



Zoning Information Existing Zone: IGI H(11) – General Industrial Zone, Subzone 1, Height Limit 11m				
Proposed Zone: MC[XXX	osed Zone: MC[XXXX] SXXX osal: Mixed-use development with office, retail, and residential uses in three high-rise towers at 30,			
		dential uses in three high-rise towers at 30		
Proposal: Mixed-use dev 35 and 41 storeys in heig Zoning Mechanism		dential uses in three high-rise towers at 30  Provided		
35 and 41 storeys in heig	ht	_		

Parking & Loading Information Schedule 1A, Zoning By-law 2008-250: Area X: Inner Urban			
Performance Standard	Required	Proposed	
Vehicular Parking	1,973 MAX. SPACES	52I SPACES	
Bicycle Parking	45I SPACES	518 SPACES	
Loading	MIN. 2 SPACES @3.5X7m	AREA OF LOADING ZONE = 23.4m X 17.2m	

DEVELOPMENT STATS		PROPOSED PROPOSED
LOT AREA		10,012.3 m² (107,772 sq.f
LOT WIDTH		95m IRREGULA
LOT DEPTH		150.9
TOTAL UNITS		7
FRONT YARD SETBACK	GLADSTONE AVE.	5
REAR YARD SETBACK	N/A	5
CORNER SIDE YARD SETBACK	LORETTA AVE. N.	3
INTERIOR SIDE YARD SETBACK	TRILLIUM RAIL CORRIDOR	2
MAXIMUM HEIGHT		± 123
NUMBER OF STOREYS		
BUILDING FOOTPRINT AREA		5,841 m² (62,874 sc
GROSS FLOOR AREA		94,673 m² (1,019,062 sc

## PARKING REQUIREMENTS

LAND USE	REQUIRED	PROVIDED VEHICLE PARKING
APARTMENT	1.75 MAX SPACE PER UNIT	353 SPACES (0.47 SPACES/UNIT)
VISITOR	O.I SPACE MIN. PER UNIT BUT MAX. 30 SPACES	30 SPACES
RETAIL	3.6 MAX SPACES / IOOm² GFA	17 SPACES (I SPACE / 1076 ft²)
OFFICE	2.2 MAX SPACES / IOOm² GFA	121 SPACES (0.74 SPACES / 1076 ft²)
TOTAL		52I SPACES

## 3. BICYCLE PARKING

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

4. AMENITY SPACE REQUIREMENTS REQUIRED AMENITY SPACE  $6~{\rm m}^2$  REQUIRED PER UNIT PROVIDED=7,456  ${\rm m}^2$ 

5. REQUIRED AREA FOR PRIVATELY OWNED PUBLIC SPACE - P.O.P.S.

REQUIRED  $1,00 \, \text{Im}^2$  (10,777 sq.ft.) PROVIDED  $1,233. \, \text{Im}^2$  (13,273 sq.ft.)

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

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	BUS STOP		PROPERTY LINE	
	OVERHEAD WIRE	OHW OHW	SETBACK LINE	
	FIRE HYDRANT	<del>-</del>	RETAINING WALL	
	EXISTING HYDRO POLE		ROAD CENTRELINE	

0 m 10 m 25 m 50 m

06	AUG 08, 2019	ZONING TABLE
05	JULY 29, 2019	CHANGES TO TITLEBLOCK
04	JULY 19, 2019	ENTRY TO BUILDING B
03	JUNE 03, 2019	EXTENT OF PH. I & PH. 2
02	MAY 24, 2019	LANDSCAPE UPDATED
01	APRIL 17, 2019	LANDSCAPE & PODIUMS
no	date	revision

It is the responsibility of the appropriate contractor to check and verify all dimen—sions 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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PROJECT/LOCATION: 951 GLADSTONE AVE. & 145 LORETTA AVE. NORTH

ARCHITECTURE

DRAWING TITLE:

SITE PLAN

DRAWN BY: DATE: SCALE: 1:300 PROJECT: DRAWING NO.:

A001

REVISION NO.: