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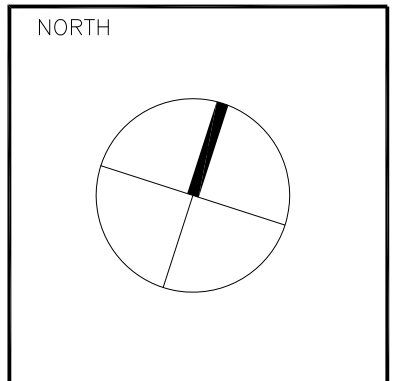
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LEGEND

NO.	REVISION/ISSUE	DATE	NO.	REVISION/ISSUE	DATE

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6 STOREY MIXED-USE BUILDING
 3353-3359 LAKESHORE BLVD. WEST

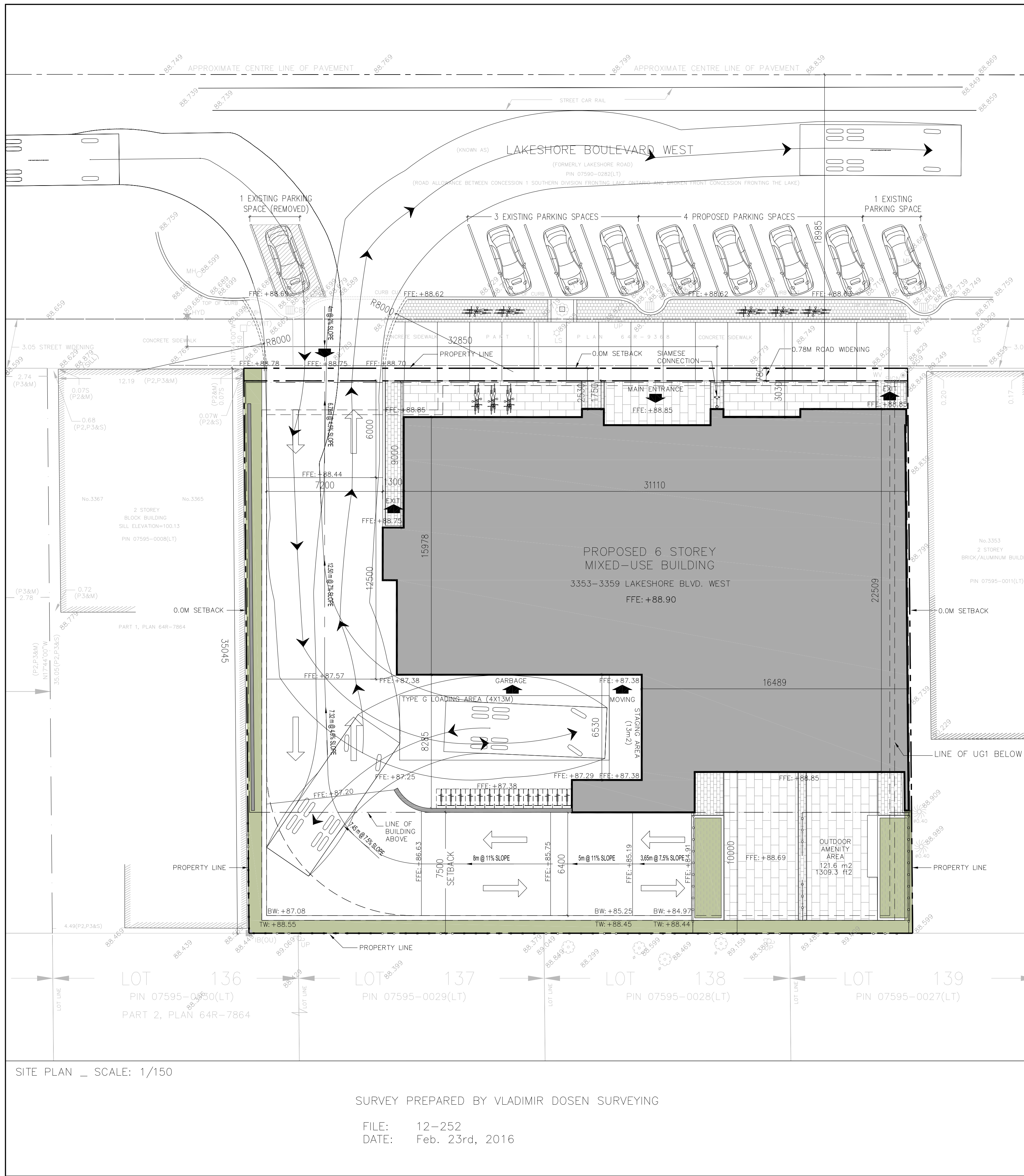


DRAWING TITLE
CONTEXT PLAN

Scale: 1/1500
 Date: **NOVEMBER 11, 2019**
 Project No. 19104

Drawn by: RK
 Checked by: RE
 Drawing No. A100

813 - 4789 YONGE ST. TORONTO
 M2N 0G3 ICONARCHITECTS.CA
 T416-224-0505 F416-224-0504



Land Area	m ²	ft ²	ac.
Residential GFA	5,074.0	54,617	0.35
Non-residential GFA	304.0	3,272	
Total GFA	5,378.0	57,889	
Total FSI	3.51		
Total units	60		
Indoor Amenity Area	122.7	1320.7	
Outdoor Amenity Area	121.6	1308.9	

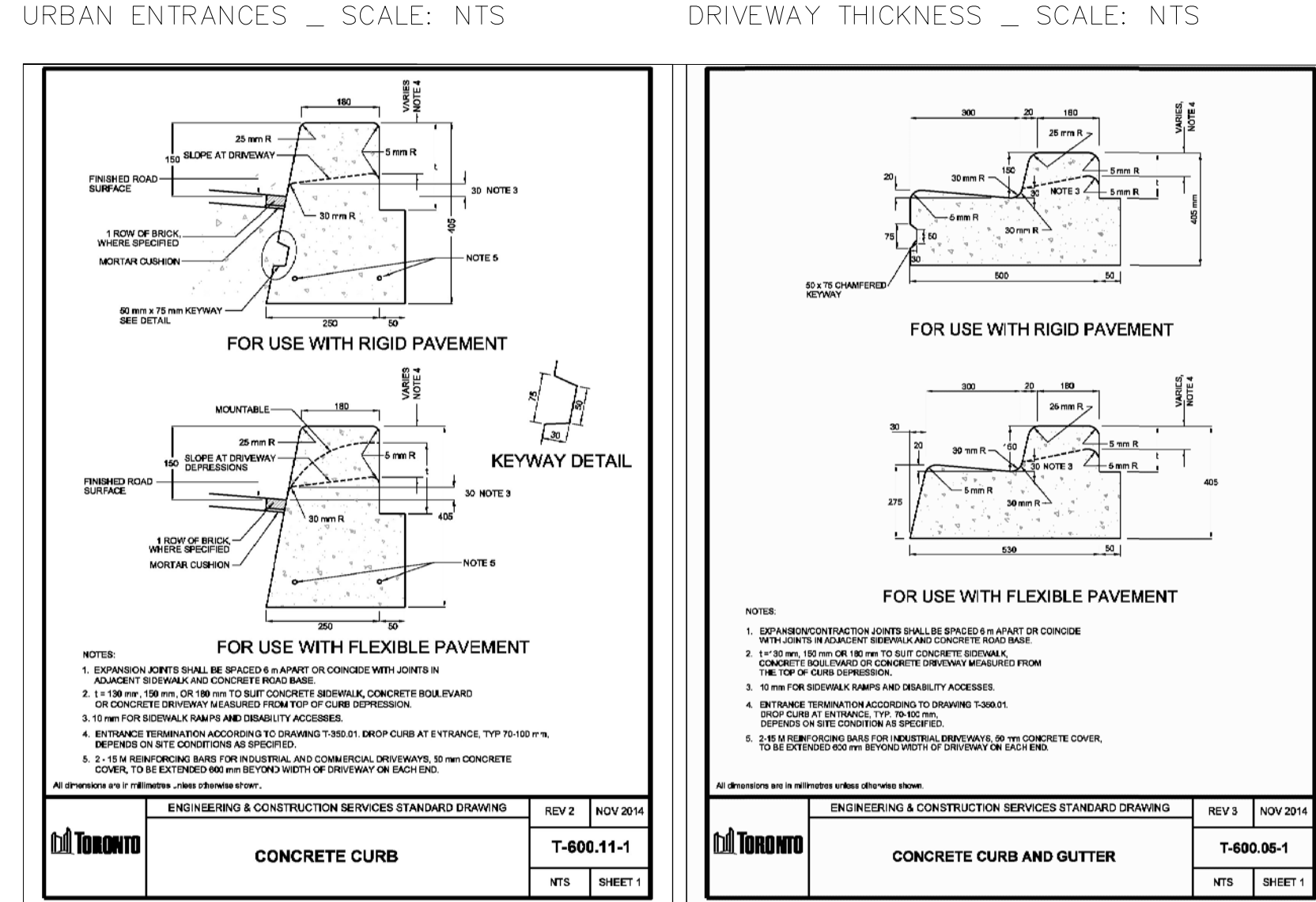
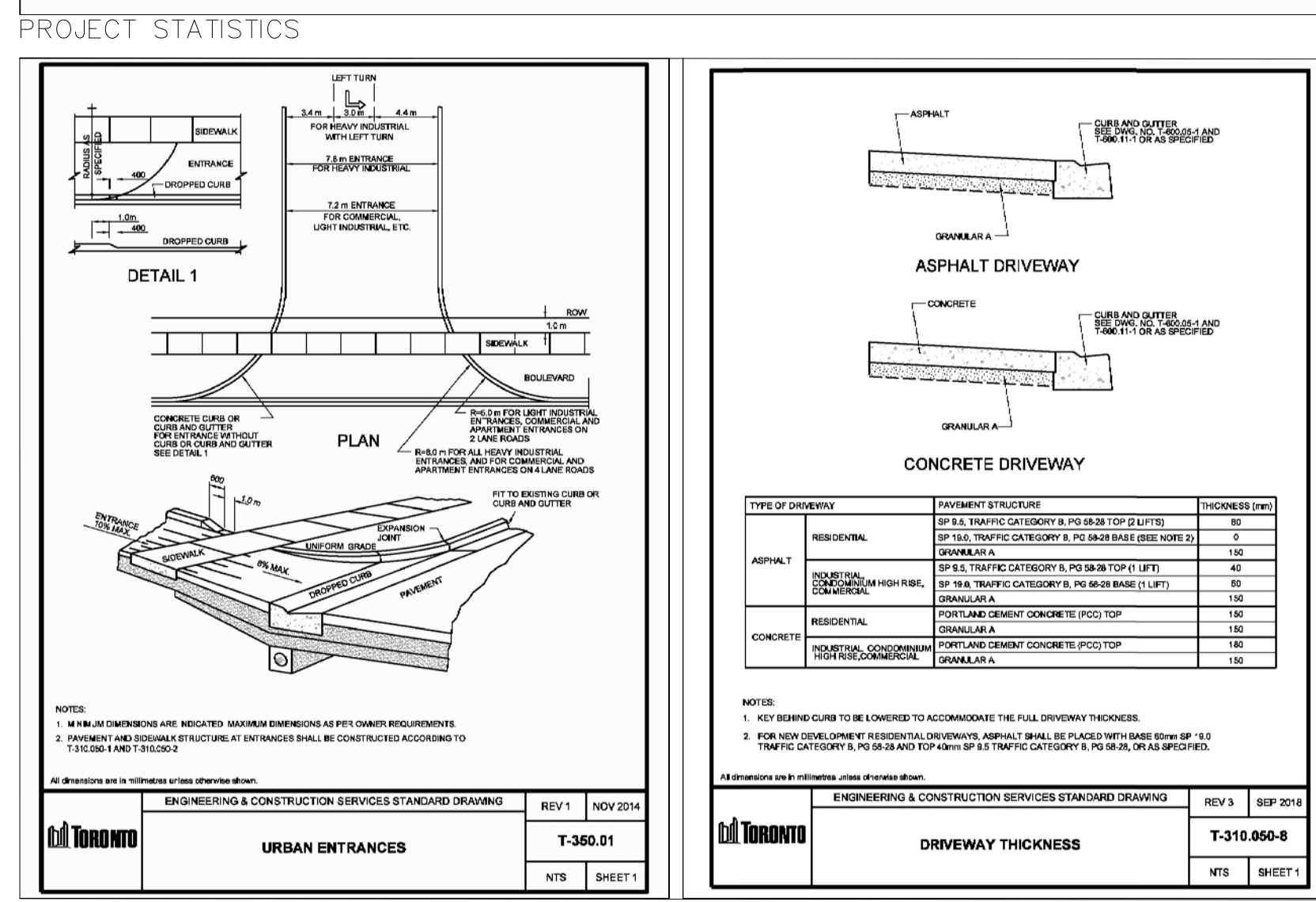
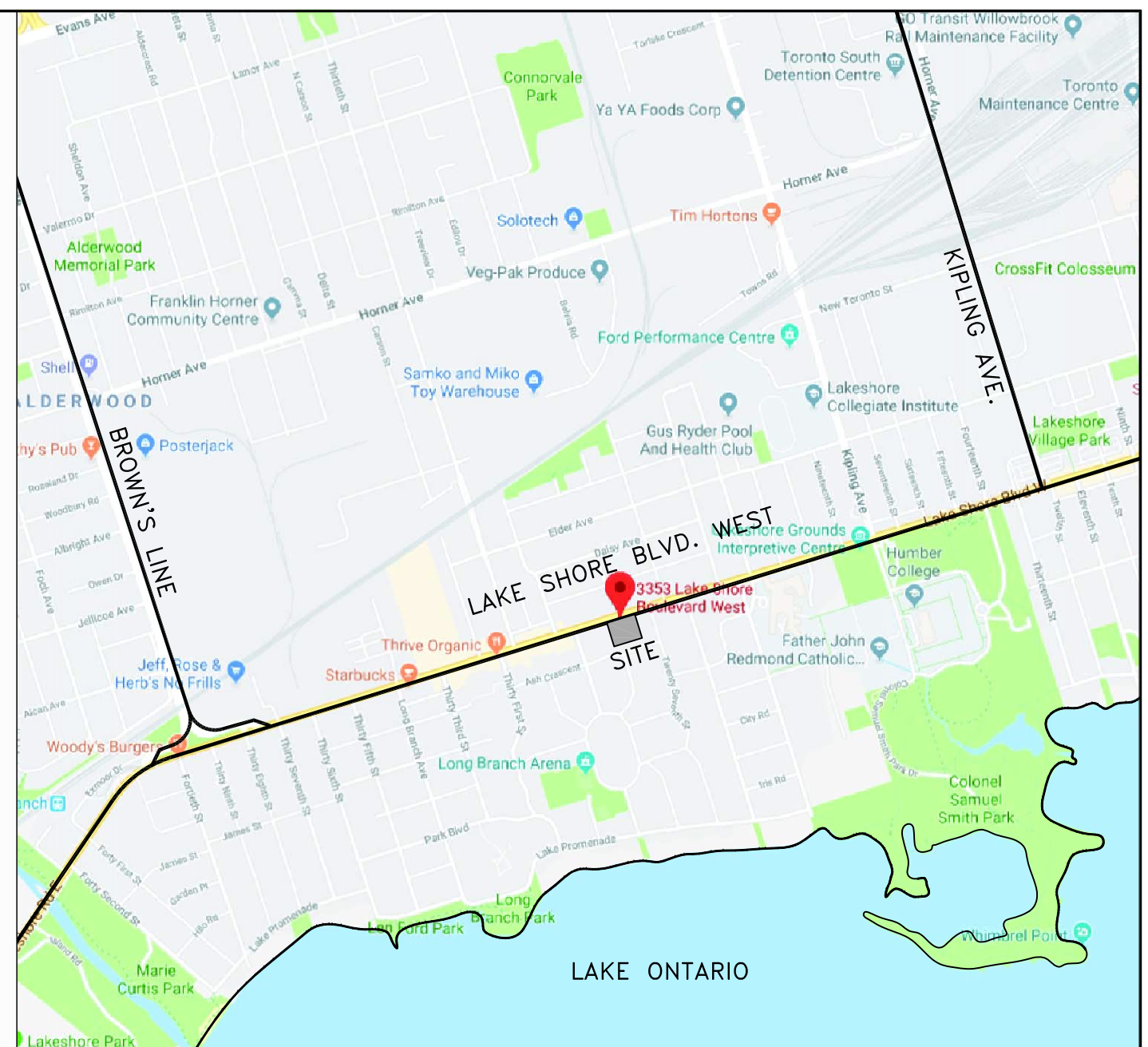
Unit Type	GFA		RESIDENTIAL							Units
	m ²	ft ²	Retail	1BR	1BR+Den	2BR	2BR+Den	3BR		
UG1	192.1	2,087.8	0	0	0	0	0	0	0	
1st FLOOR	620.7	6,681.2	2	0	0	0	0	0	0	
Mezzanine	80.6	869.6	0	0	0	0	0	0	0	
2nd FLOOR	1,069.1	11,507.8	0	9	8	0	0	0	17	
3rd FLOOR	1,069.1	11,507.8	0	9	8	0	0	0	17	
4th FLOOR	914.3	9,841.5	0	2	5	3	2	0	12	
5th FLOOR	775.4	8,322.9	0	1	0	4	0	3	8	
6th FLOOR	658.7	7,090.2	0	1	0	1	1	3	6	
Total	5,378.0	57,888.8	2	22	21	8	3	6	60	

Unit Type	number	ratio	reqs
1BR	22	0.9	17
1BR+Den	21	0.9	18
2BR	8	0.9	7
2BR+Den	3	0.9	2
3BR	6	1.1	6
Retail	304.0	1.5/100m ²	9
Visitors	60	0.15	6
Total	60		63

Unit Type	number	ratio	reqs
UG1	293.5	23.923.23	
Total	293.5	23.923.23	

Unit Type	number	ratio	reqs
UG1	293.5	23.923.23	
Total	293.5	23.923.23	

Unit Type	number	ratio	reqs
UG1	293.5	23.923.23	
Total	293.5	23.923.23	



Statistics Template - Toronto Green Standard Version 3.0

Mid to High Rise Residential and all New Non-Residential Development

General Project Description	Proposed
Total Gross Floor Area	5,378.0 m ²
Breakdown of project components (m ²)	
Residential	5,074.0 m ²
Retail	304.0 m ²
Commercial	-
Industrial	-
Institutional/Other	-
Total number of residential units	60

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

Automobile Infrastructure	Required	Proposed	Proposed %
Number of Parking Spaces	70	30	42.85%
Number of parking spaces dedicated for priority LEV parking			
Number of parking spaces with EVSE	20%	6	20%

Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (residential)	41	41	100%
Number of long-term bicycle parking spaces (all other uses)	1	1	100%
Number of long-term bicycle parking (all uses) located on:			
a) first storey of building		20	
b) second storey of building		0	
c) first level below-ground		22	
d) second level below-ground		0	
e) other levels below-ground		0	

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (residential)	4	5	100%
Number of short-term bicycle parking spaces (all other uses)	4	5	100%
Number of male shower and change facilities (non-residential)	N/A		
Number of female shower and change facilities (non-residential)	N/A		

Tree Planting & Soil Volume	Required	Proposed	Proposed %
Total Soil Volume (40% of the site area + 66 m ² x 30 m ³)	256.2	44.5	17%

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LEGEND

- Building Access/Egress Points
- Fire Hydrant
- Fire Department Connection
- Concrete Curbs
- Concrete Curbs
- Existing Grade
- Proposed Grade

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CONCRETE CURB - SCALE: NTS

CONCRETE CURB AND GUTTER - SCALE: NTS

6 STOREY MIXED-USE BUILDING
3353-3359 LAKESHORE BLVD. WEST

APRIA

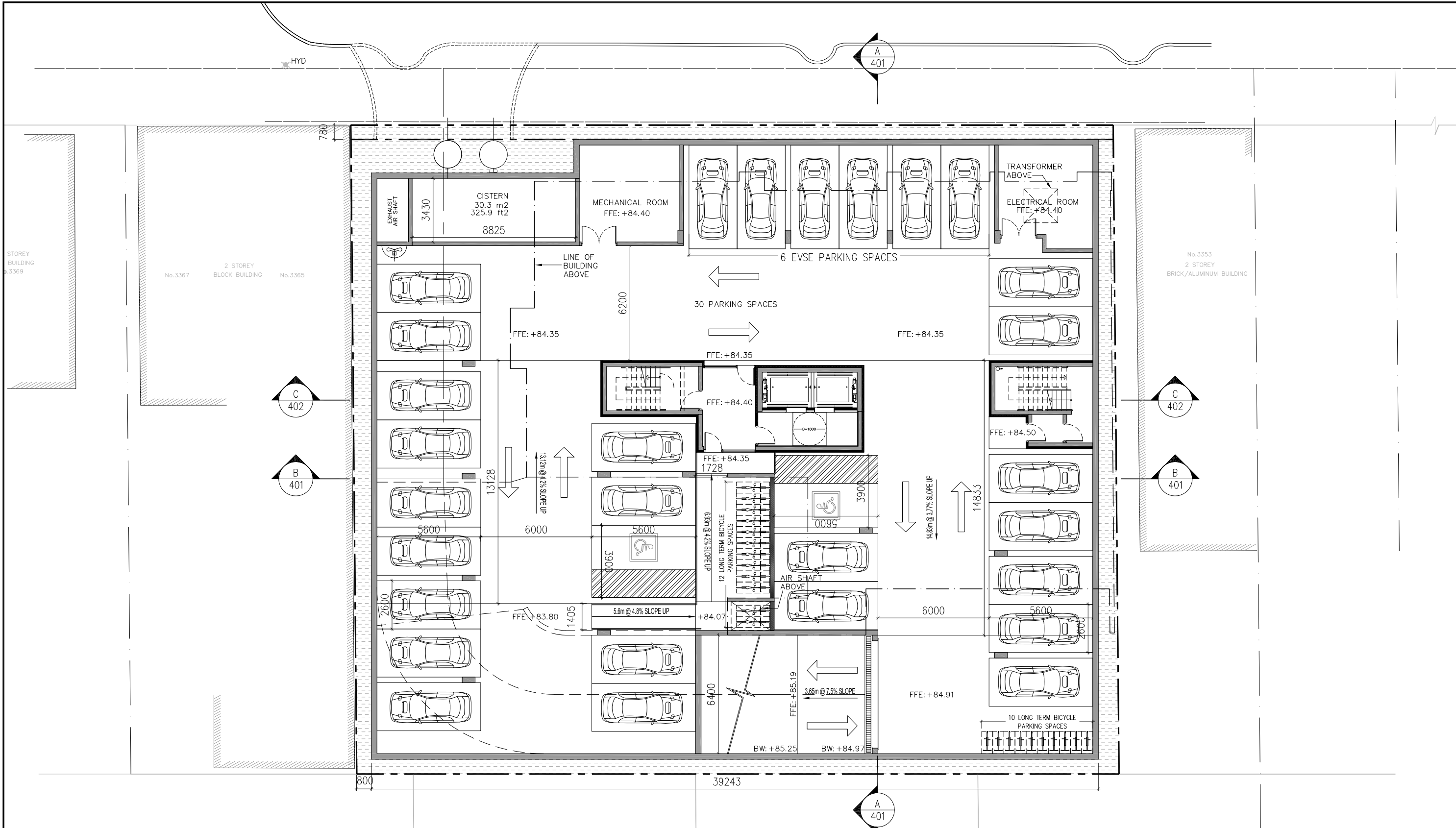
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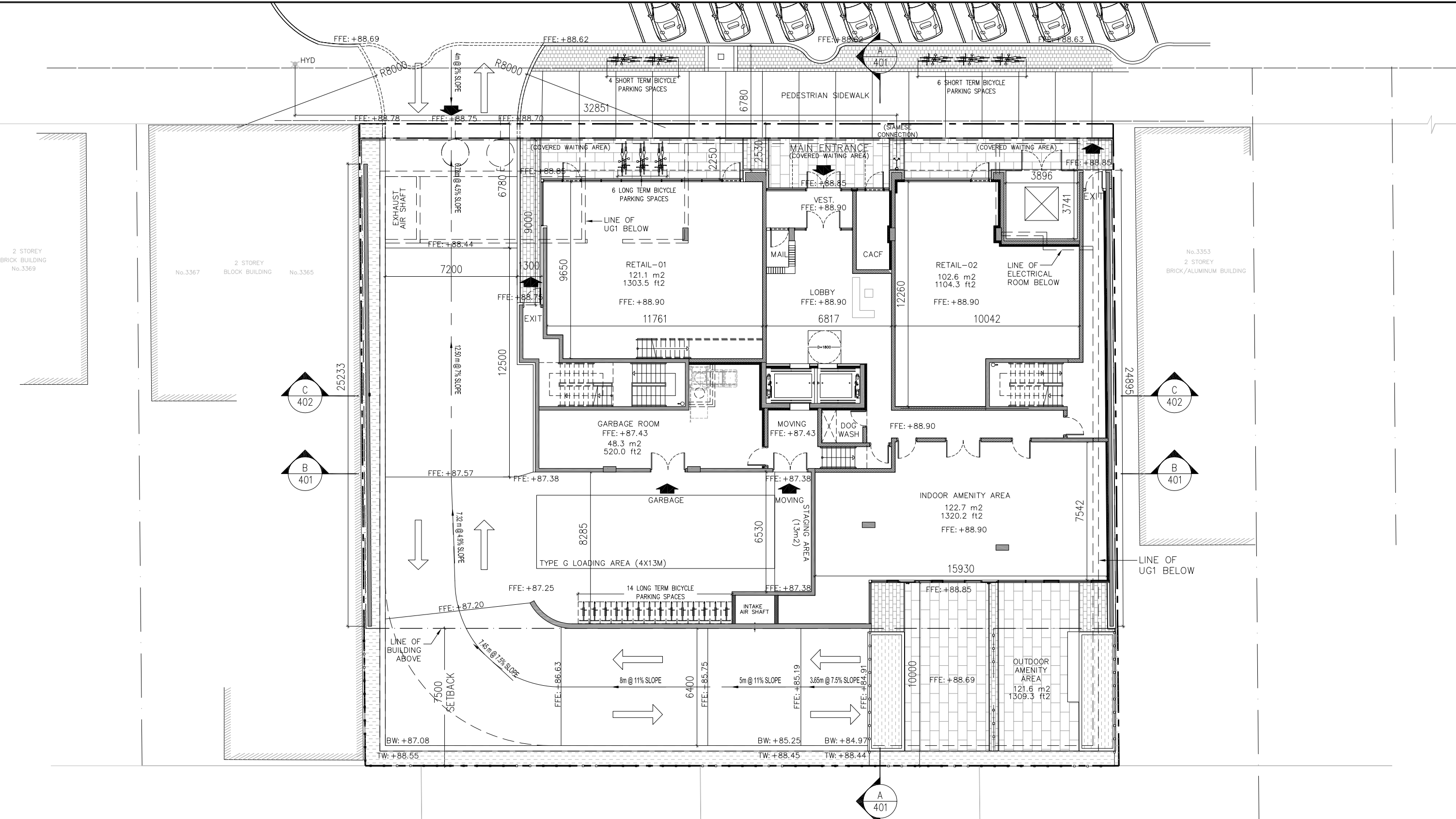
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Date: NOVEMBER 11, 2019
Project No. 19104

Drawn by: RK
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Drawing No. A101

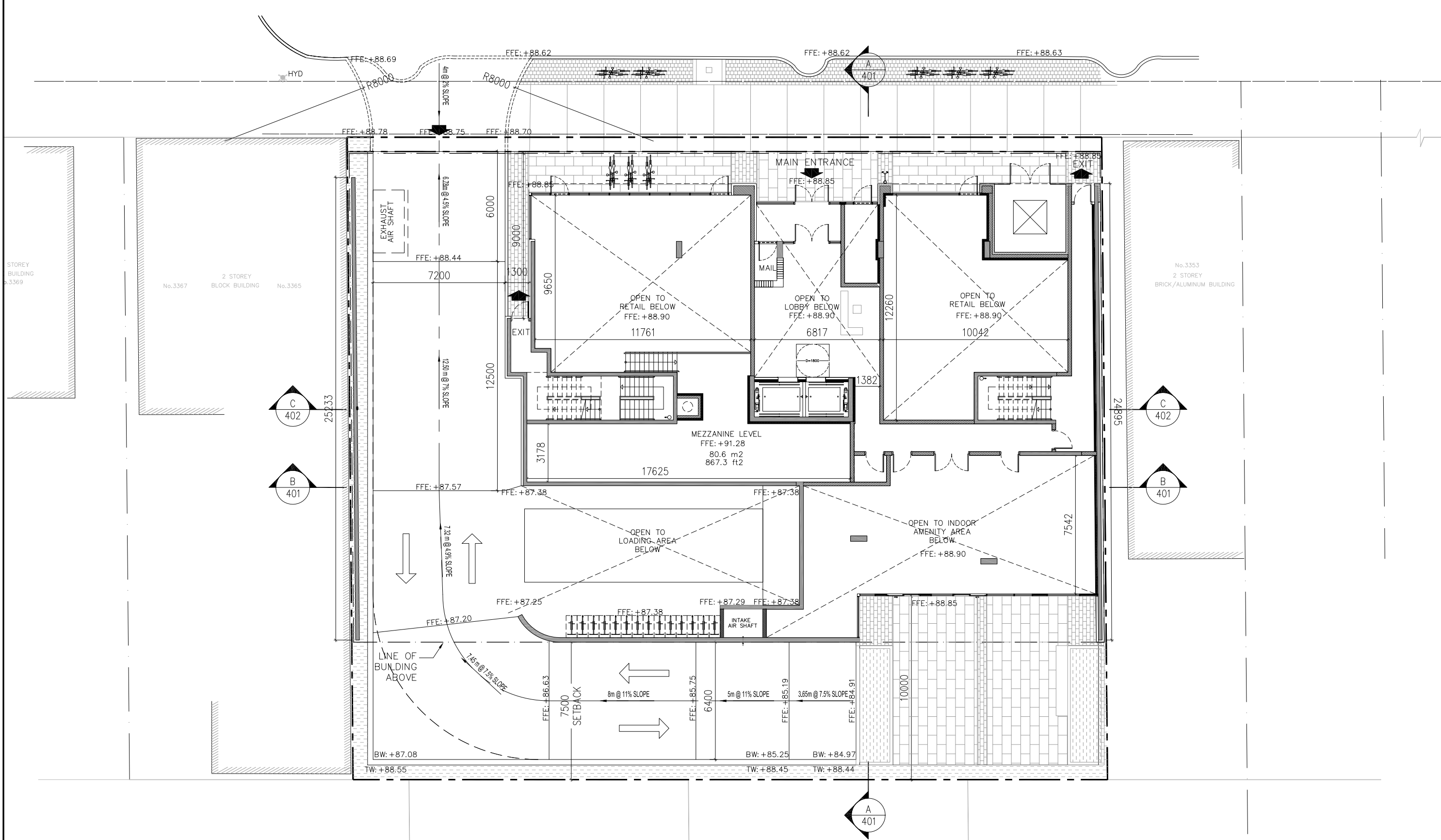
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M2N 0G3
T-416-224-0504
F-416-224-0504



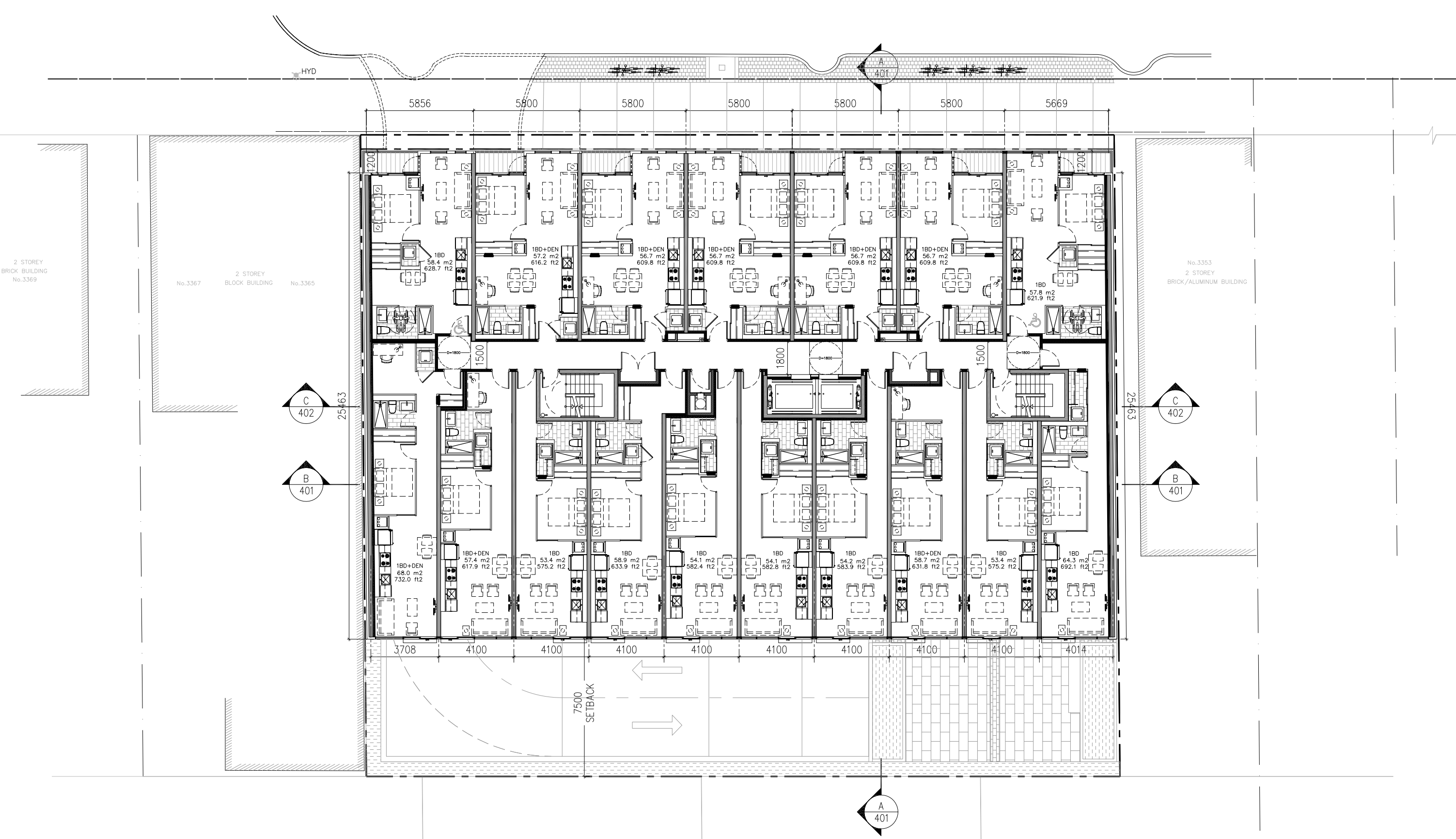
UG1 FLOOR PLAN _ SCALE: 1/200



1ST FLOOR PLAN _ SCALE: 1/200



MEZZANINE FLOOR PLAN _ SCALE: 1/200



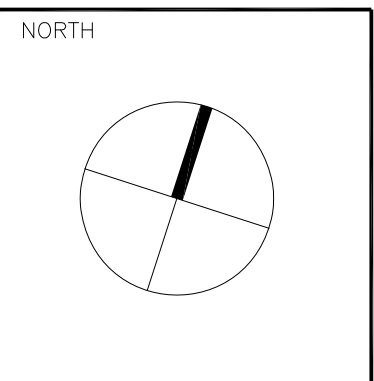
2ND & 3RD FLOOR PLAN _ SCALE: 1/200

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3353-3359 LAKESHORE BLVD. WEST



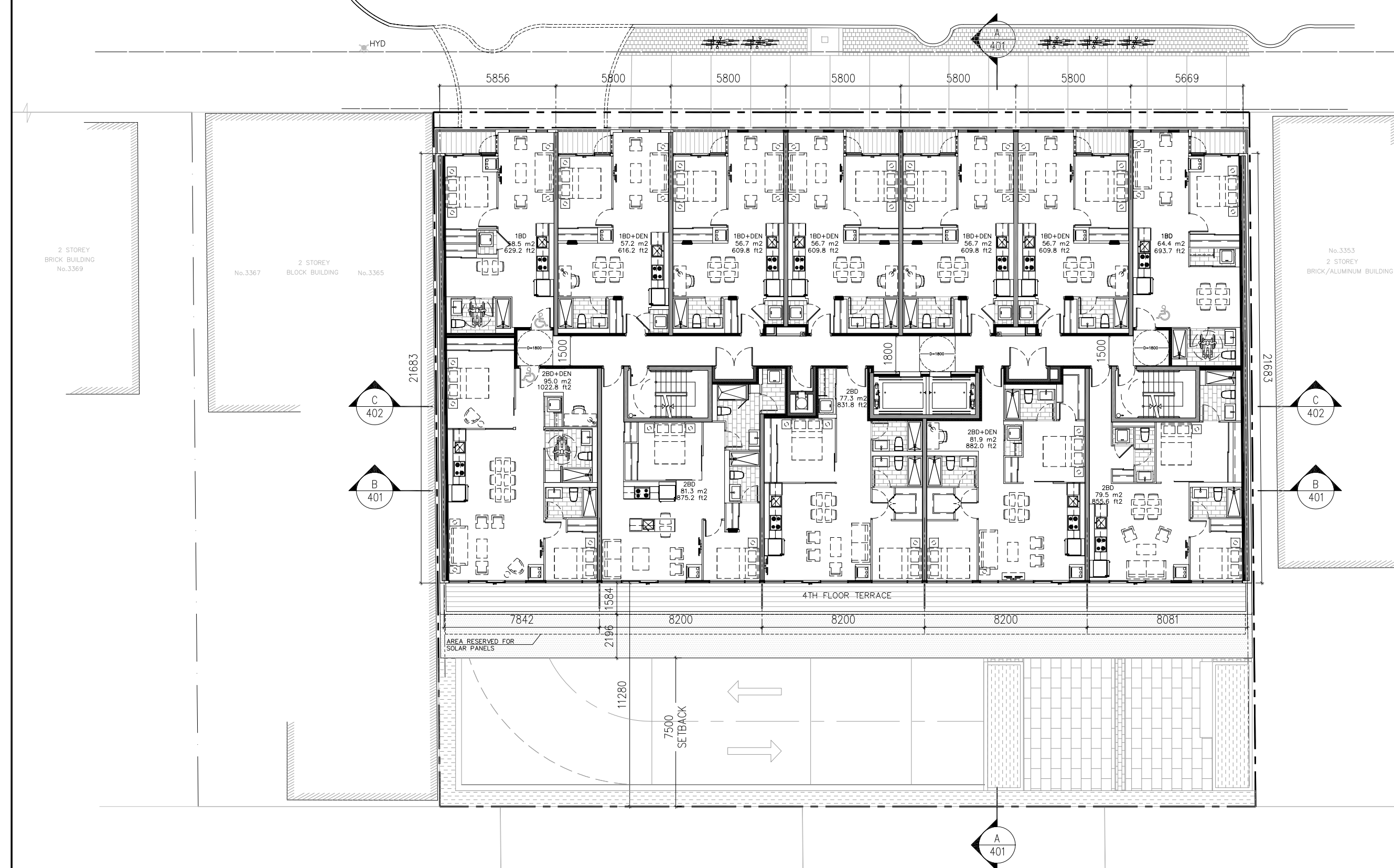
DRAWING TITLE
FLOOR PLANS

Scale: 1/200
Date: **NOVEMBER 11, 2019**
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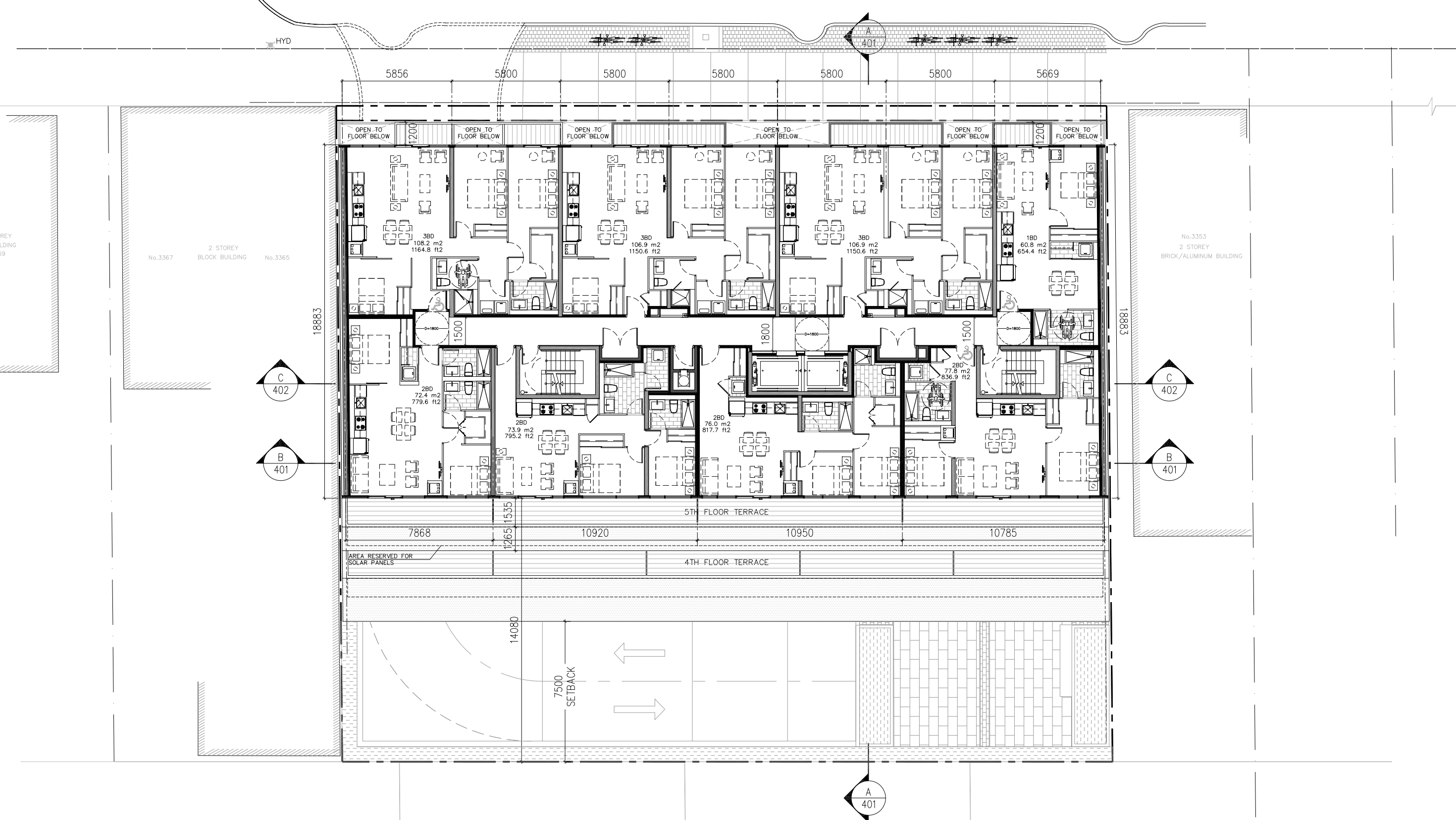
Drawn by: **RK**
Checked by: **RE**
Drawing No. **A201**

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T416-224-0805 F416-224-0804

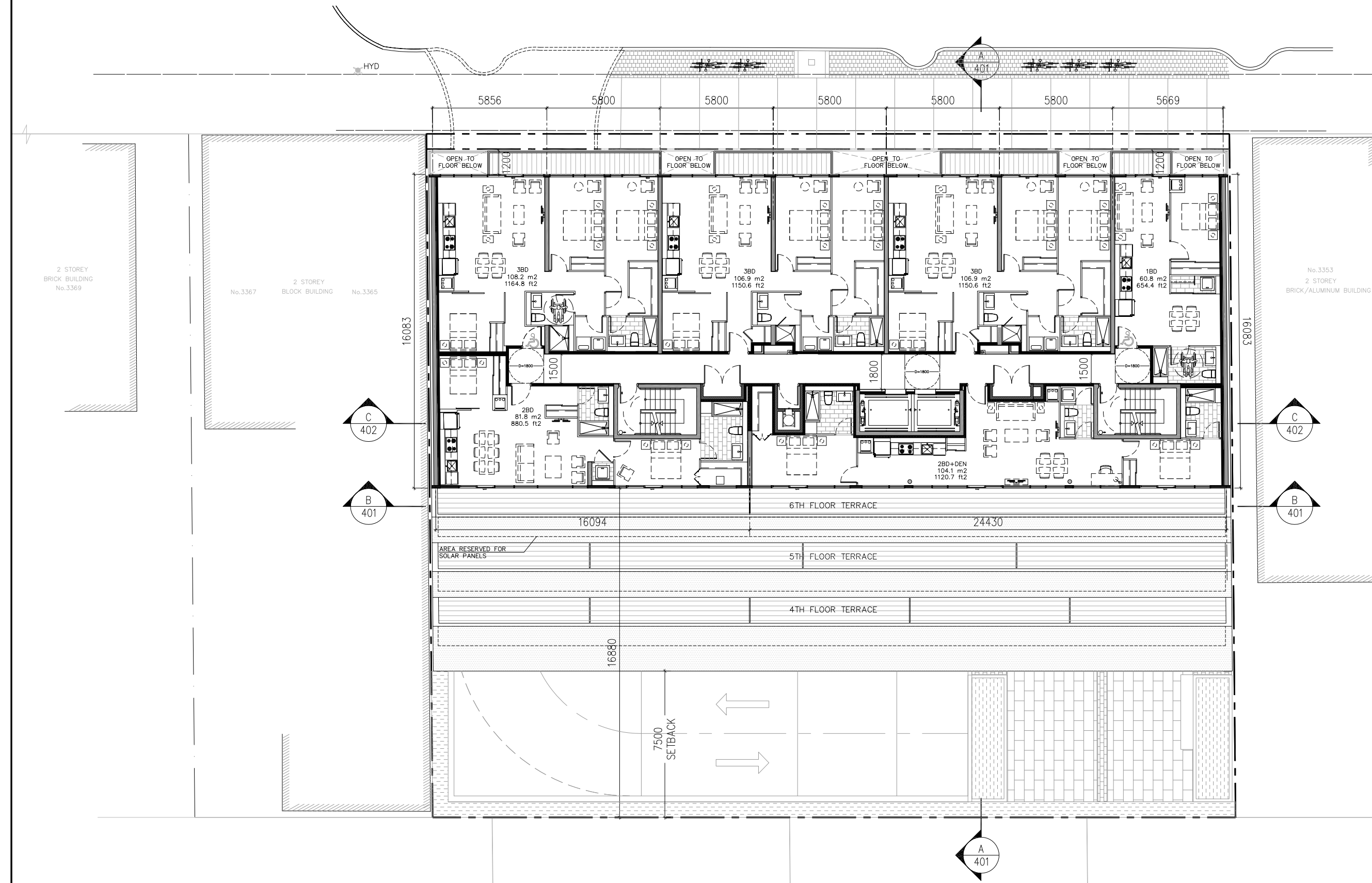
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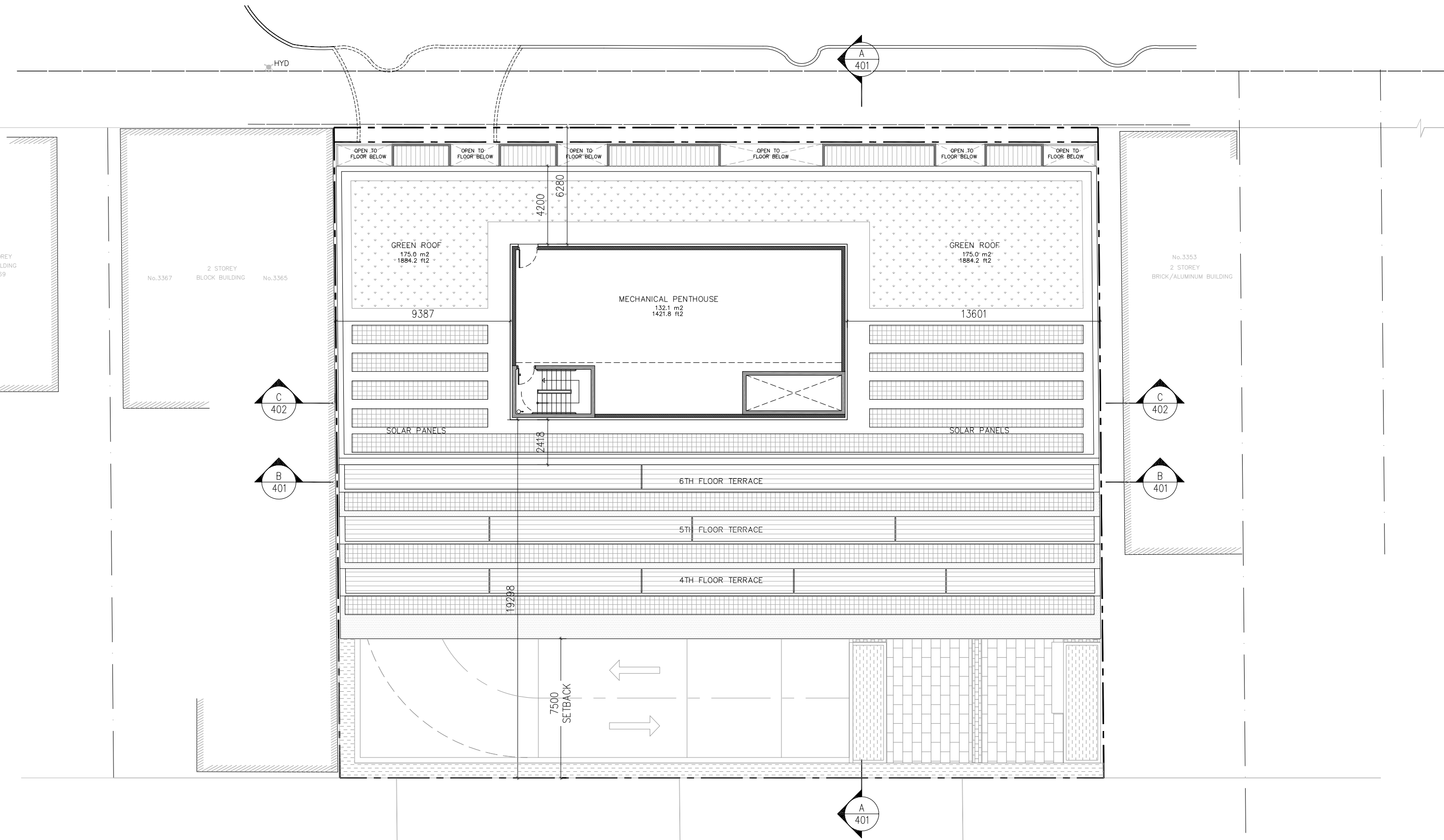
4TH FLOOR PLAN _ SCALE: 1/200



5TH FLOOR PLAN _ SCALE: 1/200



6TH FLOOR PLAN _ SCALE: 1/200



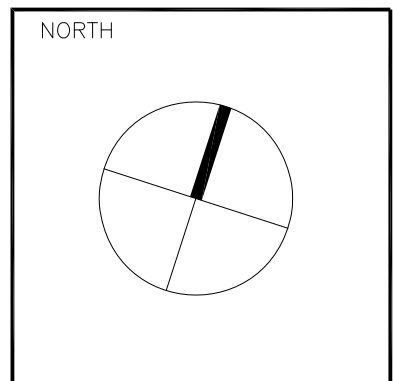
ROOF FLOOR PLAN _ SCALE: 1/200

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3353-3359 LAKESHORE BLVD. WEST



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Project No. 19104

Drawn by: RK
Checked by: RE
Drawing No. A202

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