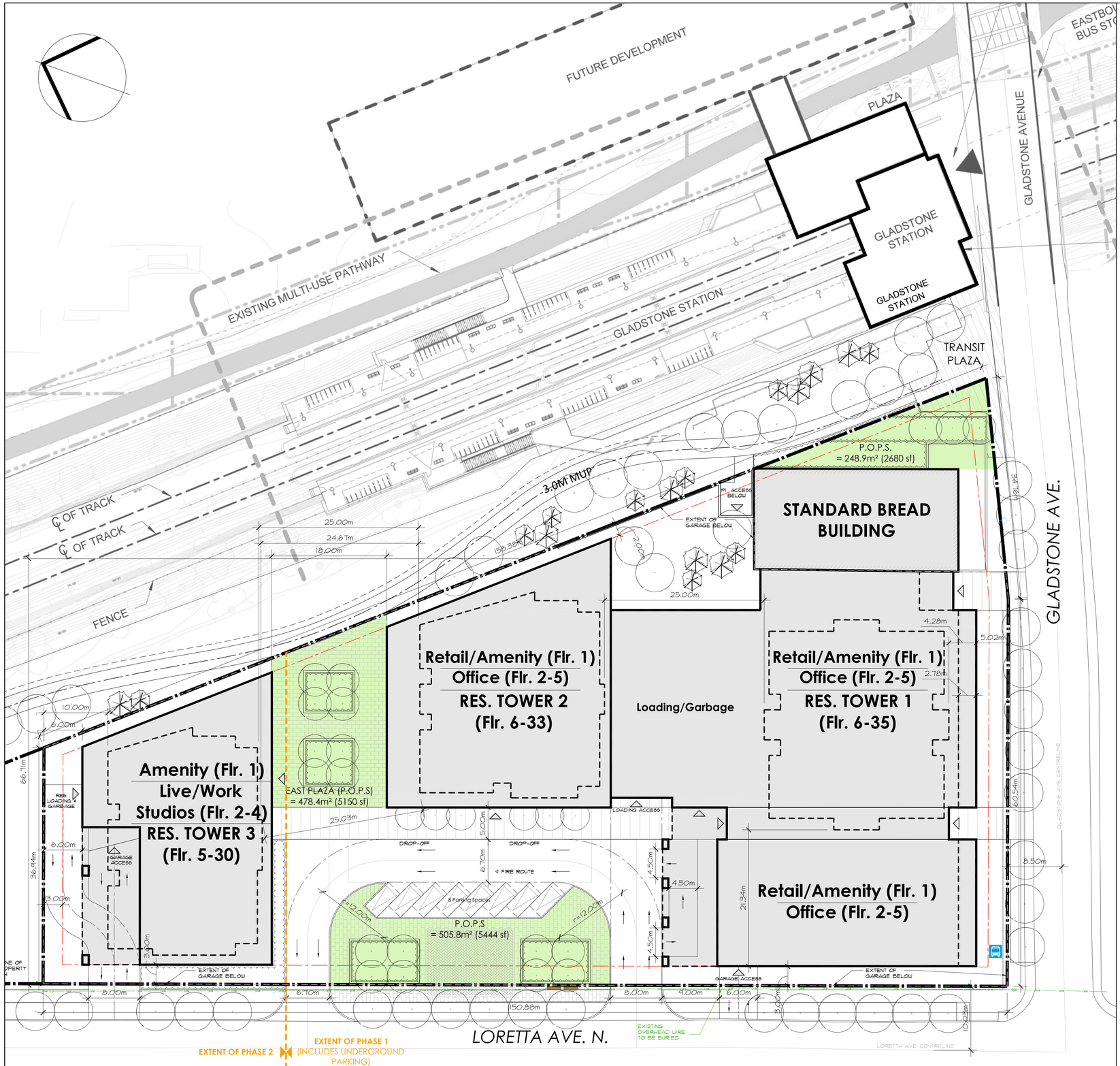
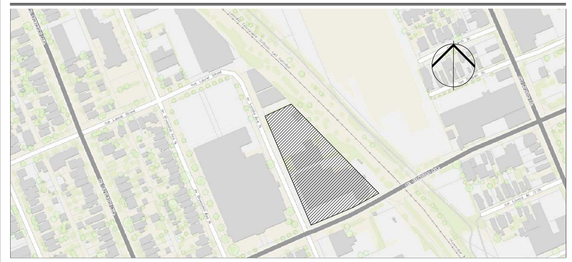


1 SITE PLAN
A0.01 1:300

None

LOCATION PLAN



Zoning Information		
Existing Zone: IGI H(11) – General Industrial Zone, Subzone 1, Height Limit 11m		
Proposed Zone: MC[XXXX] SXXX		
Proposal: Mixed-use development with office, retail, and residential uses in three high-rise towers at 30, 35 and 41 storeys in height		
Zoning Mechanism	**Required**	**Provided**
Minimum Lot Width	NO MINIMUM	66.7m IRREGULAR
Etc.	6m²/UNIT+50%AMENITY=6,705m²	TOTAL AMENITY=7,456m²

Parking & Loading Information		
Schedule 1A, Zoning By-law 2008-250: Area X: Inner Urban		
Performance Standard	**Required**	**Proposed**
Vehicular Parking	1,973 MAX. SPACES	521 SPACES
Bicycle Parking	451 SPACES	518 SPACES
Loading	MIN. 2 SPACES @3.5X7m	AREA OF LOADING ZONE = 23.4m X 17.2m

ZONING NOTES:

CURRENT ZONING: **IG1 H(11)**

DEVELOPMENT STATS		PROPOSED
LOT AREA		10,012.3 m² (107,772 sq.ft.)
LOT WIDTH		95m IRREGULAR
LOT DEPTH		150.9m
TOTAL UNITS		745
FRONT YARD SETBACK	GLADSTONE AVE.	5 m
REAR YARD SETBACK	N/A	5 m
CORNER SIDE YARD SETBACK	LORETTA AVE. N.	3 m
INTERIOR SIDE YARD SETBACK	TRILLIUM RAIL CORRIDOR	2 m
MAXIMUM HEIGHT		± 123 m
NUMBER OF STOREYS		35
BUILDING FOOTPRINT AREA		5,841 m² (62,874 sq.ft)
GROSS FLOOR AREA		94,873 m² (1,019,062 sq.ft)

PARKING REQUIREMENTS

1. REQUIRED PARKING

LAND USE	REQUIRED	PROVIDED VEHICLE PARKING
APARTMENT	1.75 MAX SPACE PER UNIT	353 SPACES (0.47 SPACES/UNIT)
VISITOR	0.1 SPACE MIN. PER UNIT BUT MAX. 30 SPACES	30 SPACES
RETAIL	3.6 MAX SPACES / 100m² GFA	17 SPACES (1 SPACE / 1076 ft²)
OFFICE	2.2 MAX SPACES / 100m² GFA	121 SPACES (0.74 SPACES / 1076 ft²)
TOTAL		521 SPACES

3. BICYCLE PARKING
REQUIRED BICYCLE PARKING SPACES = 450.5 SPACES
RESIDENTIAL (0.5 SPACE/UNIT)
COMMERCIAL (1 / 500 SQ.M. COMMERCIAL GFA)
PROVIDED BICYCLE PARKING SPACES = 518 SPACES

4. AMENITY SPACE REQUIREMENTS
REQUIRED AMENITY SPACE 6 m² REQUIRED PER UNIT
PROVIDED=7,456 m²

5. REQUIRED AREA FOR PRIVATELY OWNED PUBLIC SPACE - P.O.P.S.
REQUIRED 1,001m² (10,777 sq.ft.)
PROVIDED 1,233.1m² (13,273 sq.ft.)

NOTE: ALL EXISTING SITE INFORMATION AS PER SITE SURVEY PLAN DATED ____, 2018 AND PREPARED BY STANTEC

LEGEND

BUS STOP		PROPERTY LINE	
OVERHEAD WIRE	OH OH	SETBACK LINE	
FIRE HYDRANT		RETAINING WALL	
EXISTING HYDRO POLE		ROAD CENTRELINE	

0 m 10 m 25 m 50 m

no.	date	revision
06	AUG 08, 2019	ZONING TABLE
05	JULY 24, 2019	CHANGES TO TITLEBLOCK
04	JULY 19, 2019	ENTRY TO BUILDING B
03	JUNE 03, 2019	EXTENT OF PH. 1 & PH. 2
02	MAY 24, 2019	LANDSCAPE UPDATED
01	APRIL 17, 2019	LANDSCAPE & PODIUMS

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.

All contractors must comply with all pertinent codes and by-laws.

Do not scale drawings.

This drawing may not be used for construction until signed.

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TRINITY

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HOBIN ARCHITECTURE

PROJECT/LOCATION:
951 GLADSTONE AVE.
& 145 LORETTA AVE. NORTH

DRAWING TITLE:
SITE PLAN

DRAWN BY:	DATE:	SCALE:
TD	19/04/17	1:300

PROJECT: 1726

DRAWING NO.: A001

REVISION NO.: