

1637 Bathurst St.

1637-1645 Bathurst Street

Toronto, Ontario

Starlight Group Inc.

Project: 17023

Date: 2018/02/09

Issued for: RE-ZONING

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A502	SECTIONS EAST-WEST

PROJECT CONSULTANTS

STRUCTURAL

Jablonsky Ast and Partners
1129 Leslie Street
Don Mills ON M3C 2K5
Telephone 416 447 7405
Fax 416 447 2771
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MECHANICAL & ELECTRICAL

REINBOLD ENGINEERING GROUP
212, 214 King St W
Toronto ON M5H 3S6
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TRAFFIC

LEA Consulting Ltd.
Suite 900, 625 Cochrane Drive,
Markham, ON.
L3R 9R9 CANADA
TEL:905-470-0015, ext. 249
FAX: 905-470-0030
WEB: www.LEA.ca

LANDSCAPE

MSLA
(Marton Smith Landscape Architects Inc.)
170 The Donway W. Suite 206
North York, ON. M3C 2G3
416 492.9966 ext.21
F. 416 492.0426
www.msla.ca

PLANNING

Walker, Nott, Dragicevic Associates Limited
90 Eglinton Avenue East, Suite 970,
Toronto, ON M4P 2Y3
t: 416-968-3511 ext.116 f: 416-960-0172
www.wndplan.com

CIVIL

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McClymont & Rak Engineers Inc.
111 Zenway Blvd., Unit 4
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COVER

A000



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CONTEXT PLAN

1 : 1000

A001



City Planning Division

Toronto Green Standard Version 2.0 Statistics Template

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

The Toronto Green Standard StatisticsTemplate 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	8190
Breakdown of project components (m ²):	
Residential	8190
Retail	-
Commercial	-
Industrial	-
Institutional/other	-
Total number residential units (<i>residential only</i>)	67

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

Automobile Infrastructure	Required	Proposed	Proposed (%)
Number of parking spaces	86	102	119
Number of parking spaces with physical provision for future EV charging (<i>residential</i>)			
Number of parking spaces dedicated for priority parking: LEV, car pooling, car sharing (<i>institutional/commercial</i>)			
Cycling Infrastructure	Required	Proposed	Proposed (%)
Number of long-term bicycle parking spaces (<i>residential</i>)	61	64	
Number of long-term bicycle parking spaces (<i>all other uses</i>)	-	-	
Number of long-term bicycle parking (<i>residential and all other uses</i>) located on:			
a) first storey of building		64	
b) second storey of building		-	
c) first level below-ground (also indicate % of net area of level occupied by bicycle parking)		-	-
d) second level below-ground (also indicate % of net area of level occupied by bicycle parking)		-	-
e) other levels below-ground (also indicate % of net area of level occupied by bicycle parking)		-	-
Number of short-term bicycle parking spaces (<i>residential only</i>)	7	8	
Number of short-term bicycle parking spaces (<i>all other uses</i>)	-	-	
Number of male shower and change facilities (<i>non-residential only</i>)	-	-	
Number of female shower and change facilities (<i>non-residential only</i>)	-	-	
Storage and Collection of Recycling and Organic Waste	Required	Proposed	Proposed (%)
Waste storage room area (<i>residential only</i>) (m ²)	48	57	

1 TORONTO GREEN STANDARDS STATISTICS

A002 1:1



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1637 Bathurst
Toronto
17023

9-Jan-19
Official Plan
Current Zoning
ROW
Net Site Area
Policy Area

Neighbourhood
R (u2, d1.0) (x946) (H=10.0m)
20m
44,789 sf 4,161 sm

Level	Units					GBA Total		GFA Exclusion		Residential GFA*	
	S	1b	2b	3b	Total	m ²	ft ²	m ²	ft ²	m ²	ft ²
B	4	2	2	0	6	468	5,038	-	-	468	5,038
G	1	4	6		11	1,947	20,957	169	1,819	1,778	19,138
2	1	4	12		17	2,131	22,938	41	441	2,090	22,497
3	2	1	13		16	2,078	22,367	41	441	2,037	21,926
4	1	11	5		17	1,857	19,989	40	431	1,817	19,558
R					0	124	1,335	124	1,335	0	0
Total	0	9	22	36	67	8,605	92,590	415	4,465	8,190	88,156

0% 13% 33% 54% 1.97 FSI

*Per by-law 569-2013

Amenity Space Required	Indoor	at 2sqm/unit	134 sm	Outdoor at 2sqm/unit	134 sm
Amenity Space Proposed	Indoor		119 sm	Outdoor	131 sm

Parking Required	cars				bikes			
residents ratio	0.9	1	1.2					
residents	0	8.1	22	43.2	73	long term at 0.9x	61	
visitors					13.4	short term at 0.1x	7	
Total	86				68.0			

Parking Proposed	cars				bikes			
Residents	3	13			long term	short term		
P1 (86 in stackers)	96	0	16	86	64	8		
Total	89	13	102		64	8	72	

(Barrier Free included): 3 1

2 SITE STATISTICS

A002 1:1

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SITE STATISTICS

1:1

A002



3 MASSING VIEW - SE
A050



2 MASSING VIEW - NW
A050



4 MASSING VIEW - SW
A050



1 MASSING VIEW - NE
A050

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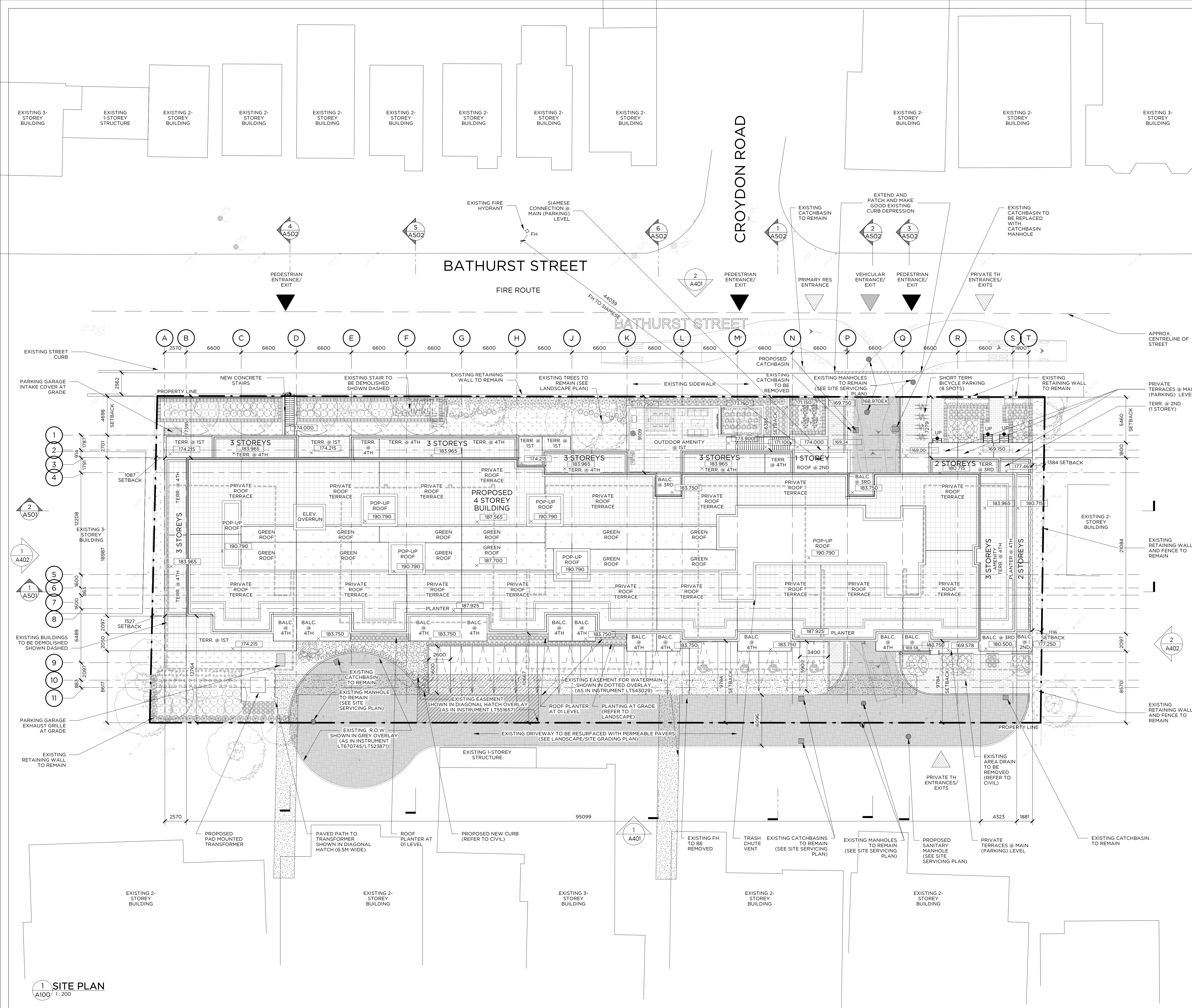
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BUILDING MASSING

A050



- ### SITE PLAN NOTES
- THE BUILDING IS TO BE SPRINKLERED.
 - THE SOLID WASTE ROOMS IS 49 SM AND AND WILL ACCOMMODATE GARBAGE VIA USE OF ONE CHUTE. GARBAGE CHUTE ACCESS OCCURS ON LEVELS 1, 2, 3 AND 4. BULK STORAGE IS PROVIDED AT A MINIMUM OF 10SM.
 - COLLECTION OF WASTE MATERIALS FOR THIS DEVELOPMENT WILL TAKE PLACE ON SITE IN THE LOADING AREA DESIGNATED ON THE GROUND FLOOR PLAN. AN ON-SITE TRAINED STAFF/ MAINTENANCE PERSON IS RESPONSIBLE FOR MOVING THE BINS FROM THE SOLID WASTE ROOM TO THE COLLECTION POINT AND PROVIDE VEHICULAR DIRECTIVES TO THE COLLECTION VEHICLE OPERATOR AS REQUIRED. IN THE EVENT THE ON-SITE STAFF IS UNAVAILABLE AT THE TIME THE CITY COLLECTION VEHICLE ARRIVES AT THE CITY, THE COLLECTION VEHICLE WILL LEAVE THE SITE AND NOT RETURN UNTIL THE NEXT SCHEDULED COLLECTION DAY.
 - SIDEWALKS AND BOULEVARDS WITHIN THE RIGHT OF WAY TO HAVE A MINIMUM 2% AND MAXIMUM 4% SLOPE TOWARDS THE ROADWAY.
 - REFER TO SITE SERVICING PLAN, FOR SEWER AND WATER SERVICE INFORMATION.
 - ALL EXISTING ACCESSSES, CURB CUTS, TRAFFIC CONTROL SIGNS, ETC. ALONG THE DEVELOPMENT SITE FRONTAGE 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.
 - PROPOSED ACCESS TO THE DRIVEWAY FOR THIS PROJECT TO BE DESIGNED IN ACCORDANCE WITH CITY STANDARD NO. T310-050-1 FOR COMBINED CURB AND SIDEWALK VEHICULAR ENTRANCES.
 - THIS BUILDING IS DESIGNED WITH A SHARED 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.
 - 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.
 - NO SPEED BUMPS SHALL BE INSTALLED ON ANY MAIN DRIVEWAY AISLE OR DESIGNATED FIRE ROUTE.
 - A TRAINED ON-SITE STAFF MEMBER WILL BE AVAILABLE TO MANEUVER THE GARBAGE BINS FOR THE COLLECTION DRIVER AND ACT AS A FLAGMAN WHEN THE TRUCK IS REVERSING. IN THE EVENT THE ON-SITE STAFF MEMBER 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 DAY.

SITE PLAN LEGEND

EXISTING ELEVATION
+ [00.000] PROPOSED ELEVATION
+ [00.000T] TOP OF STRUCTURE
+ [00.000TW] TOP OF WALL
+ [00.000TC] TOP OF CURB

VEHICULAR EXIT/ENTRANCE
PEDESTRIAN EXIT/ENTRANCE
PRIMARY RES ENTRANCE

EXISTING EXTERIOR TO REMAIN
NEW WALLS
ITEM ABOVE

SCREEN REF. #
WALL TYPE
DOOR REF #

NOTES:
REFER TO CONSULTANTS DRAWINGS FOR INFORMATION RELATING TO SITE SERVICING, GRADING AND LANDSCAPE. ALL ITEMS NEW CONSTRUCTION UNLESS NOTED OTHERWISE

Abbreviations
AD AREA DRAIN
CACF CENTRAL ALARM CONTROL FACILITY
CB CATCH BASIN
FH FIRE HYDRANT
FD FLOOR DRAIN
HB HOSE BIE
HLP HYDRO LIGHT POLE
MH MAN HOLE
TLS TRAFFIC LIGHT STANDARD

SITE PLAN INFORMATION TAKEN FROM :
BOUNDARY AND TOPOGRAPHIC SURVEY OF LOTS 4 TO 10 INCLUSIVE
PLAN M-347
CITY OF TORONTO
SURVEYED BY KRCMAR ON FEBRUARY 17, 2016
171.95 = ESTABLISHED GRADE
169.15 = TOS GROUND FLOOR AVERAGE

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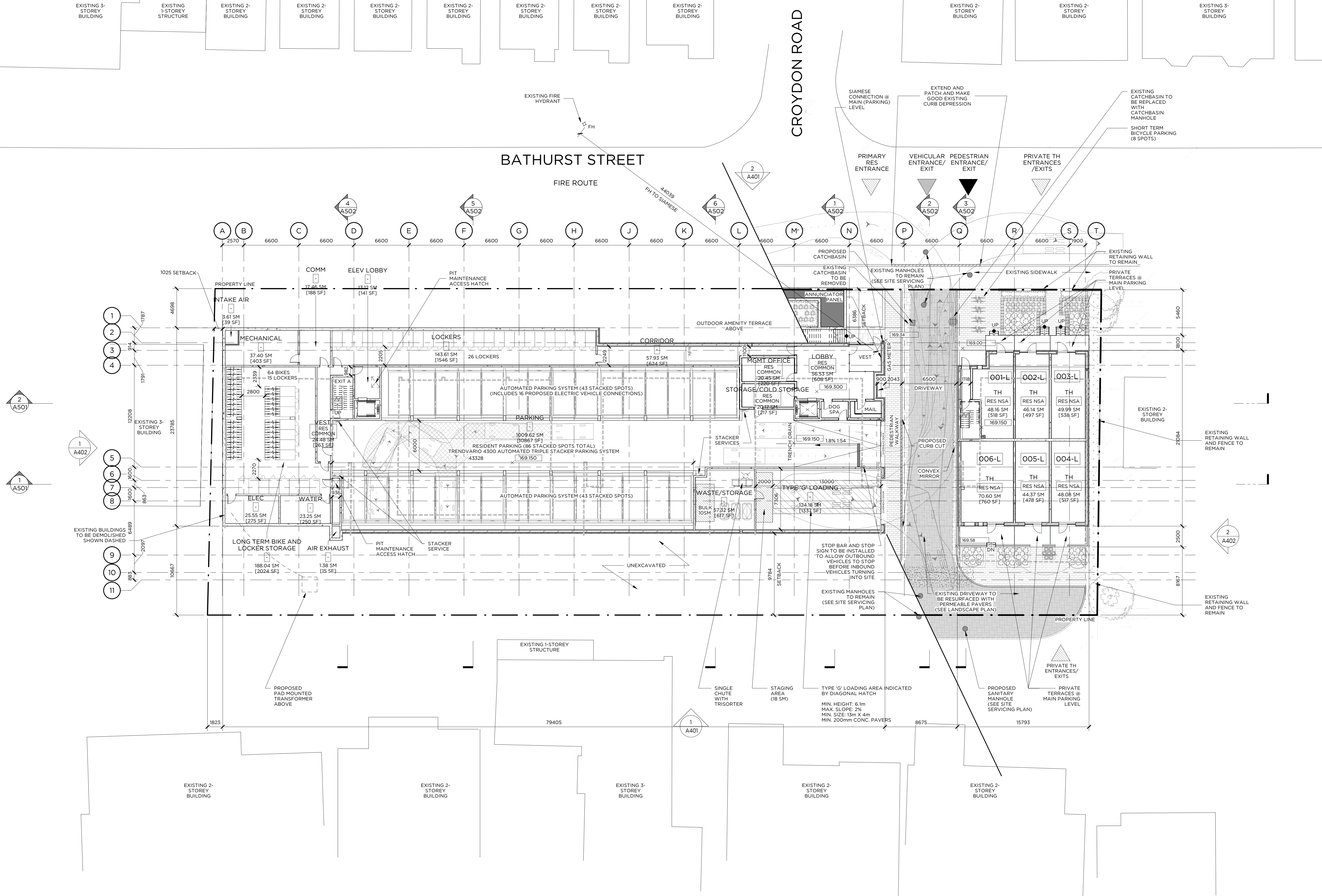
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SITE PLAN

As indicated

A100



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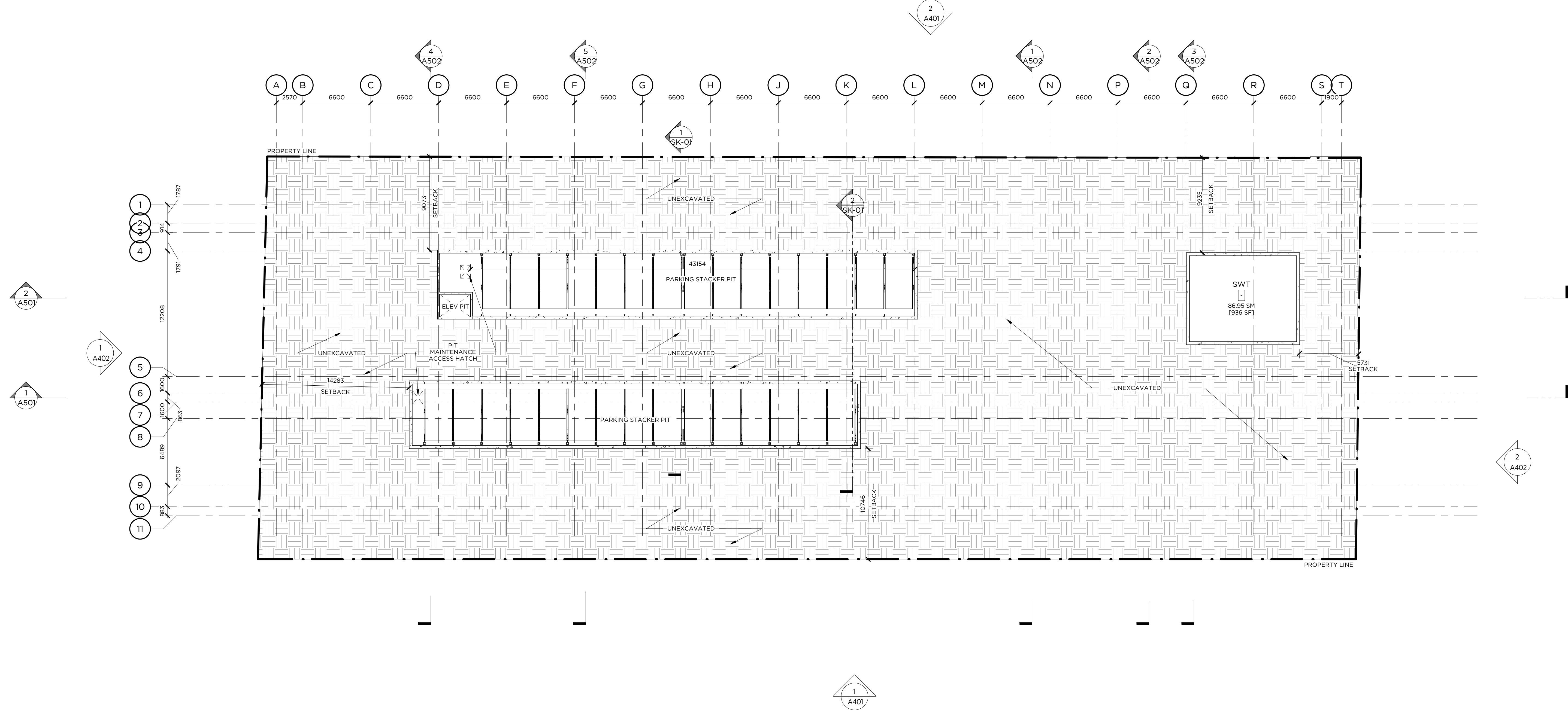
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MAIN (PARKING)
LEVEL PLAN

1 : 200

A101



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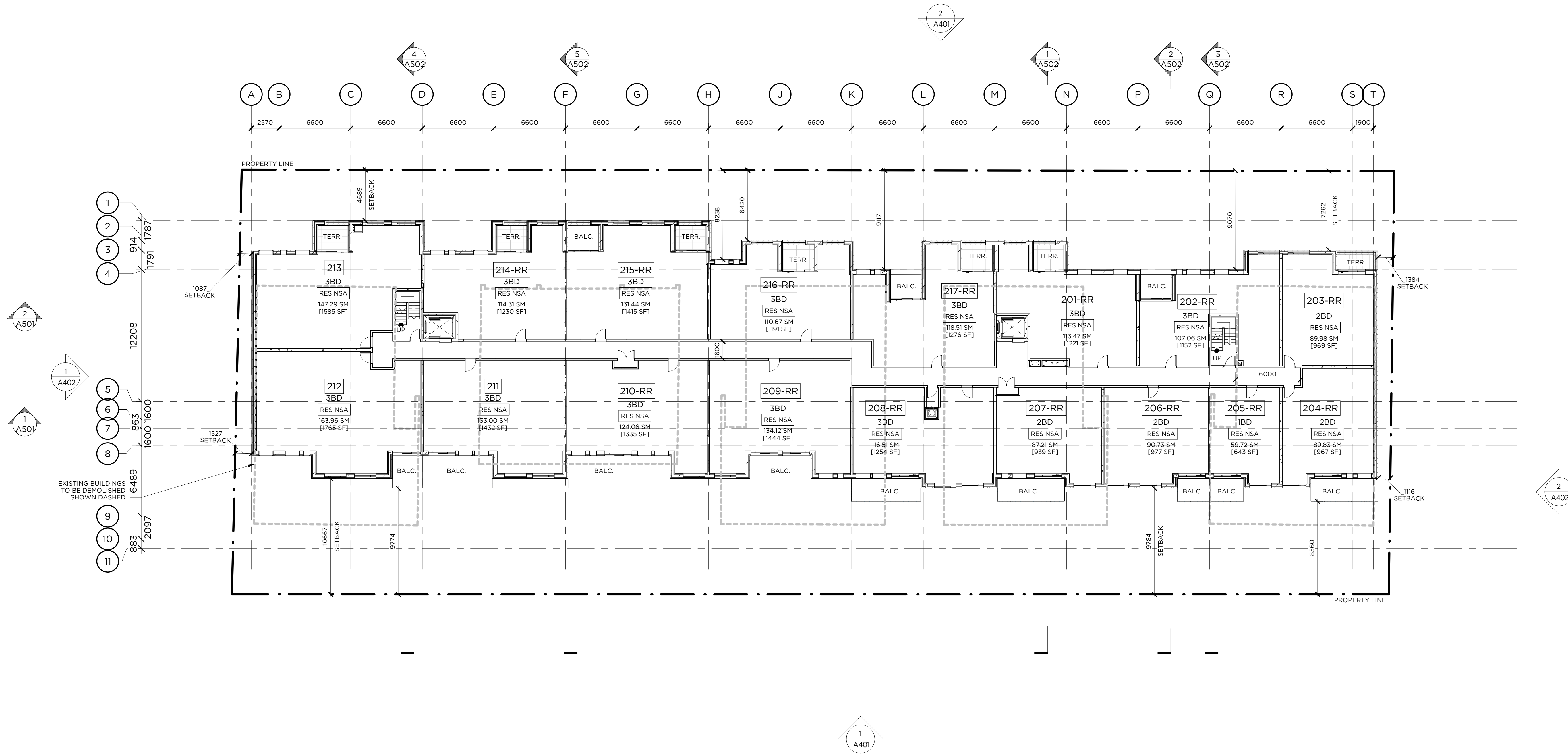
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PIT LEVEL PLAN

1 : 200

A102



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02 LEVEL PLAN

1 : 200

A202

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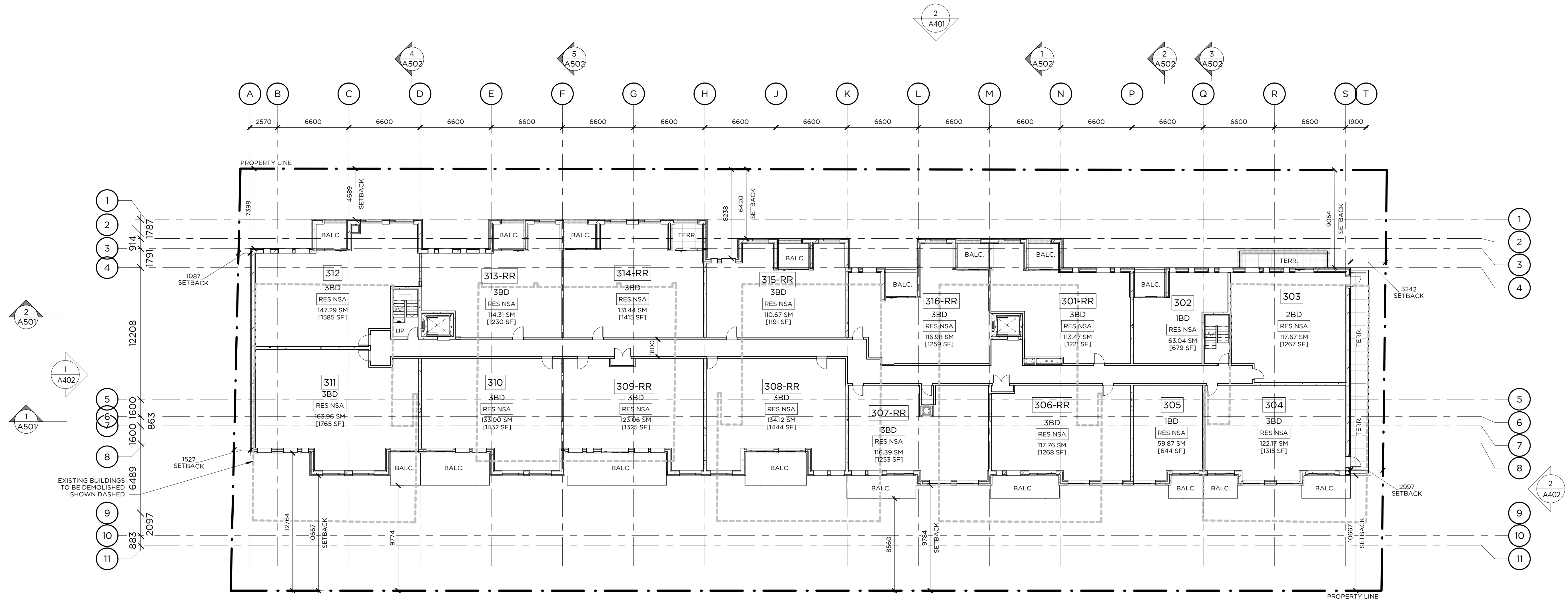
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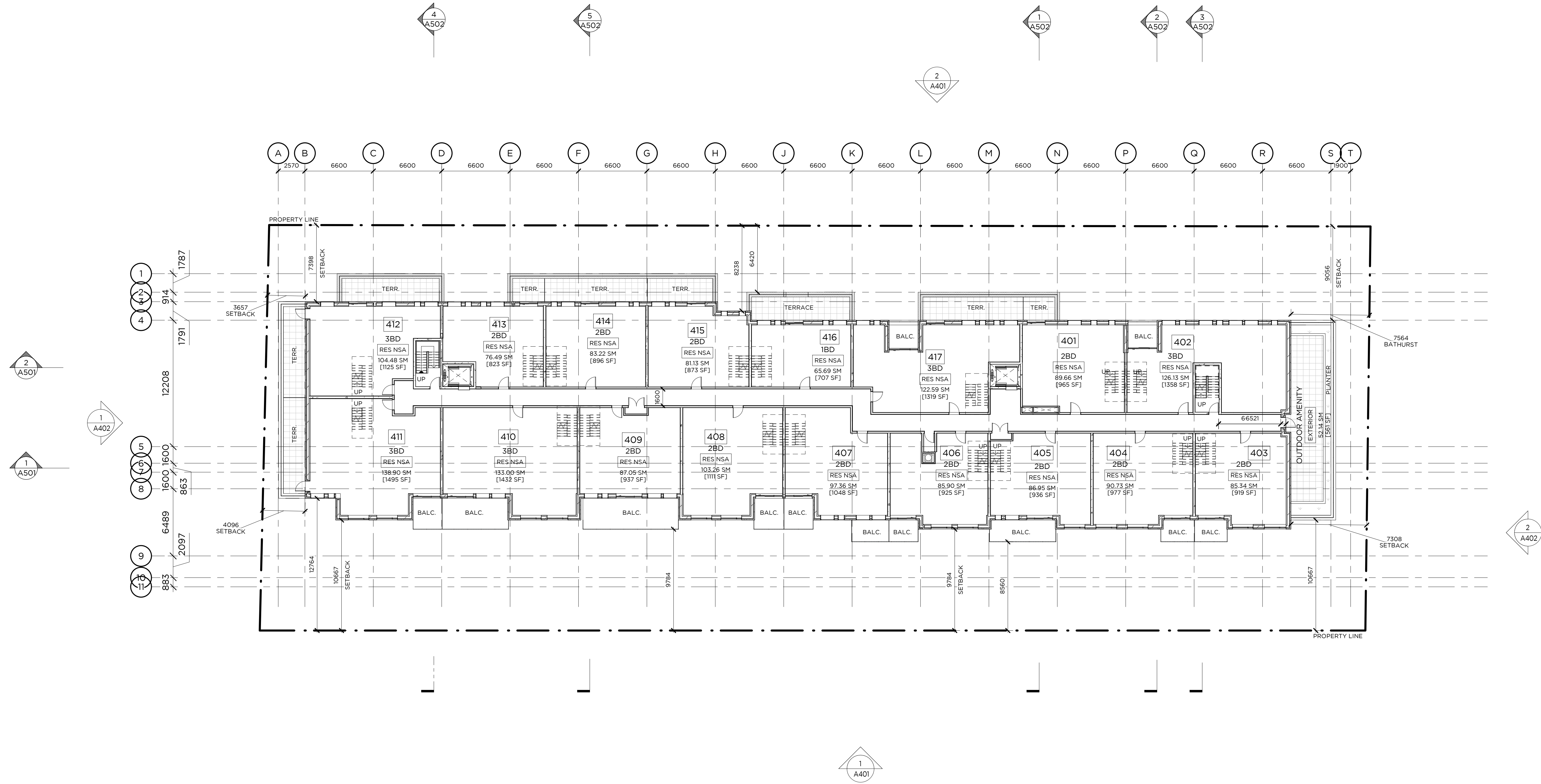
637 Bathurst St.

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: 200

A203

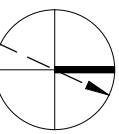




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04 LEVEL PLAN

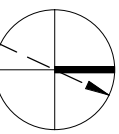
1 : 200

A204

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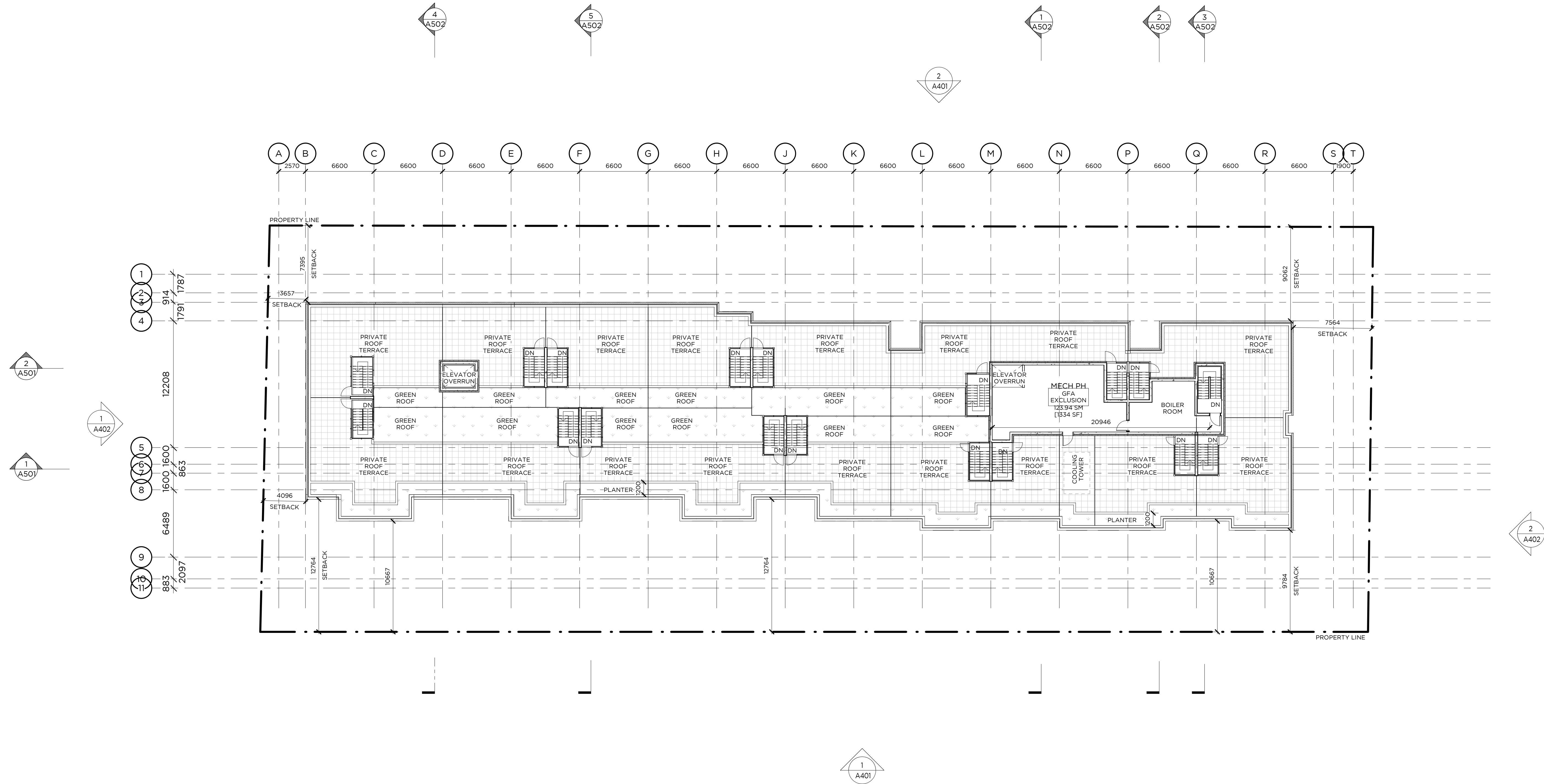
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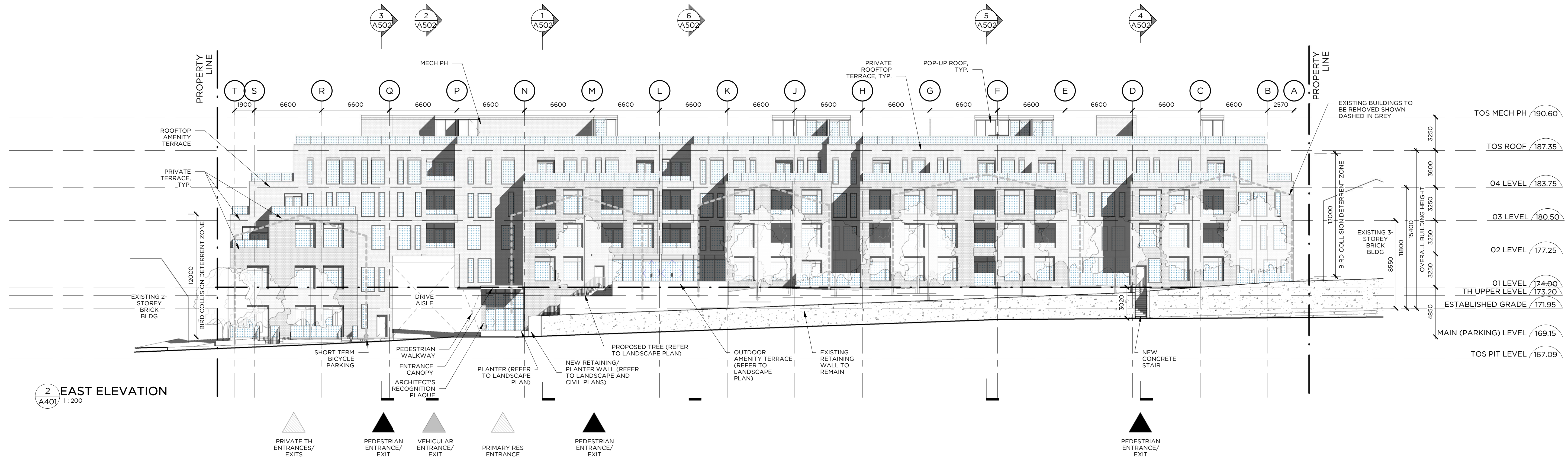
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ROOF TERRACE
LEVEL PLAN

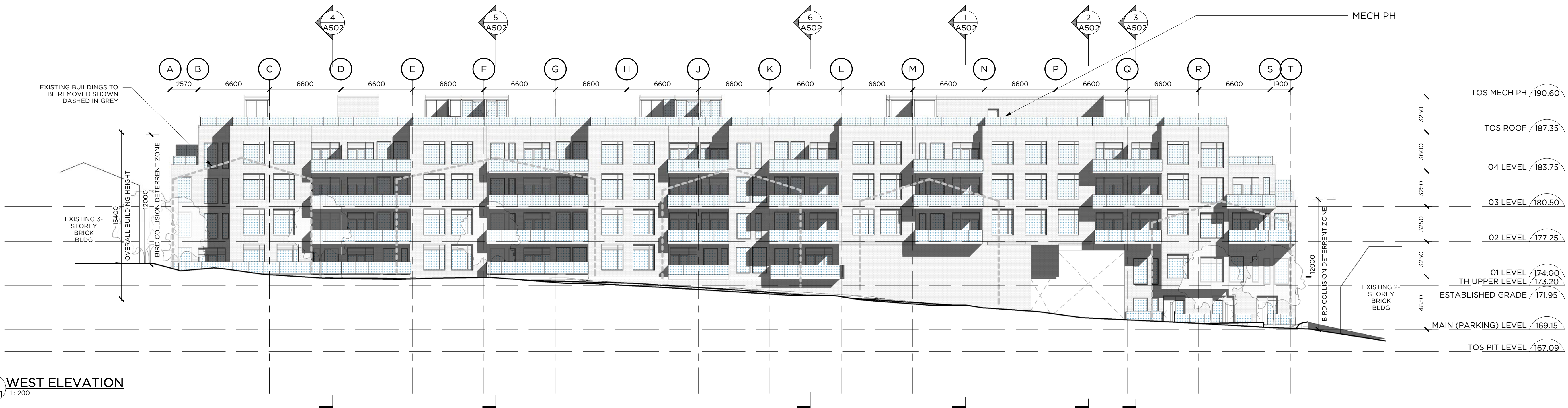
1 : 200

A205





2 EAST ELEVATION
A401/ 1:200



1 WEST ELEVATION
A401/ 1:200

BIRD COLLISION DETERRENT
TREATED GLAZING

DETAILED DESIGN TO TAKE PLACE
AT A LATER STAGE. SHALL
COMPLY TO APPLICABLE TGS
GUIDELINES.

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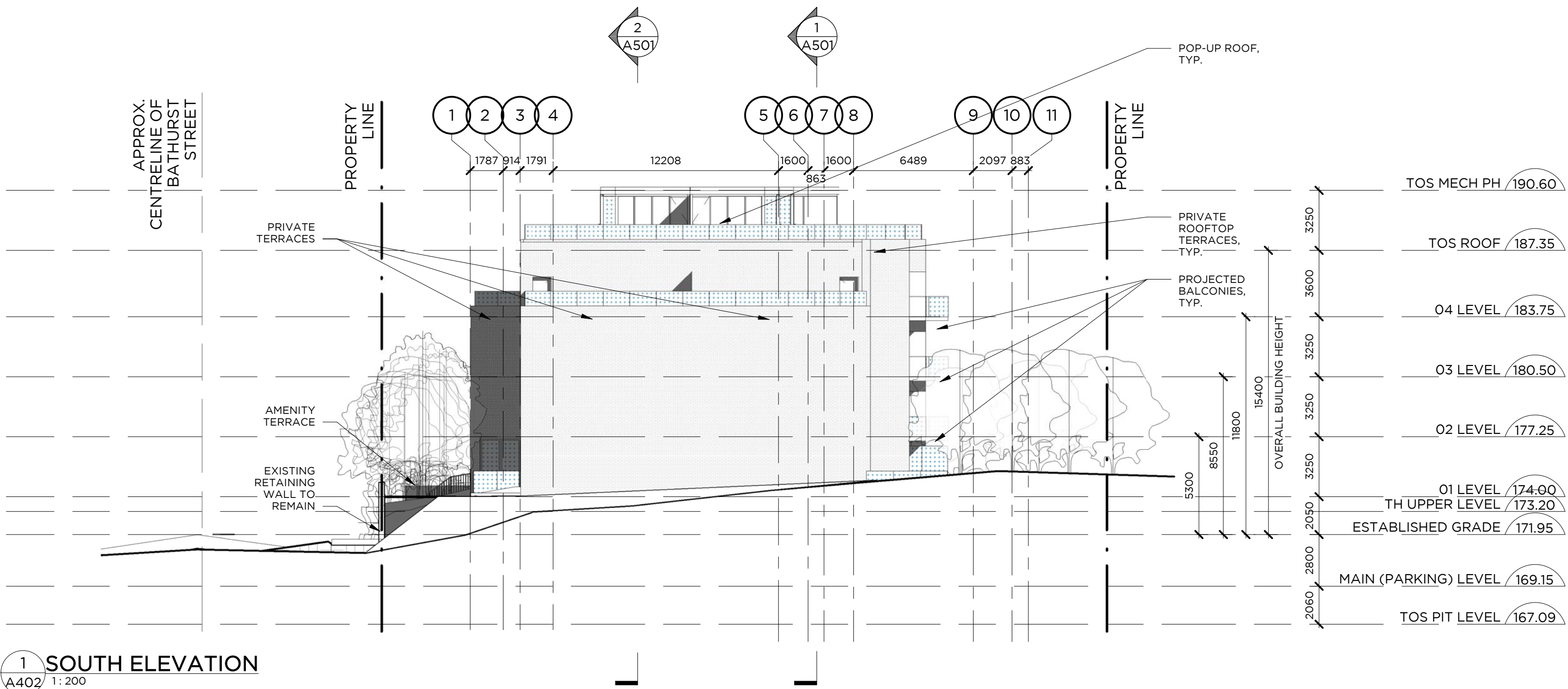
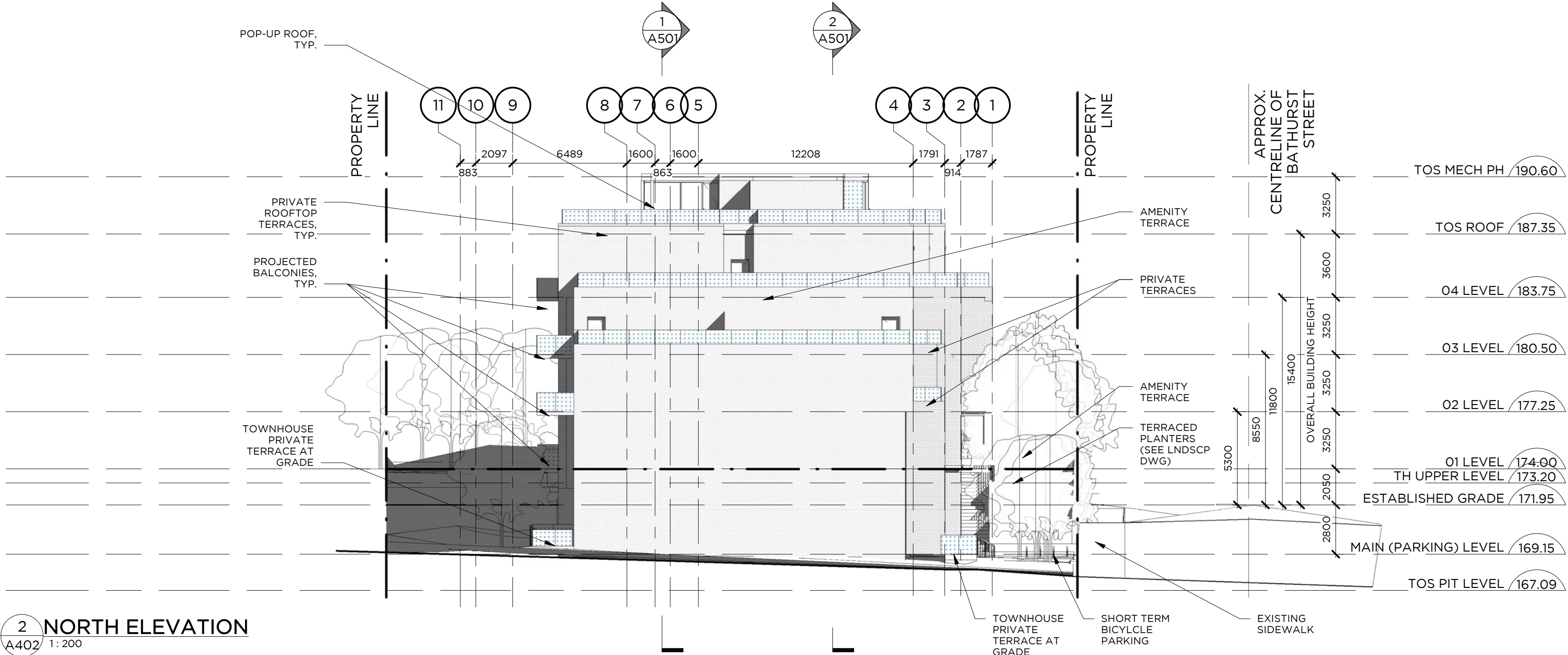
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ELEVATIONS -
EAST AND WEST

1 : 200

A401



BIRD COLLISION DETERRENT
TREATED GLAZING

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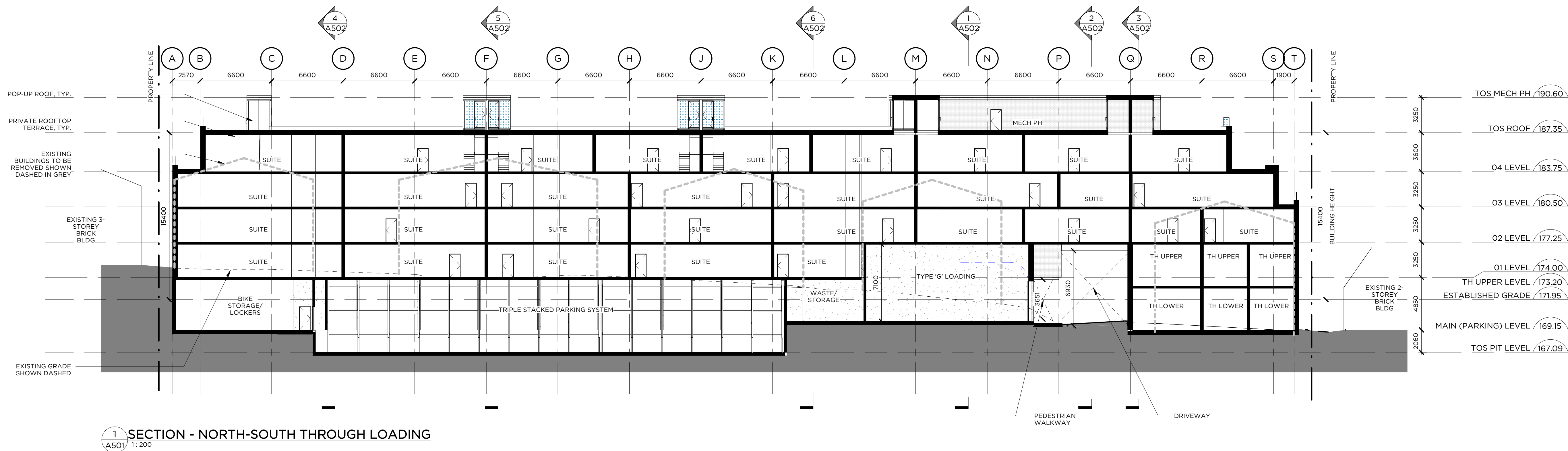
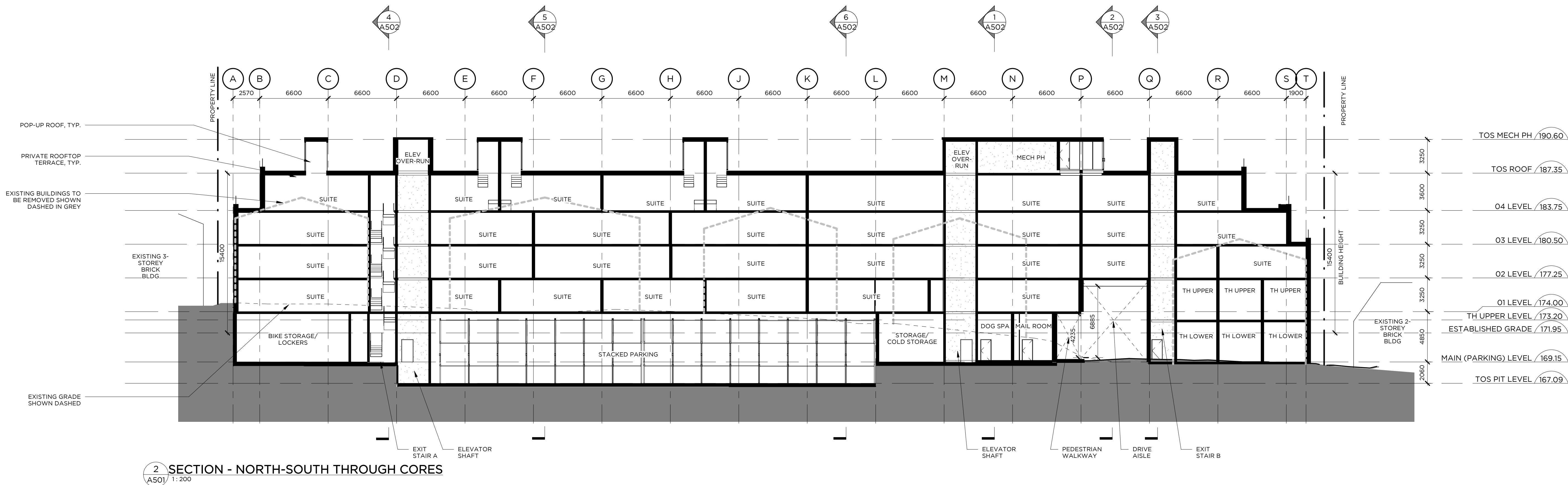
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ELEVATIONS -
NORTH AND
SOUTH

1 : 200

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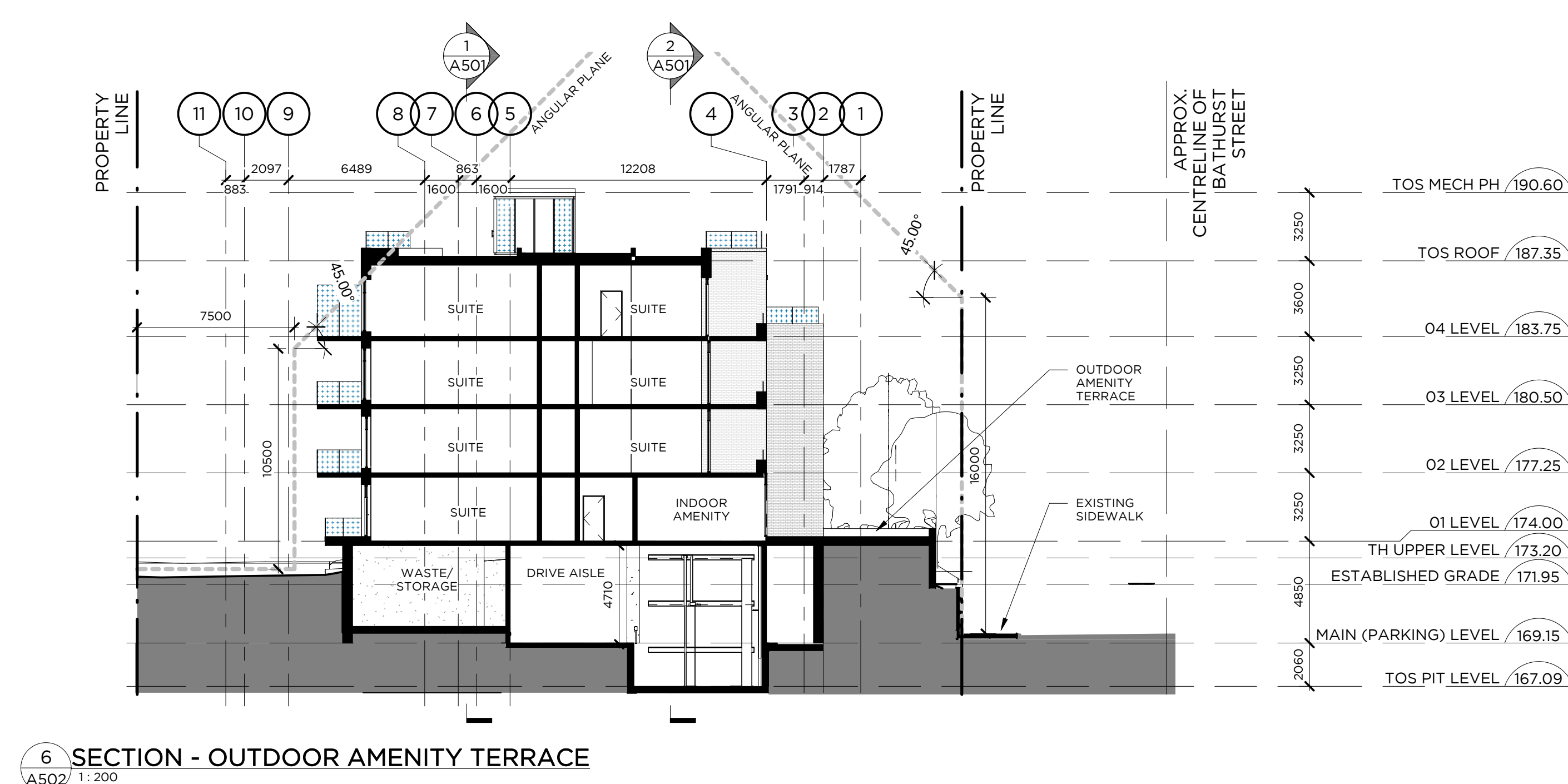
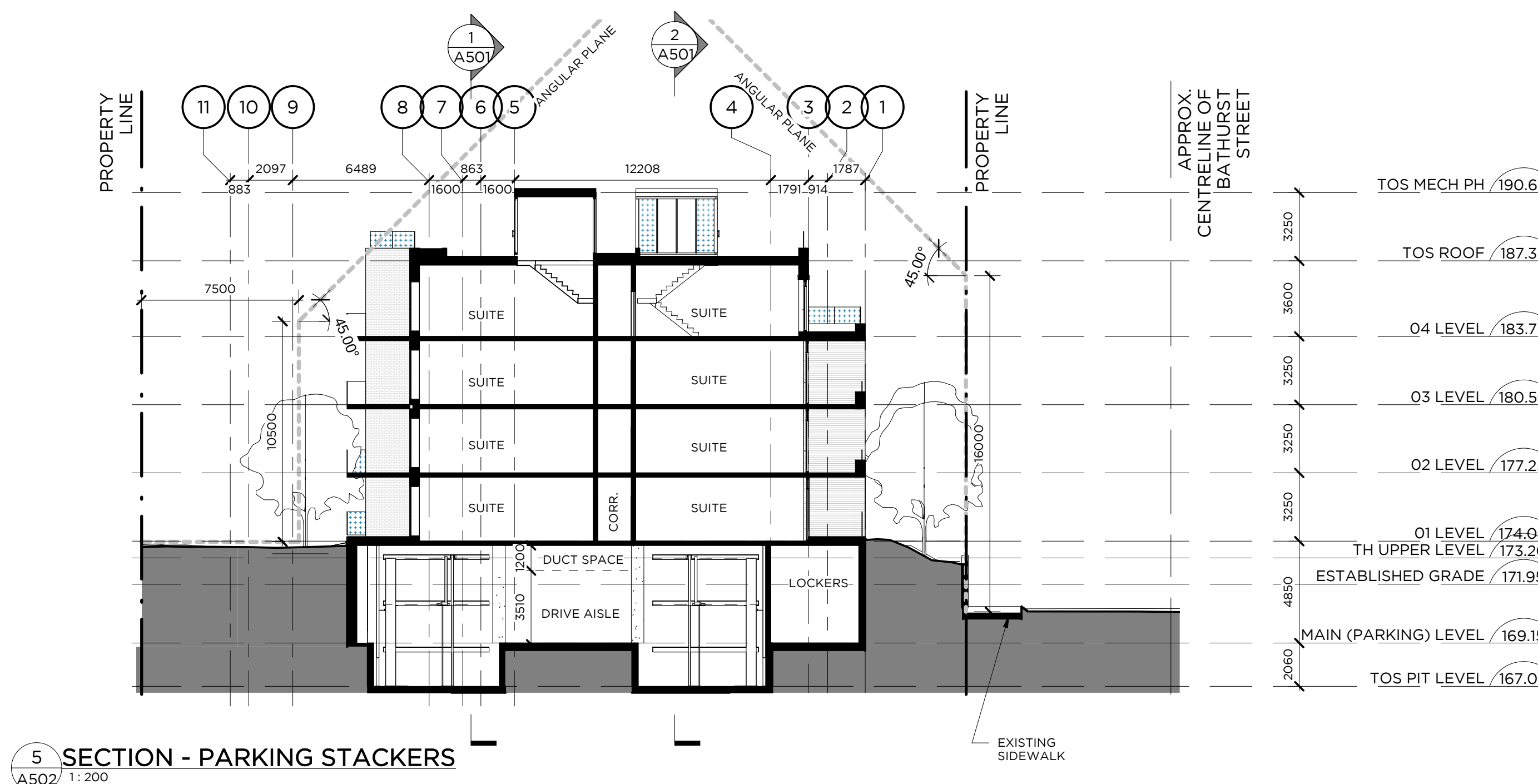
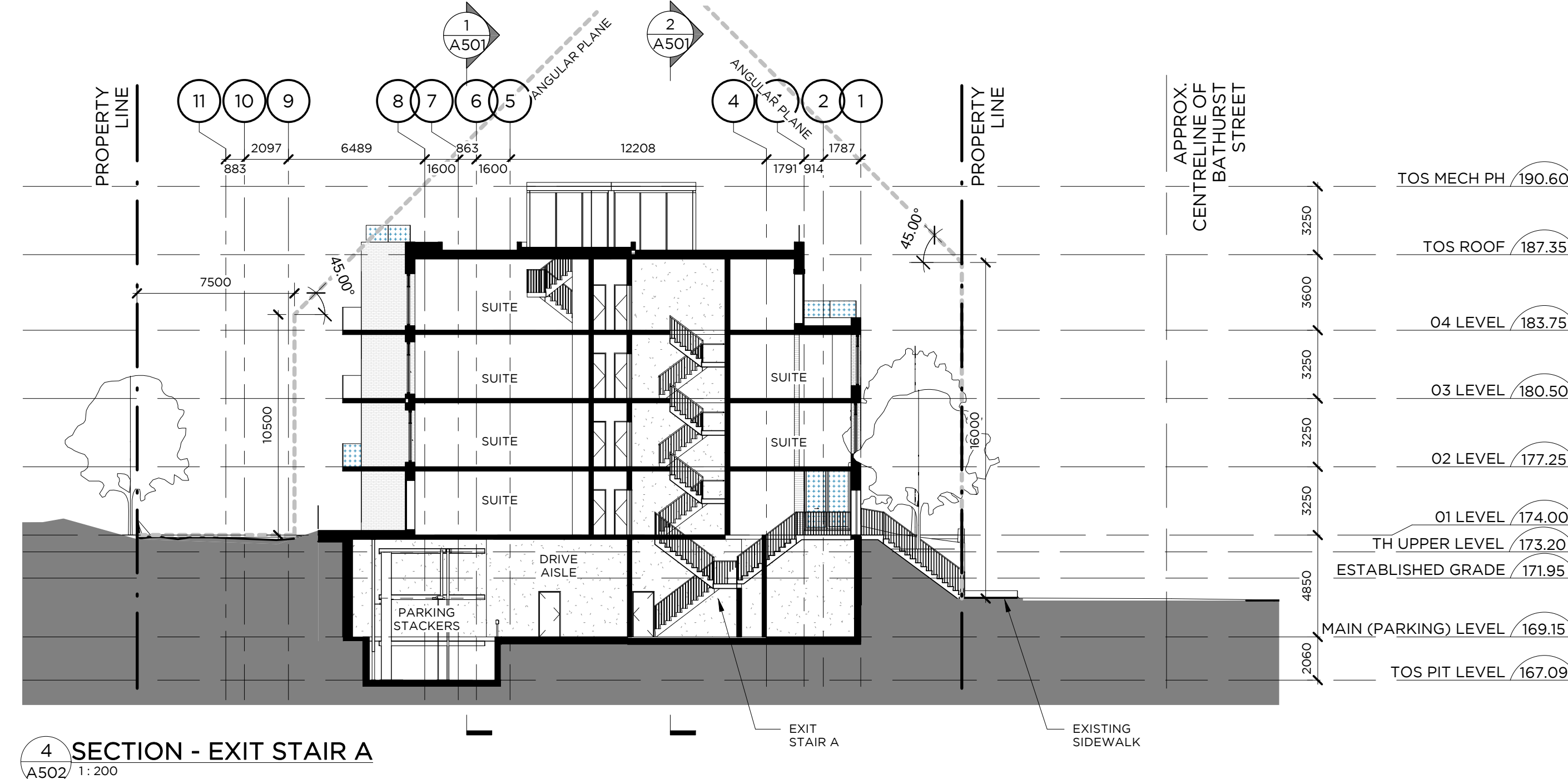
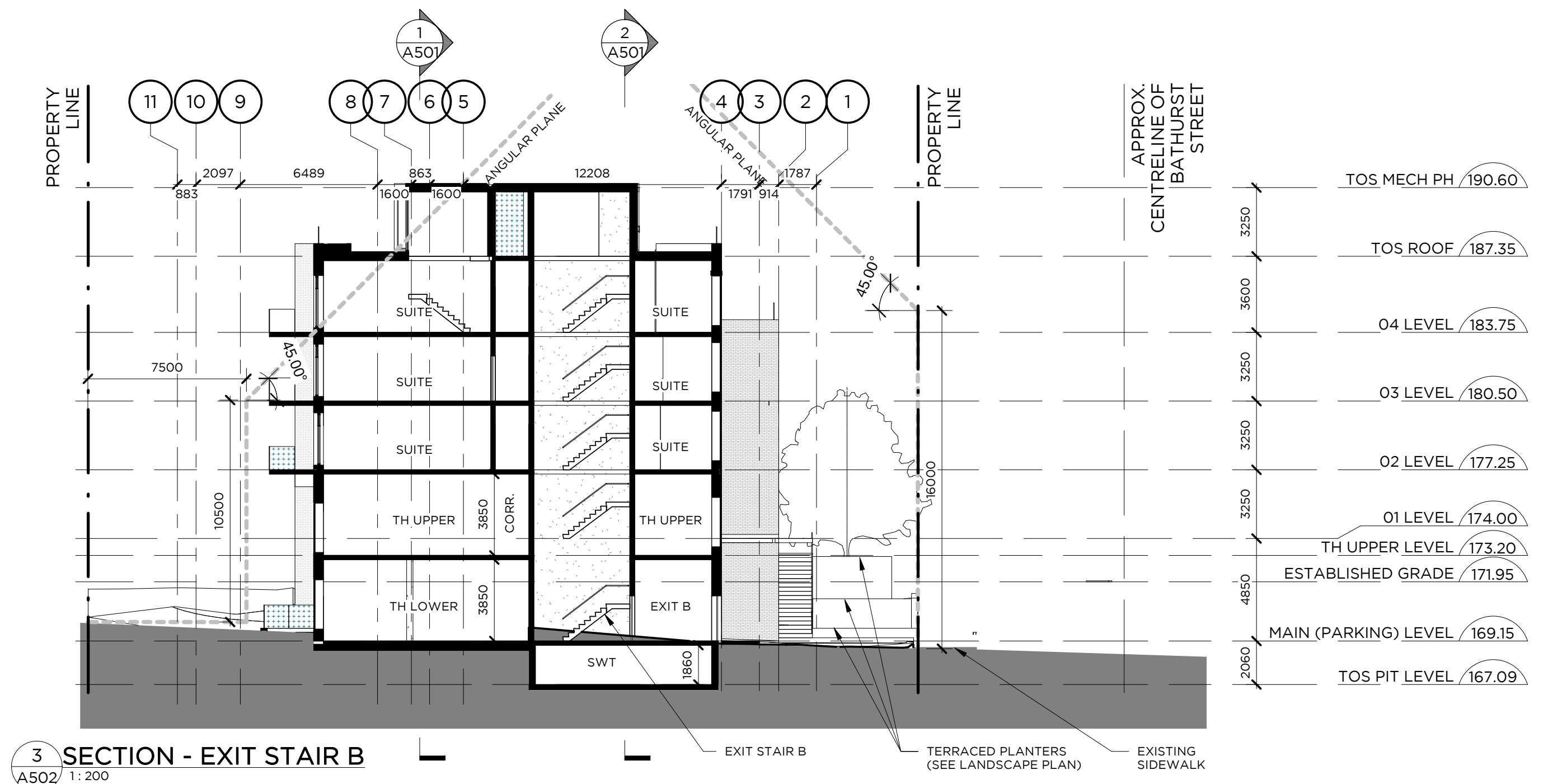
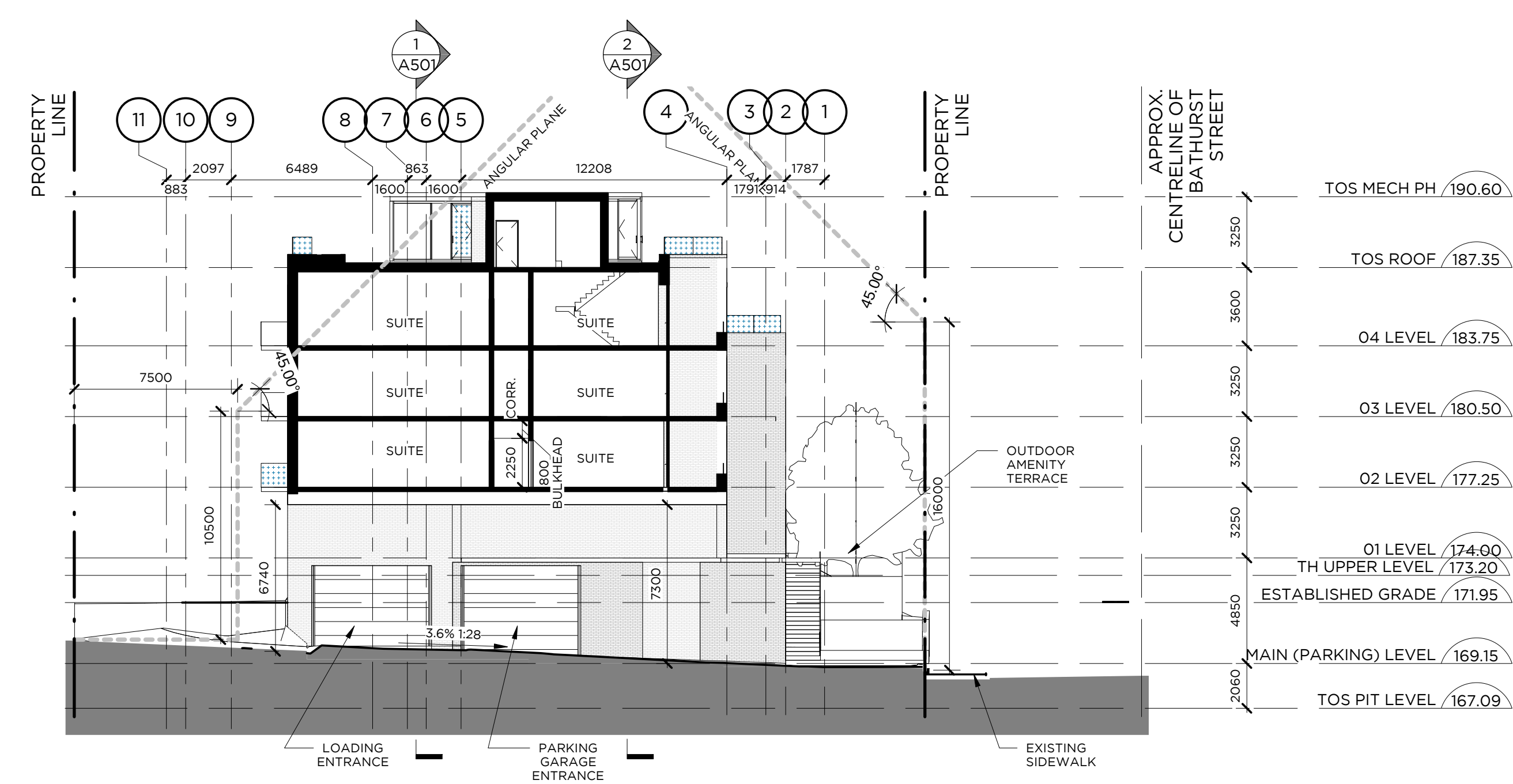
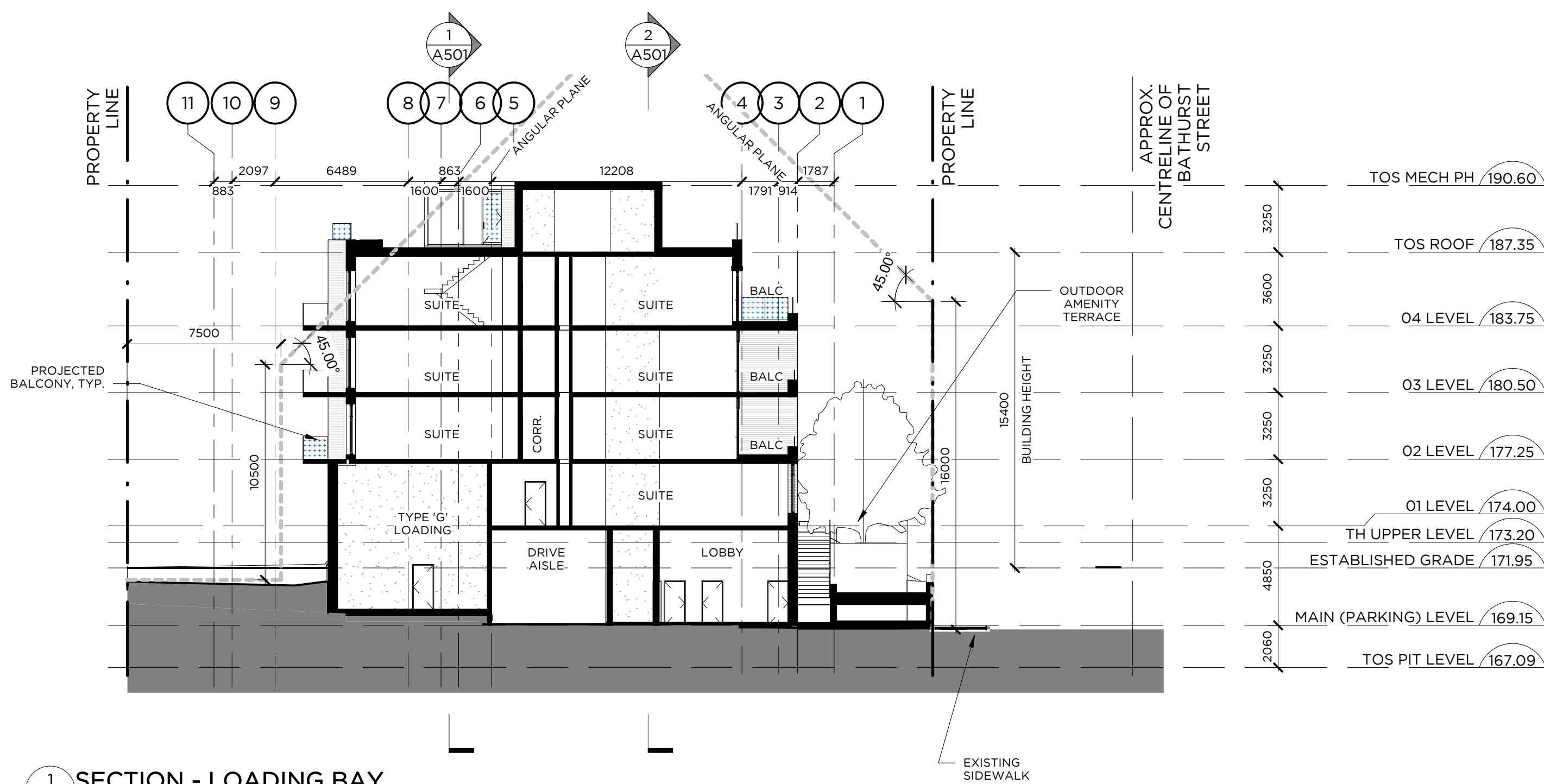
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SECTION
NORTH-SOUTH

1:200

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SECTIONS
EAST-WEST

1:200

A502