOUT PREJUDICE

DWG TITLE
Context Plan

DATE : 2017.09.14
SCALE : 1 : 2000
DRAWN : AG
CHECKED : CR DWG No.
PROJ. No. : 1442 **A1.01**



Toronto Green Standard Version 2.0 Statistics Template

For Mid to High-Rise Residential and All Non-Residential Development

The Toronto Green Standard 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. Refer to the full Toronto Green Standard for Mid to High-Rise Residential and All Non-Residential Development (Version 2.0) for the complete set of standards and detailed specifications: www.toronto.ca/greendevlopment

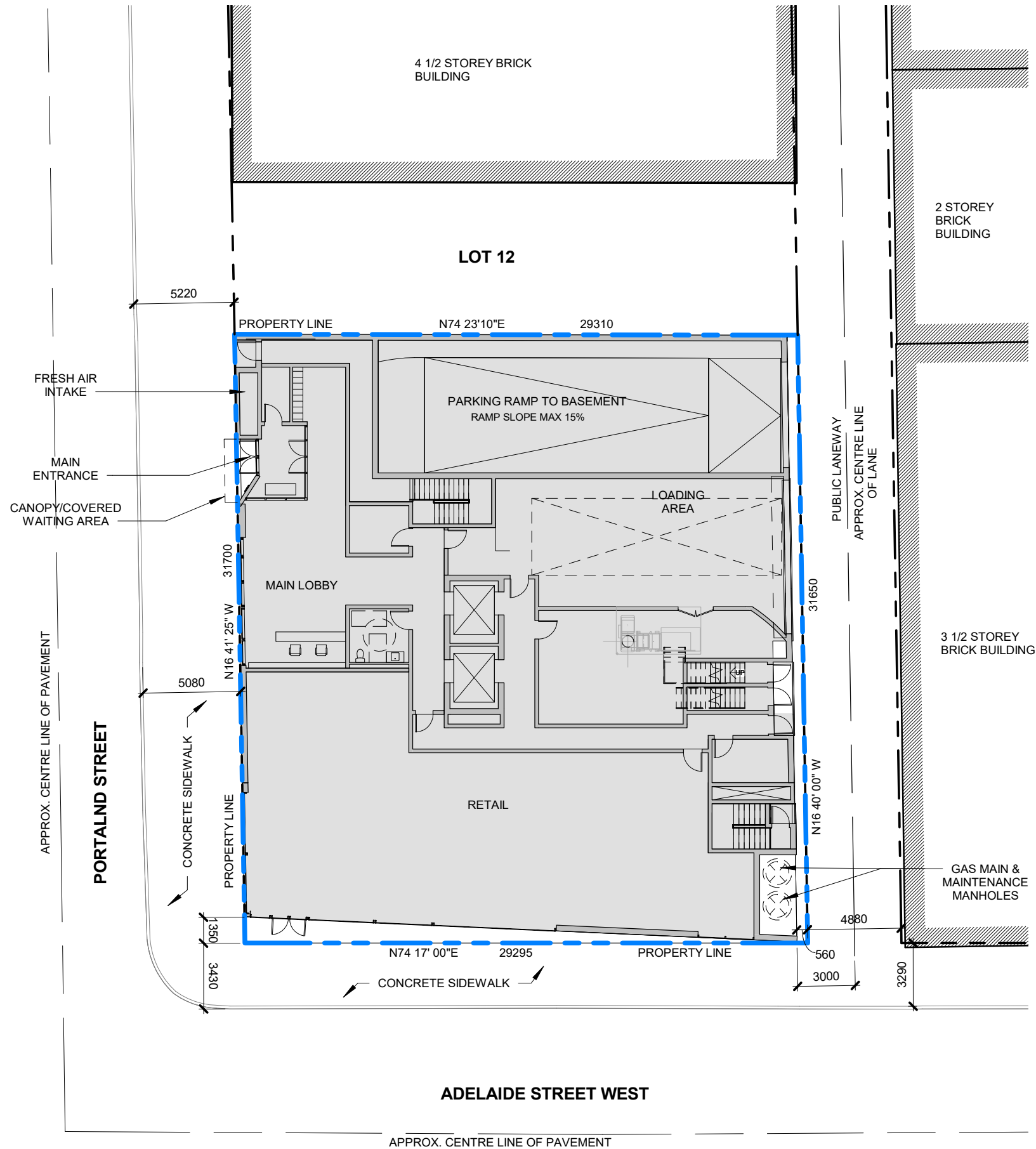
For Zoning Bylaw Amendment applications: complete General Project Description and Section 1.
For Site Plan Control applications: complete General Project Description, Section 1 and Section 2.

Toronto Green Standard Statistics

General Project Description	Proposed
Total Gross Floor Area	9,483
Breakdown of project components (m ²):	
Residential	9,212
Retail	272
Commercial	N/A
Industrial	N/A
Institutional/other	N/A
Total number residential units (residential only)	105

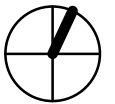
Section 1: For Stand Alone Zoning Bylaw Amendment Applications and Site Plan Control Applications

Automobile Infrastructure	Required	Proposed	Proposed (%)
Number of parking spaces	99.6	32	
Number of parking spaces with physical provision for future EV charging (residential)	0	0	
Number of parking spaces dedicated for priority parking: LEV, car pooling, car sharing (institutional/commercial)	N/A	N/A	
Cycling Infrastructure	Required	Proposed	Proposed (%)
Number of long-term bicycle parking spaces (residential)	94.5	105	
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 (Mezzanine level)		105	
b) second storey of building		0	
c) first level below-ground (also indicate % of net area of level occupied by bicycle parking)		0	0
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)	10.5	11	
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) (m ²)	61m ²	61m ²	



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RE-ISSUE FOR RE-ZONING	12/03/18

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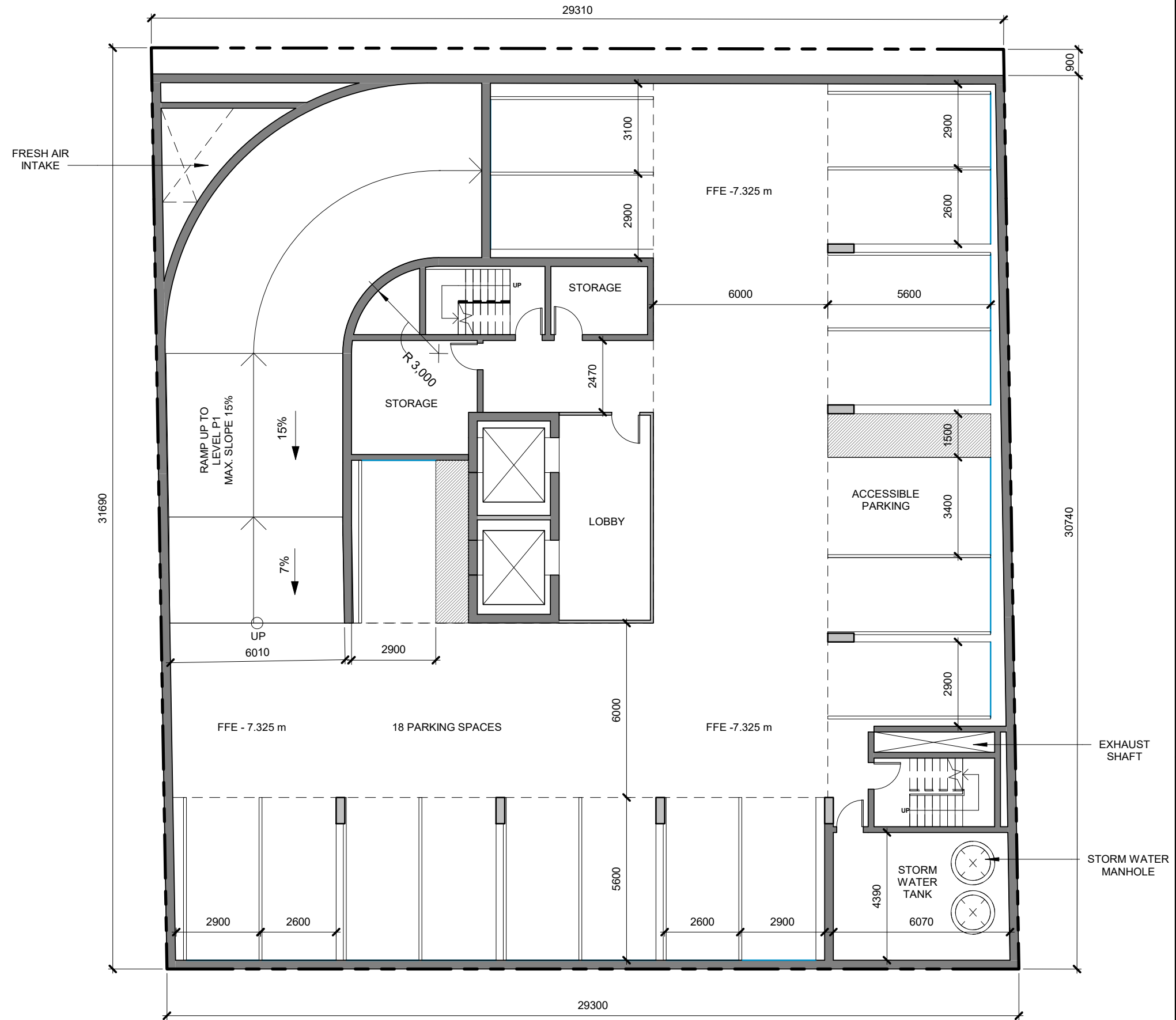
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PROJ. NAME
502 ADELAIDE ST. W.
WITHOUT PREJUDICE

DWG TITLE
Site Plan

DATE : 2017.09.14
SCALE : 1 : 250
DRAWN : BM
CHECKED : CR DWG No.
PROJ. No. : 1442 **A1.02**

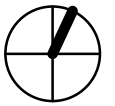
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ISSUE FOR COORDINATION	27/02/18
RE-ISSUE FOR RE-ZONING	12/03/18

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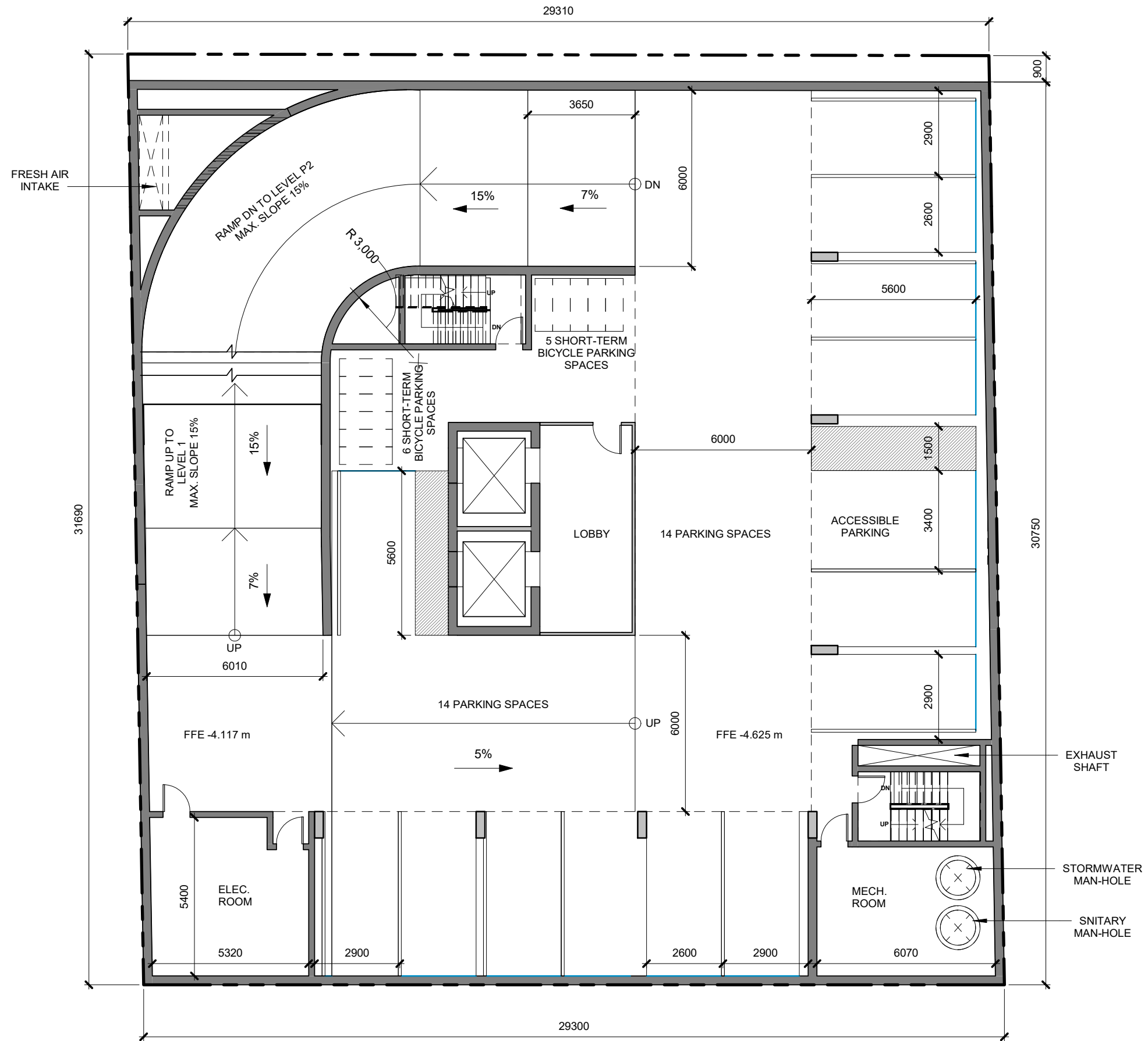
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PROJ. NAME
502 ADELAIDE ST. W.
 WITHOUT PREJUDICE

DWG TITLE
Parking Plan LP2

DATE : 2017.09.14
 SCALE : 1 : 150
 DRAWN : BM
 CHECKED : CR DWG No.
 PROJ. No. : 1442 **A2.01**

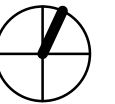
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ISSUE FOR COORDINATION	19/07/16
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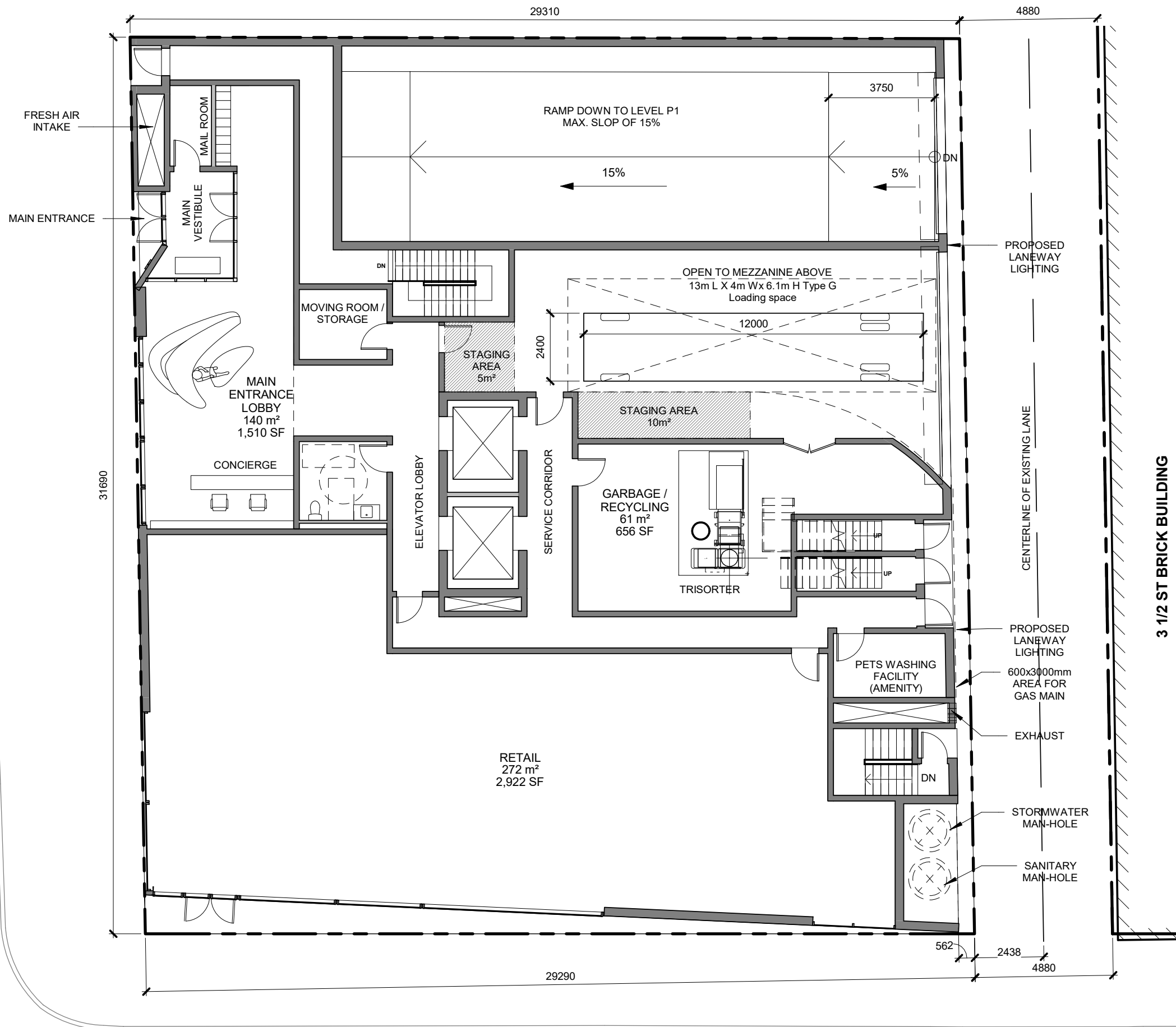
PROJ. NAME
502 ADELAIDE ST. W.
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DWG TITLE
Parking Plan LP1

DATE : 2017.09.14
SCALE : 1 : 150
DRAWN : BM
CHECKED : CR DWG No.
PROJ. No. : 1442 **A2.02**

2018-03-12 3:38:52 PM

PORTLAND STREET



ADELAIDE STREET WEST

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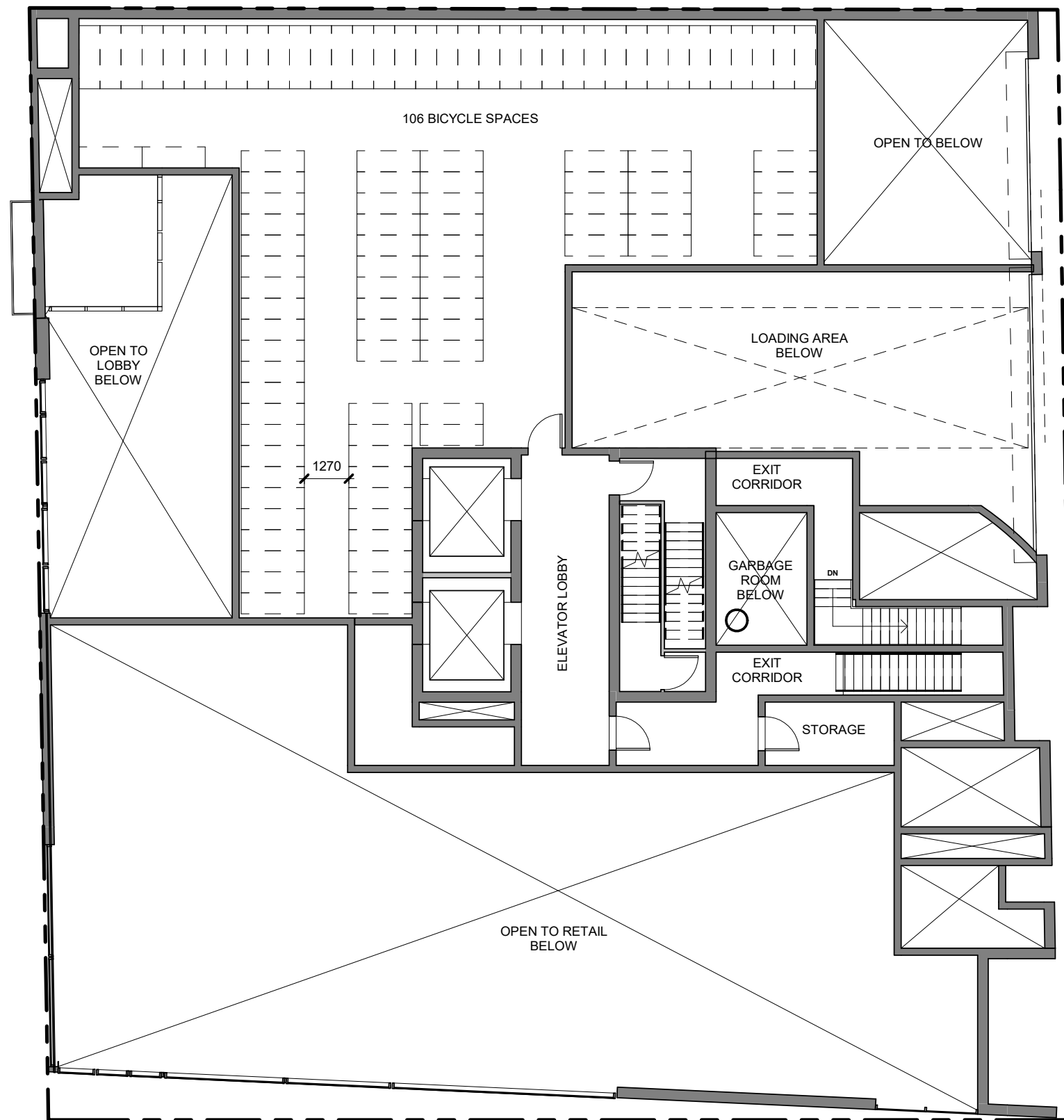
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PROJ. NAME
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DWG TITLE
Ground Floor Plan

DATE : 2017.09.14
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 CHECKED : CR DWG No.
 PROJ. No. : 1442 **A2.03**



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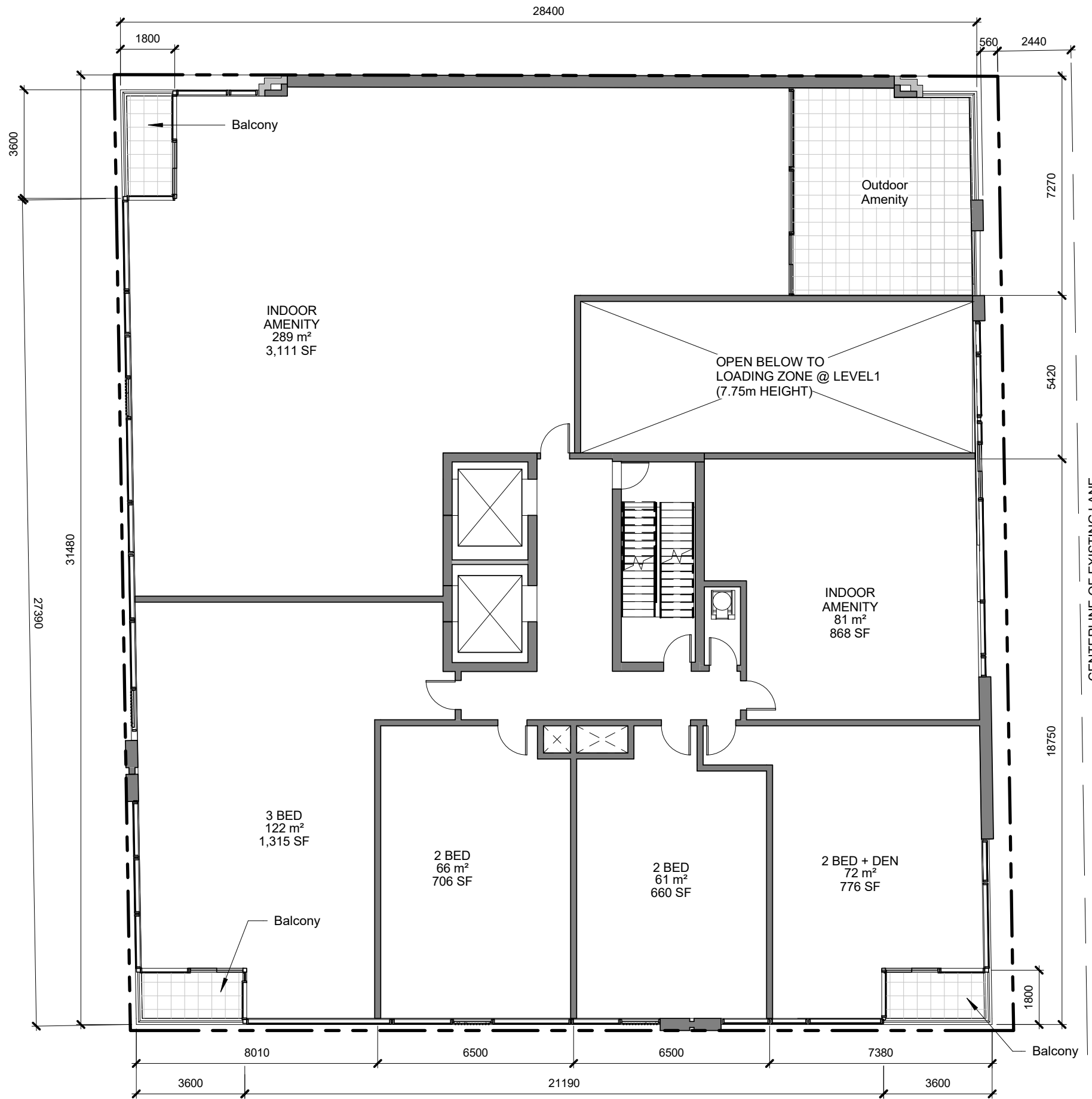
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PROJ. NAME
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DWG TITLE
Mezz. Floor Plan

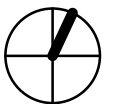
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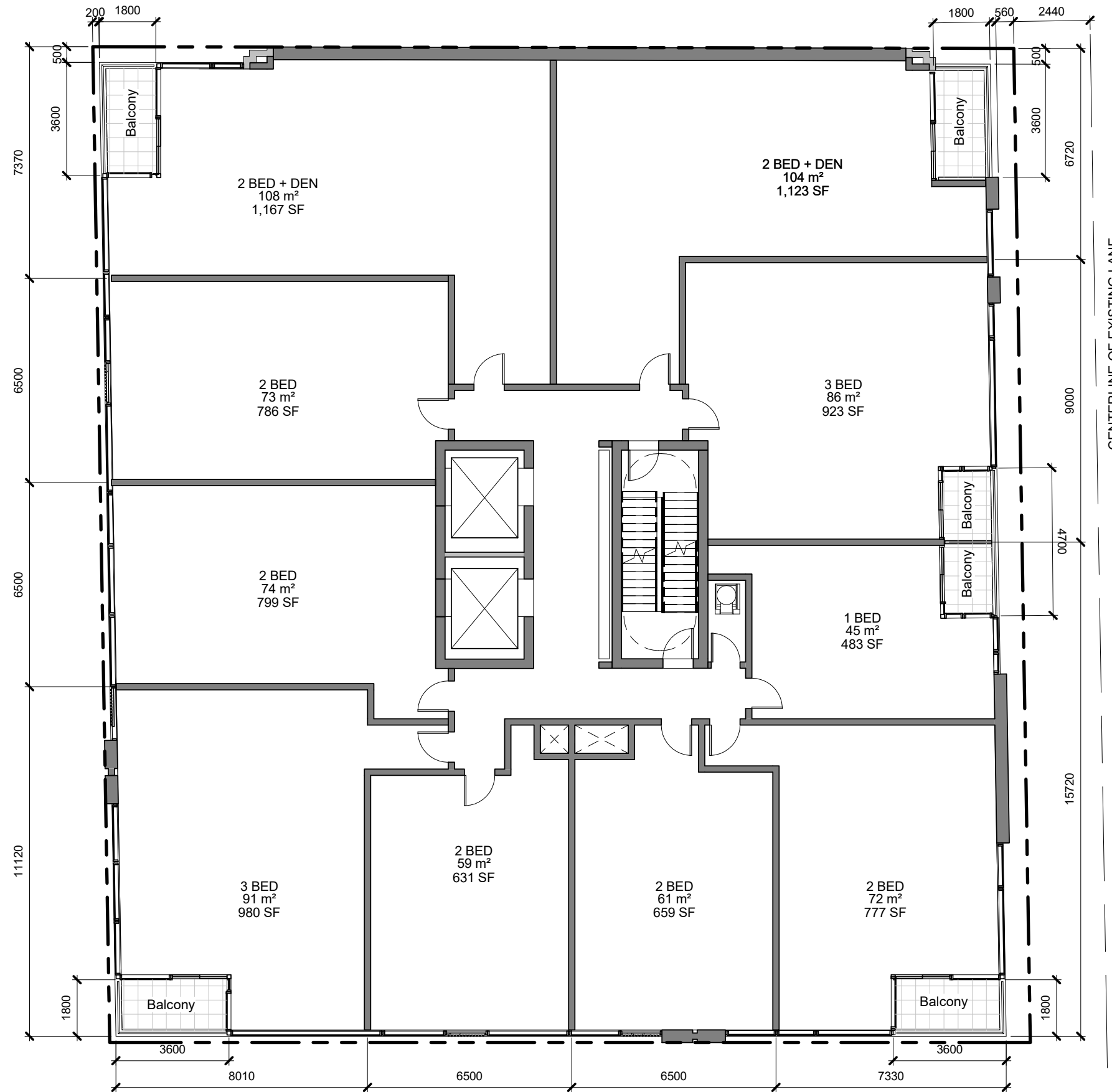
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DWG TITLE
2nd Floor Plan

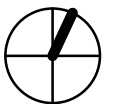
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SCALE : 1 : 150
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PROJ. No. : 1442 **A2.05**



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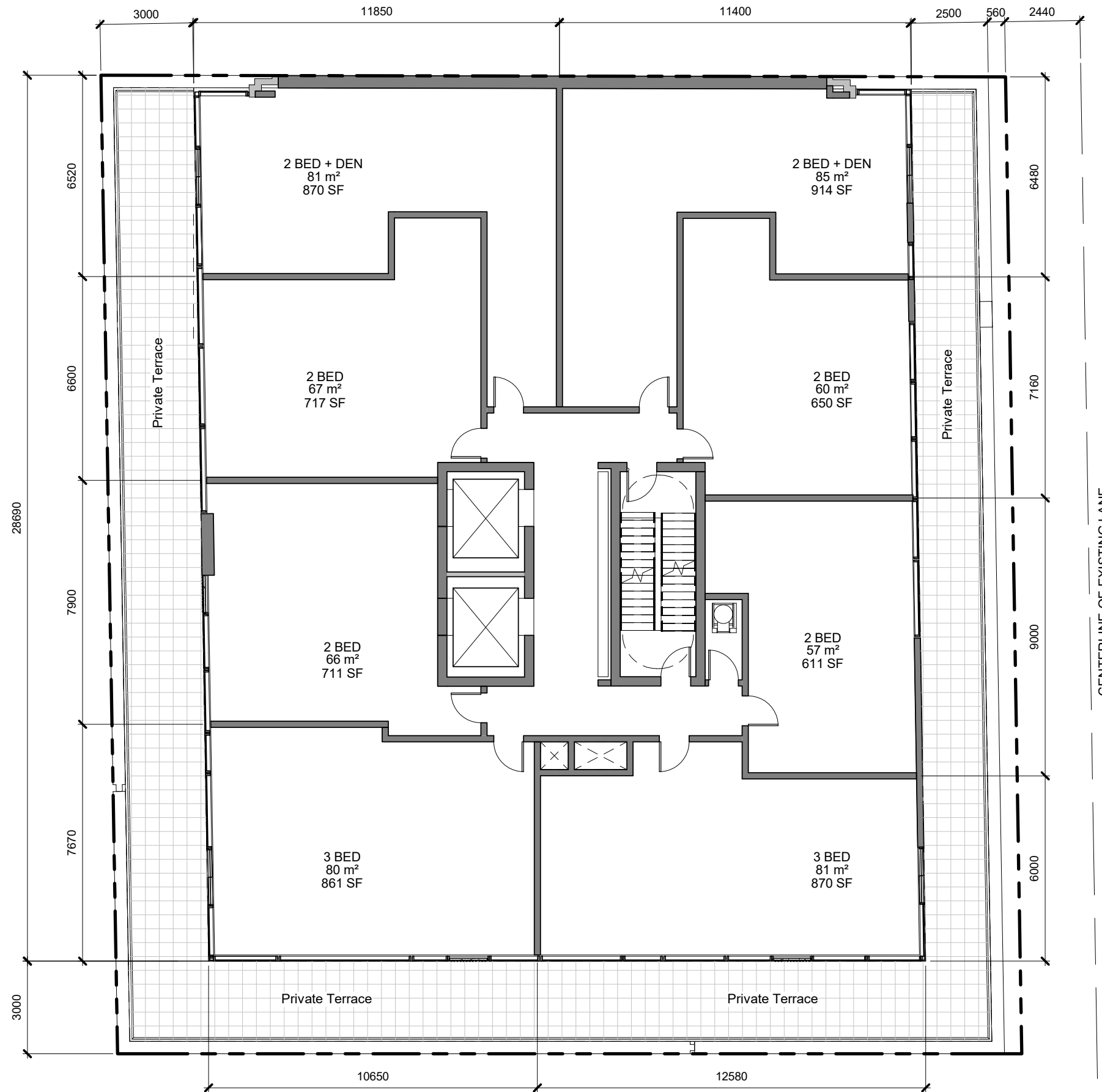
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DWG TITLE
3rd - 8th Floor Plan

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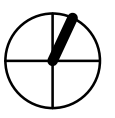


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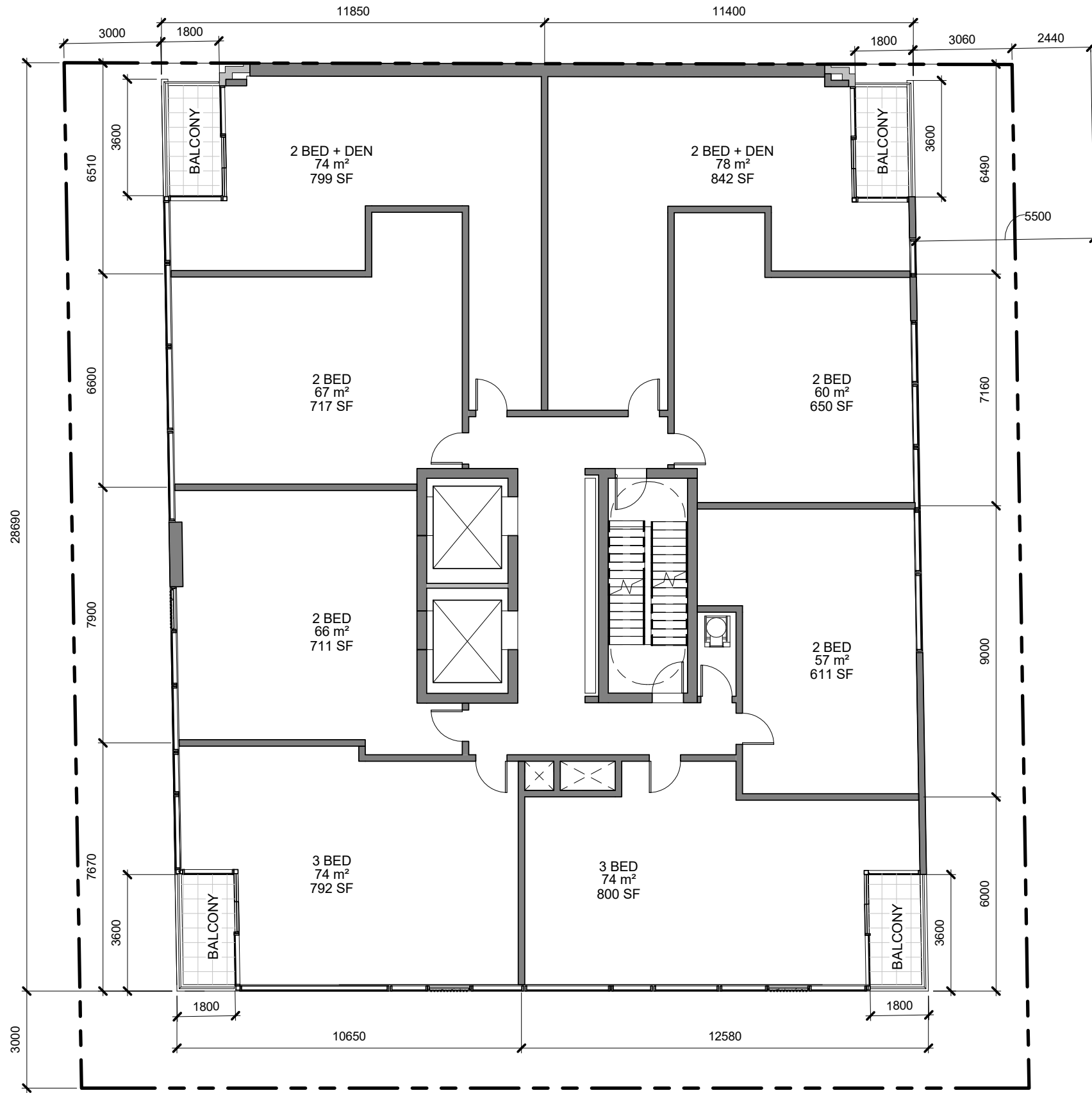
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DWG TITLE
9th Floor Plan

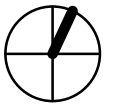
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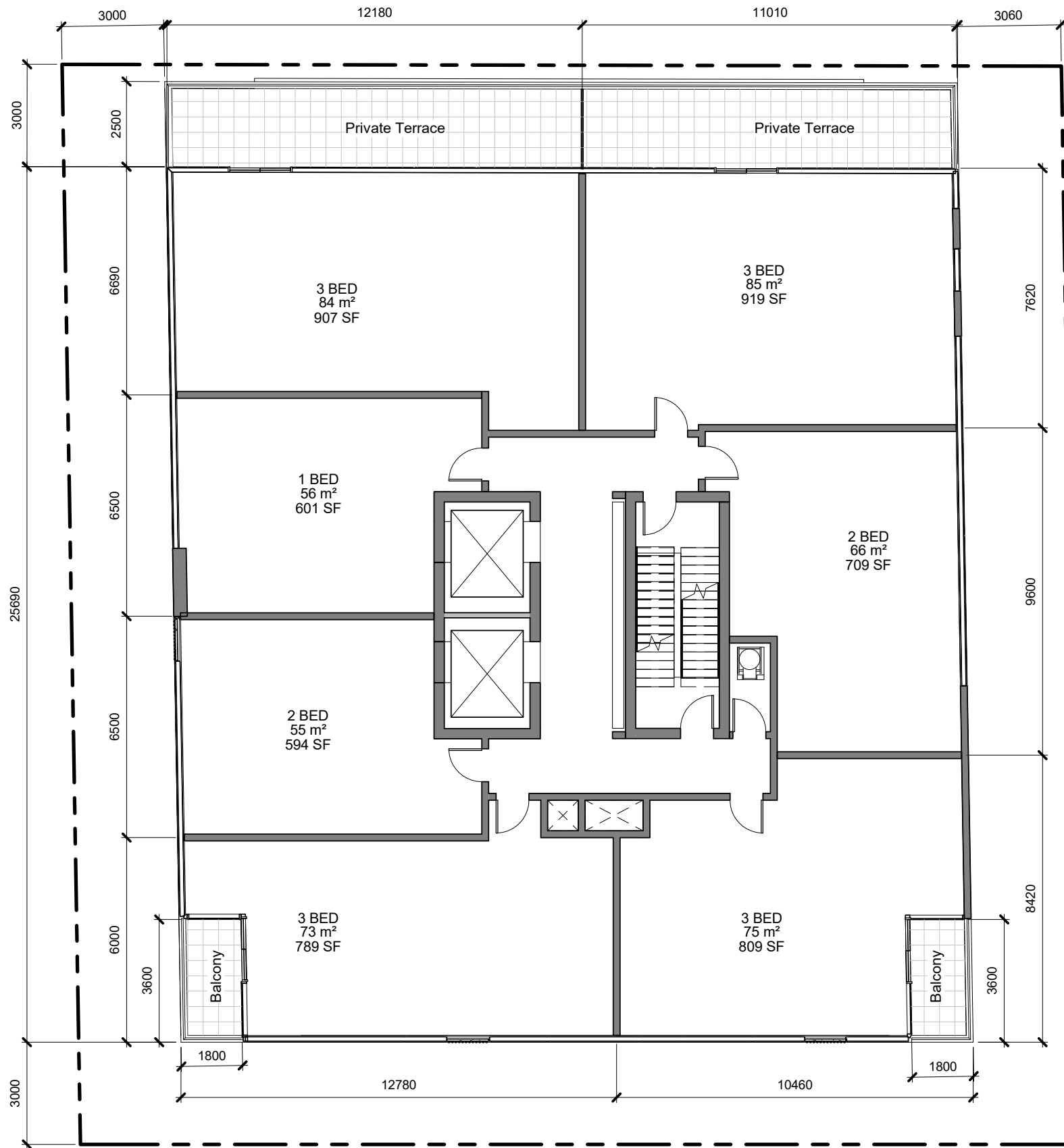
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DWG TITLE
10th - 12th Floor Plan

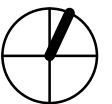
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RE-ISSUE FOR RE-ZONING	12/03/18

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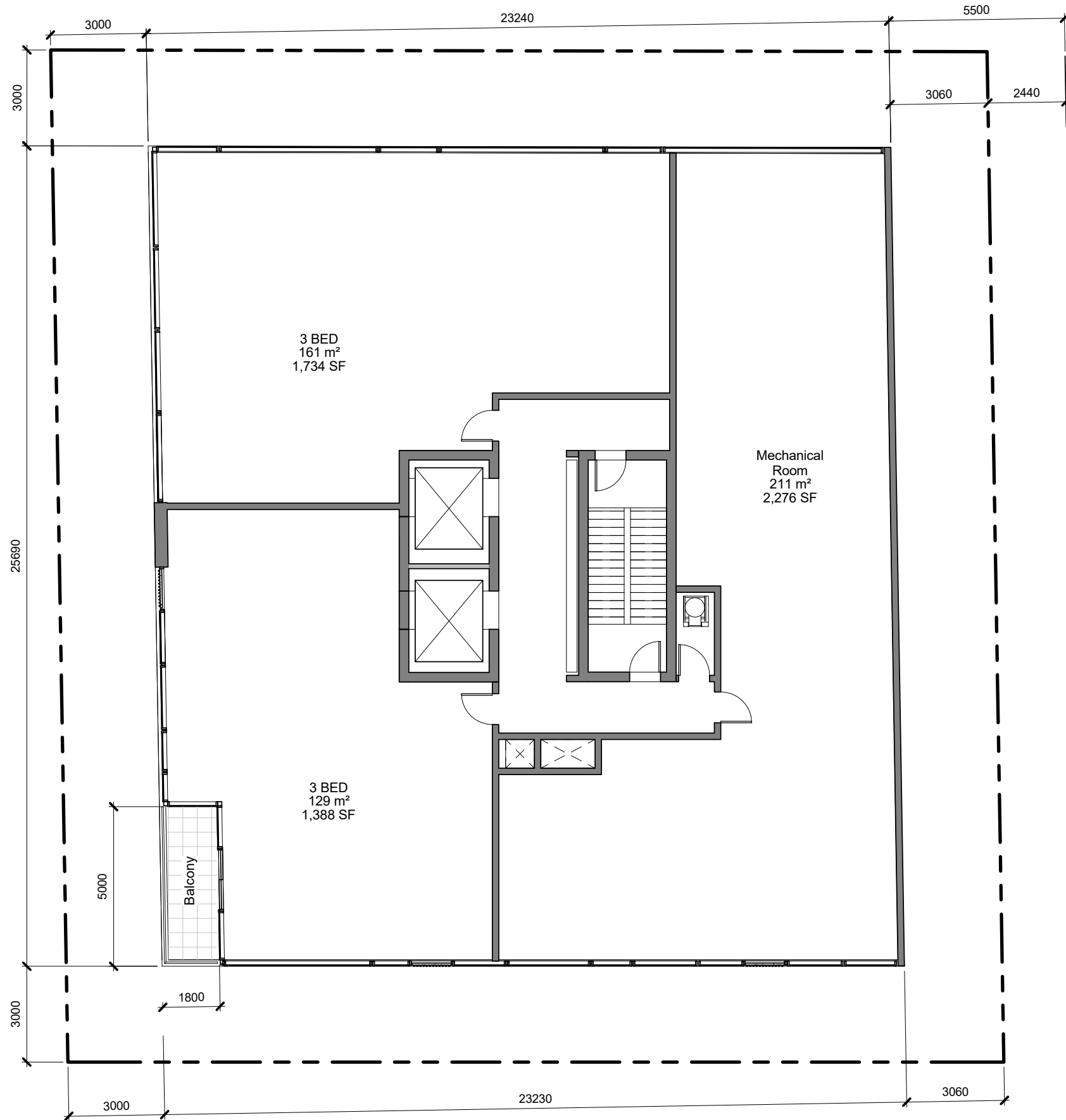
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DWG TITLE
13th Floor Plan

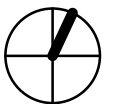
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PROJ. No. : 1442 **A2.16**



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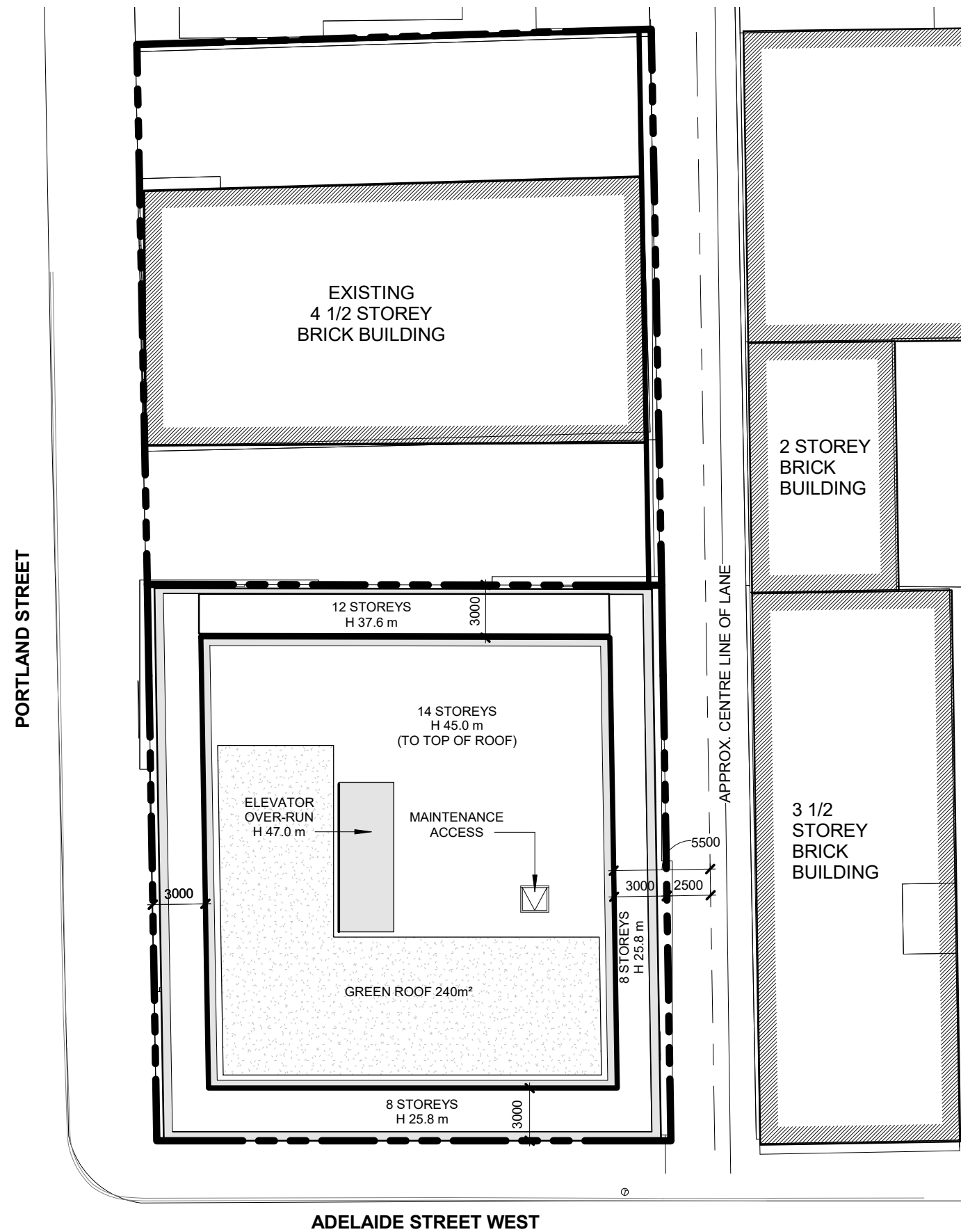
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DWG TITLE
14th Floor / Mech. PH.

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DRAWN : BM, TW
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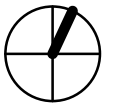
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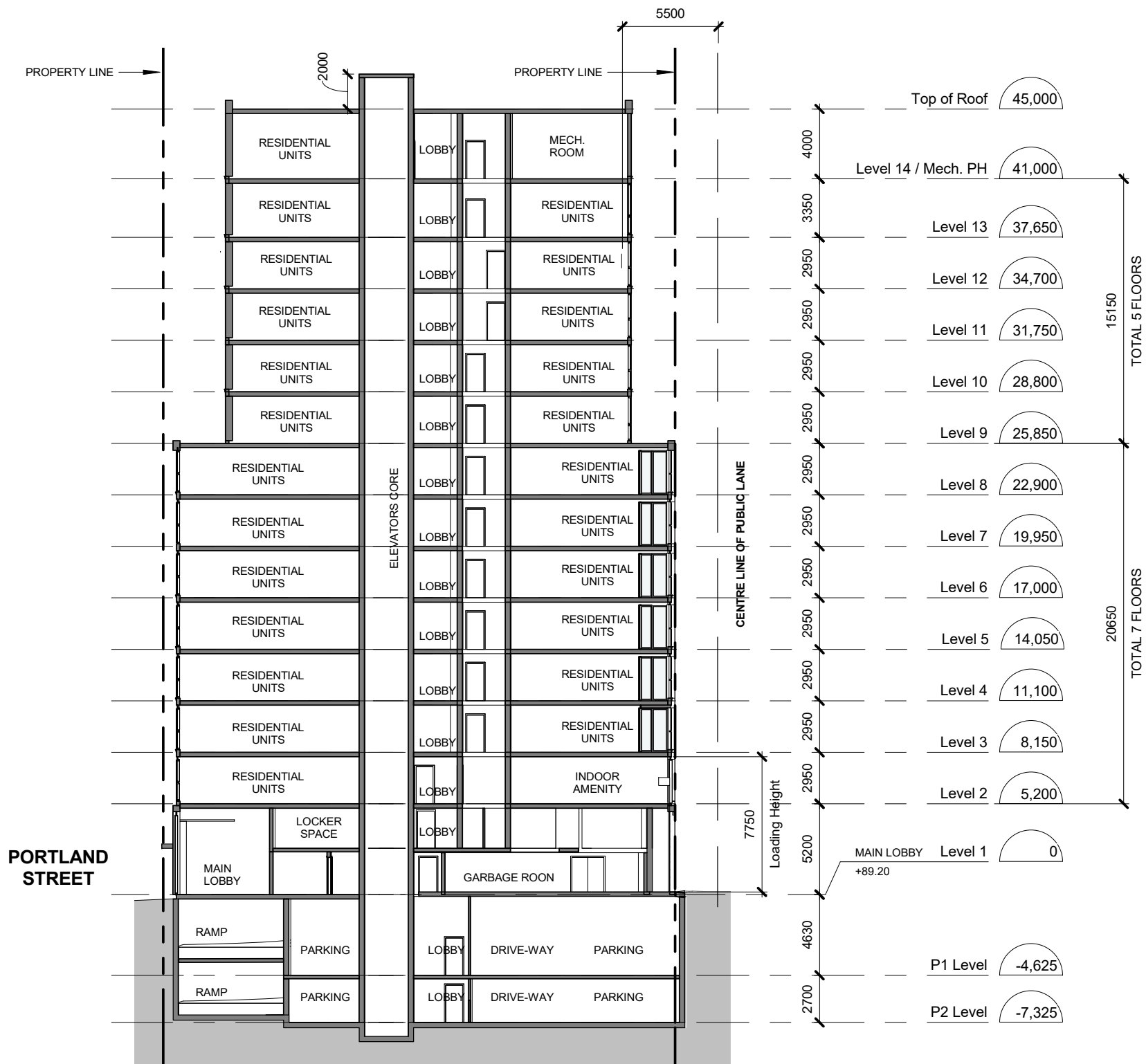
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DWG TITLE
Roof Plan

DATE : 2017.09.14
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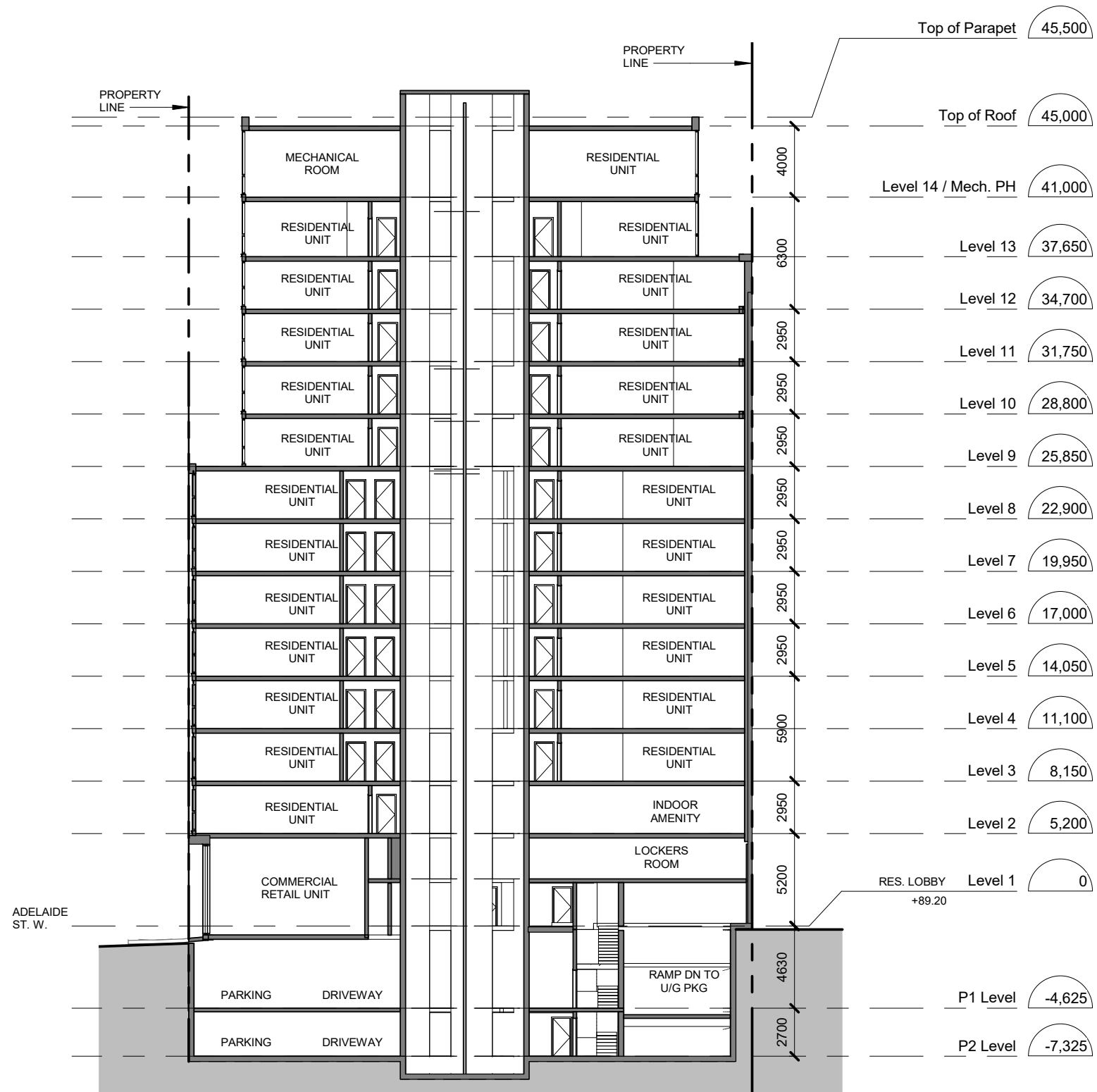
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DWG TITLE
Building Section 01

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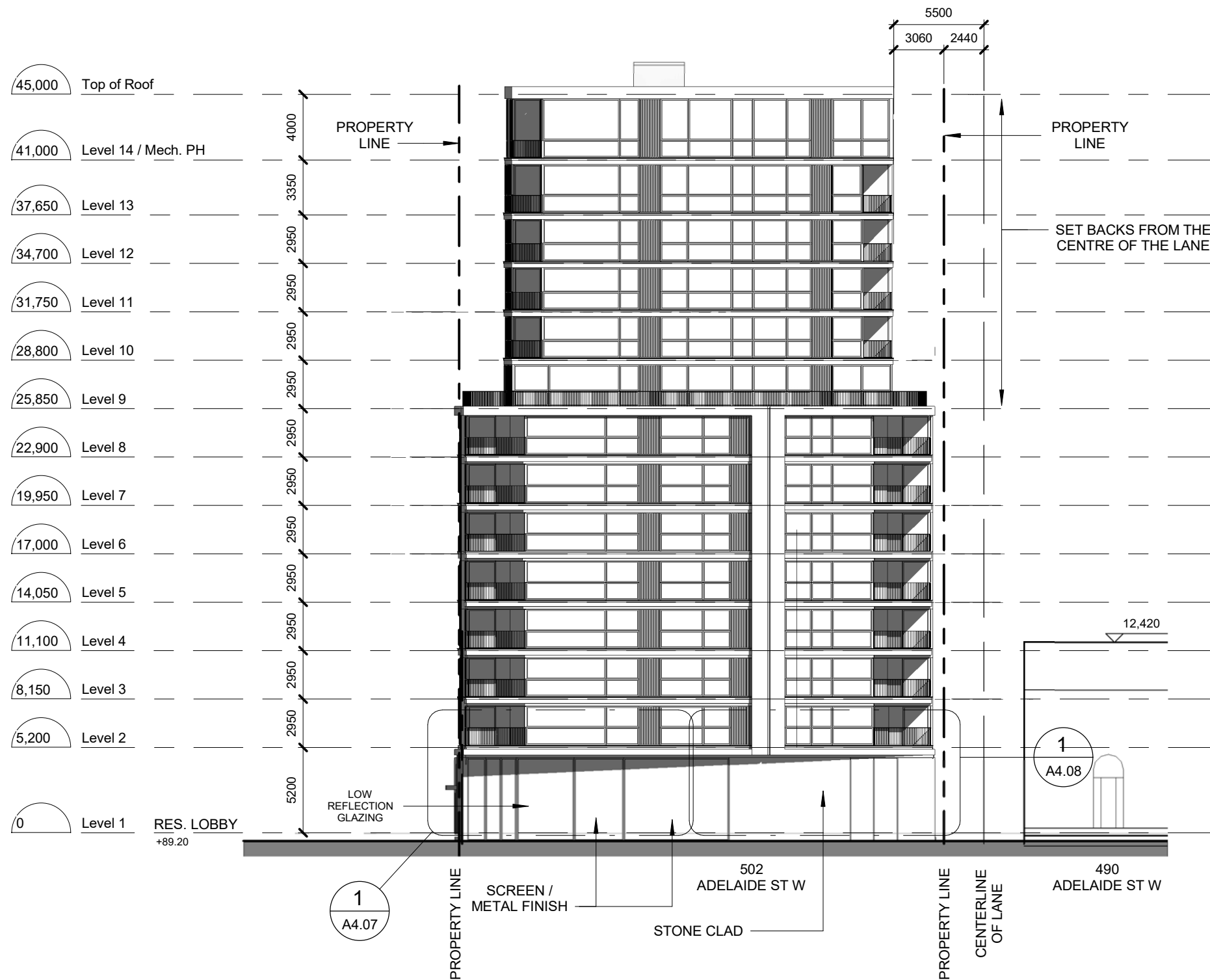
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DWG TITLE
Building Section 02

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PROJ. No. : 1442 **A3.02**



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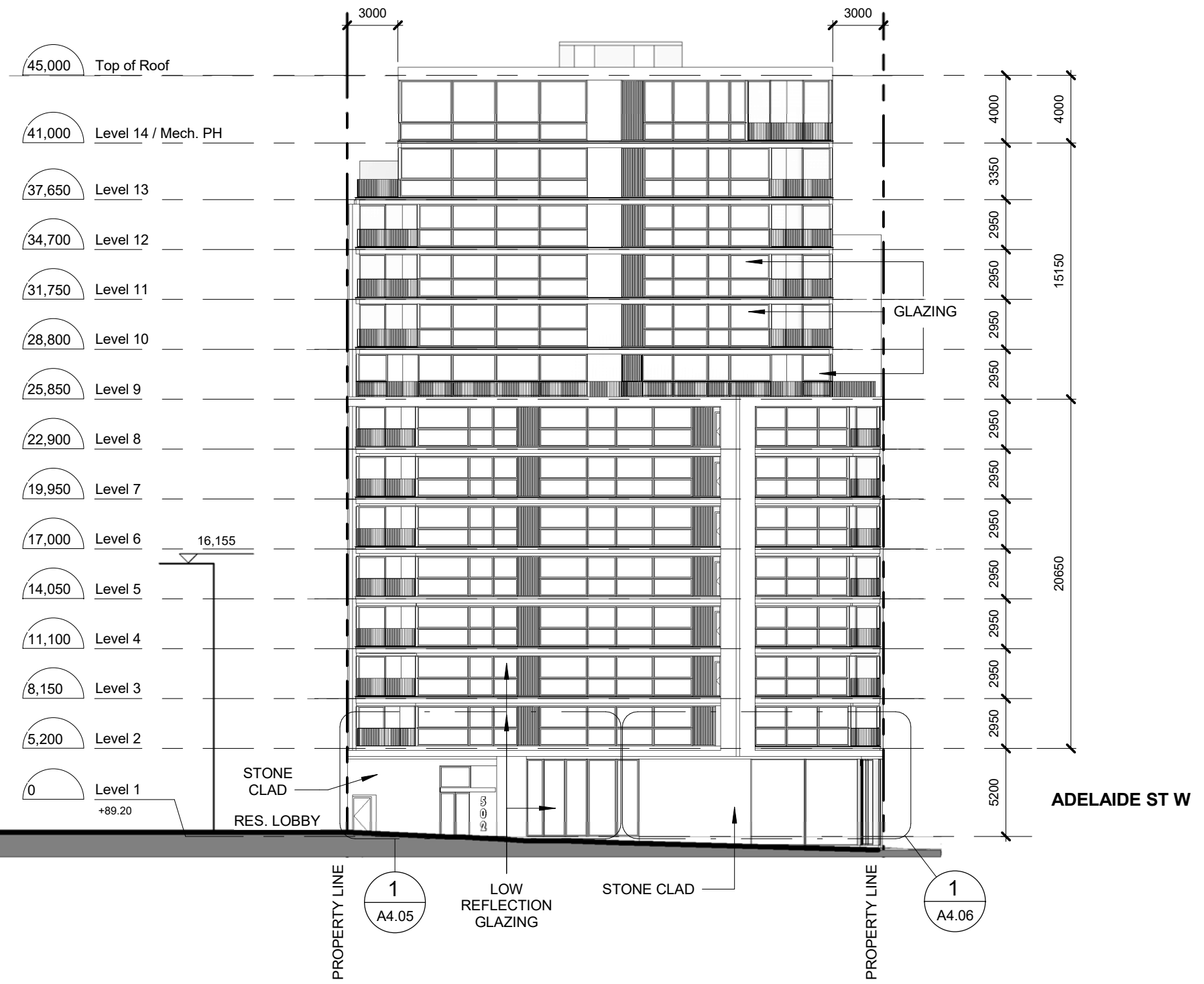
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DWG TITLE
South Elevation

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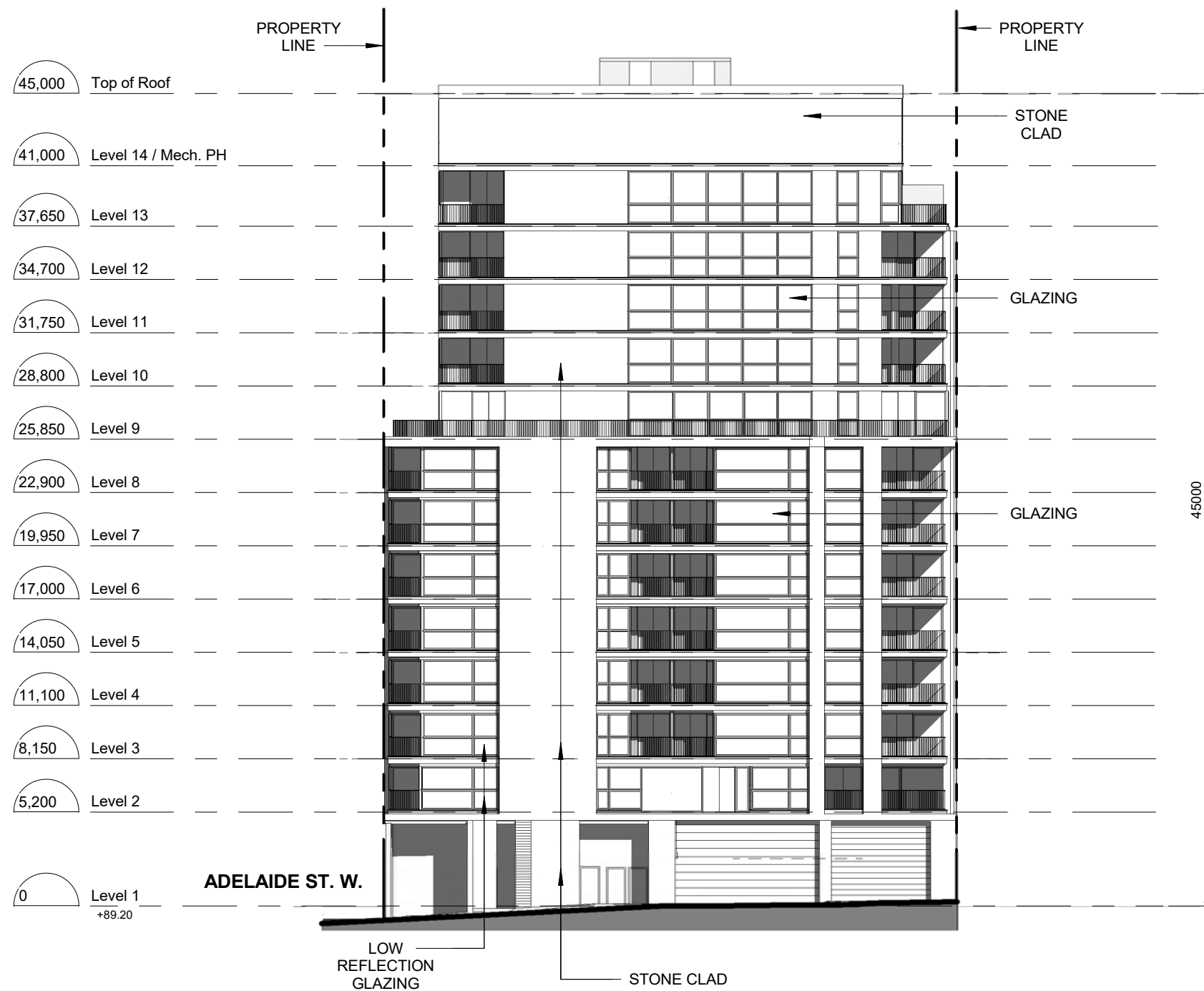
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DWG TITLE
West Elevation

DATE : 2017.09.14
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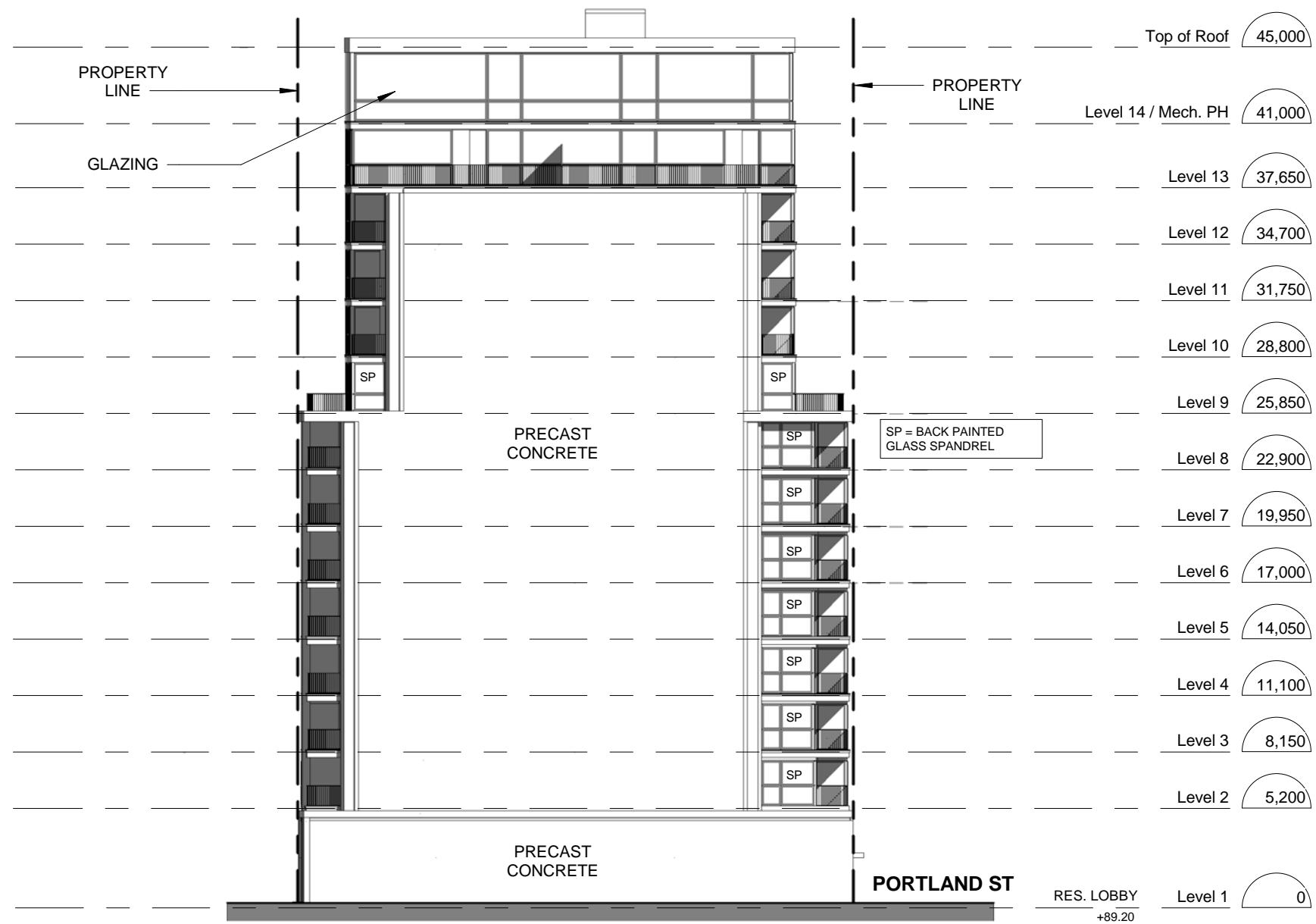
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DWG TITLE
East Elevation

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PROJ. No. : 1442 A4.03



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DWG TITLE
North Elevation

DATE : 2017.09.14
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DWG TITLE
Exterior View

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