



SITE PLAN NOTES

- PUBLIC LANE ACCESS, AS WIDENED, AT YORKVILLE AVENUE WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF TORONTO STANDARD T-310.050-1 FOR VEHICLE ENTRANCES IN COMBINED CURB AND SIDEWALK.
- CEILING-MOUNTED "CAUTION: TRUCKS REVERSING WHEN FLASHING" SIGN AND FLASHING BEACON, WHERE BEACON FLASHES WHEN LOOP DETECTOR IS ACTIVATED, AT TOP AND BOTTOM OF RAMP. SEE TRAFFIC REPORT.
- LOOP DETECTOR WILL ACTIVATE FLASHING BEACON FOR VEHICLES EXITING RAMP TO ALERT DRIVERS THAT THERE ARE LOADING OPERATIONS GOING ON AHEAD. SEE TRAFFIC REPORT.
- "NO PARKING - LOADING ZONE" SIGNS TO BE PROVIDED ADJACENT TO LOADING SPACES.
- LOADING AND STAGING AREAS TO BE LEVEL (+/- 2%) WITH AN UNENCUMBERED VERTICAL CLEARANCE OF 6.1M AND CONSTRUCTED OF A MINIMUM OF 200MM REINFORCED CONCRETE SLAB.
- ACCESS DRIVEWAYS USED BY COLLECTION VEHICLES TO BE LEVEL (+/- 8%) AND HAVE A MINIMUM VERTICAL CLEARANCE OF 4.4M, A MINIMUM WIDTH OF 4.5M THROUGHOUT, AND A WIDTH OF 6M AT POINT OF INGRESS AND EGRESS.
- GARBAGE COLLECTION STAFF NOTE: TWO TRAINED ON-SITE STAFF MEMBERS WILL BE AVAILABLE TO MANUEVER BINS FOR THE COLLECTION DRIVER AND ALSO ACT AS FLAGMAN BY CONTROLLING THE TRUCK, CYCLING, PEDESTRIAN AND OTHER VEHICLE MOVEMENTS IN THE AREA. THE ON-SITE STAFF WILL MANUEVER THE BINS OUT OF THE WAY FOR THE COLLECTION VEHICLE TO EXIT FORWARD. THE ON-SITE STAFF MUST DO THIS FOR GARBAGE COLLECTION AT BOTH BUILDINGS. IN THE EVENT THE ON-SITE STAFF 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. FAILURE TO COMPLY WITH THIS ARRANGEMENT WILL RESULT IN CANCELLATION OF RESIDENTIAL COLLECTION AT THE SITE.
- GARBAGE COLLECTION BINS USED FOR NON-RESIDENTIAL WASTE AND RESIDENTIAL WASTE WILL BE LABELLED ACCORDINGLY.
- SHARED LOADING AREA FOR NON-RESIDENTIAL REFUSE COLLECTION WILL BE SCHEDULED ON DIFFERENT DAYS OF RESIDENTIAL COMPONENT TO ENSURE LOADING SPACE WILL BE VACANT FOR CITY WASTE COLLECTION.
- CITY STAFF HAVE REVIEWED THIS APPLICATION ON THE UNDERSTANDING IT WILL COMPRISE ONE MIXED USE CONDOMINIUM CORPORATION UPON COMPLETION. IF ANY PARTY, INCLUDING THE APPLICANT OR ANY SUBSEQUENT OWNER, SUBMITS AN APPLICATION FOR CONDOMINIUM APPROVAL FOR THIS DEVELOPMENT NOT IN ACCORDANCE WITH THIS INFORMATION, DIFFERENT SERVICING CONNECTIONS, INCLUDING ALL ASSOCIATED STORMWATER MANAGEMENT FACILITIES AND ANY NECESSARY REVISED PLANS AND STUDIES, MAY BE REQUIRED BY THE CITY AT THE SOLE COST TO THE CONDOMINIUM APPLICANT.
- CONCRETE CURB, CONCRETE SIDEWALK AND ALL RESTORATION ALONG FRONTING ROADWAYS TO THE SITE TO COMPLY WITH CITY OF TORONTO STANDARDS.
- REFER TO LANDSCAPE DRAWINGS FOR ALL LANDSCAPING, SIDEWALK DETAILS ETC.
- SURVEY PREPARED BY WSP ONTARIO GEOMATICS, OLS, DATED NOVEMBER 21, 2018.
- EXISTING UTILITY MAPPING PREPARED BY T2 UTILITY ENGINEERS, DATED JANUARY 30, 2019.
- STOP SIGN AT TOP OF PARKING RAMP. SEE TRAFFIC REPORT.
- "FIRE ROUTE - TOW AWAY ZONE" SIGNS TO BE PROVIDED ON FIRE ROUTE.
- PURSUANT TO SECTION 37 SEC. 6.4(d) THE OWNER AGREES TO CONVERT AND/OR CONSTRUCT THE PORTIONS OF THE PUBLIC LANES FOR PUBLIC PARKLAND PURPOSES.

DRAWING NOT TO BE SCALED

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ISSUED / REVISED

JAN 16, 18	ISSUED FOR REVIEW
JAN 26, 18	ISSUED FOR COORDINATION
MAR 02, 18	ISSUED FOR COORDINATION
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DEC 19, 18	ISSUED FOR ZBA AND SPA #2
JAN 18, 19	ISSUED FOR REVIEW
FEB 5, 19	FOR REVIEW
MAR 22, 19	ISSUED FOR COORDINATION
MAR 28, 19	ISSUED FOR ZBA AND SPA #3
JUL 8, 19	ISSUED FOR COORDINATION
AUG 22, 19	ISSUED FOR SPA
OCT 01, 19	ISSUED FOR SPA
FEB 06, 20	ISSUED FOR SPA



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PROJ. NAME
Mixed-Use Development
11-25 Yorkville Avenue,
16-18 Cumberland Street

OWNER
17 Yorkville Partners Inc.

DWG TITLE
Site Plan

DATE : 2018.05.11
SCALE : 1 : 300
DRAWN : LL
CHECKED : CR
PROJ. No. : 1734

DWG No.
A100

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UNITS PROVIDED WITH BARRIER-FREE PATH OF TRAVEL					
PER OBC 3.8.2.1.(5)					
5TH TO 9TH FLOOR (RENTAL REPLACEMENT, BUILDING A)					
RESIDENTIAL UNIT COUNT					
	BACH	1BD	2BD	3BD	TOTAL
5th Floor	1	3	0	1	5
6th Floor	1	3	0	2	6
7th Floor	1	3	0	2	6
8th Floor	1	3	0	1	5
9th Floor	1	3	0	1	5
SUBTOTAL PROVIDED	5	15	0	7	27
	29%	33%	0%	100%	33%
10TH TO 62ND FLOOR (RESIDENTIAL, BUILDING A)					
RESIDENTIAL UNIT COUNT					
	BACH	1BD	2BD	3BD	TOTAL
10th Floor		1			1
11th Floor		1			1
12th Floor		1			1
13th Floor		1			1
14th Floor		1			1
15th Floor		1			1
16th Floor		1			1
17th Floor		1			1
18th Floor		1			1
19th Floor		1			1
20th Floor		1			1
21st Floor		1			1
22nd Floor		1			1
23rd Floor		1			1
24th Floor	1	1			2
25th Floor	1	1			2
26th Floor	1	1			2
27th Floor	1	1			2
28th Floor		1			1
29th Floor					0
30th Floor	1	1	1		3
31st Floor	1	1	1		3
32nd Floor	1	1	1		3
33rd Floor	1	1	1		3
34th Floor	1	1	1		3
35th Floor	1	1	1		3
36th Floor	1	1	1		3
37th Floor	1	1	1		3
38th Floor	1		1		2
39th Floor	1		1		2
40th Floor	1				1
41st Floor	1				1
42nd Floor	1				1
43rd Floor	1				1
44th Floor	1	1			2
45th Floor	1	1			2
46th Floor	1	1			2
47th Floor	1	1			2
48th Floor	1	1			2
49th Floor	1	1			2
50th Floor	1	1			2
51st Floor		1			1
52nd Floor		1			1
53rd Floor		1			1
54th Floor		1			1
55th Floor		1			1
56th Floor		1			1
57th Floor		1			1
58th Floor		1			1
59th Floor		1			1
60th Floor		1			1
61st Floor		1			1
62nd Floor		1			1
SUBTOTAL PROVIDED	4	40	27	10	81
	10%	12%	16%	16%	14%
TOTAL PROVIDED	9	55	27	17	108
	16%	15%	15%	24%	16%
TOTAL REQUIRED	8	55	27	11	101
	15%	15%	15%	15%	15%



Toronto Green Standard Version 2.0
Statistics Template

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	Required	Proposed	Proposed (%)
Total Gross Floor Area		49,754.52	
Breakdown of project components (m2):			
Residential		46,524.47	
Retail		3,325.68	
Commercial			
Industrial		0	
Institutional/other		0	
Total number residential units (residential only)		674	

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

Automobile Infrastructure	Required	Proposed	Proposed (%)
Number of parking spaces	558	216	
Number of parking spaces with physical provision for future EV charging (residential)			
Number of parking spaces dedicated for priority parking: LEV, car pooling, car sharing (institutional/commercial)			
Cycling Infrastructure	Required	Proposed	Proposed (%)
Number of long-term bicycle parking spaces (residential)	644	607	
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		0	
b) second storey of building		86	
c) first level below-ground (also indicate % of net area of level occupied by bicycle parking)		355	24%
d) second level below-ground (also indicate % of net area of level occupied by bicycle parking)		203	11%
e) other levels below-ground (also indicate % of net area of level occupied by bicycle parking)		0	
Number of short-term bicycle parking spaces (residential only)	72	67	
Number of short-term bicycle parking spaces (all other uses)	0	17	
Number of male shower and change facilities (non-residential only)			
Number of female shower and change facilities (non-residential only)			
Storage and Collection of Recycling and Organic Waste	Required	Proposed	Proposed (%)
Waste storage room area (residential only) (m2)	187	189	

Section 2: For Site Plan Control Applications

Cycling Infrastructure	Required	Proposed	Proposed (%)
Number of short-term bicycle parking spaces (residential and all other uses) at-grade or on first level below grade	72	72	
Urban Heat Island Reduction: At Grade	Required	Proposed	Proposed (%)
Total non-roof hardscape area (m2)		441	
Total non-roof hardscape area treated for Urban Heat Island (minimum 50%) (m2 and %)	221	292	66%
Area of non-roof hardscape treated with: (indicate m2 and %)			
a) high-albedo surface material			
b) open-grid pavement			
c) shade from tree canopy			
d) shade from structures covered by solar panels			
Percentage of required car parking spaces under cover (minimum 50%) (non-residential only)			
Urban Heat Island Reduction: Roof	Required	Proposed	Proposed (%)
Available Roof Space (m2)		42	
Available Roof Space provided as Green Roof (m2 and %)	25	156	372%
Available Roof Space provided as Cool Roof (m2 and %)			
Water Efficiency	Required	Proposed	Proposed (%)
Total landscaped site area (m2)		3	
Landscaped site area planted with drought-tolerant plants (minimum 50%) (m2 and %)		N/A	
Urban Forest: Increase Tree Canopy	Required	Proposed	Proposed (%)
Total site area (m2)		2396	
Total number of trees planted (site area x 40% + 66)	15	0	
Number of surface parking spaces (if applicable)		N/A	
Number of shade trees located in surface parking area interior (minimum 1 tree for 5 parking spaces)		N/A	
Natural Heritage: Site	Required	Proposed	Proposed (%)
Total number of species planted		N/A	
Total number of native species planted and % of total species planted (minimum 50%)	N/A	N/A	
Bird Friendly Glazing	Required	Proposed	Proposed (%)
Total area of glazing of all elevations within 12m above grade (including glass balcony railings)		802.167	
Total area of treated glazing (minimum 85% of total area of glazing within 12m above grade) (m2 and %)	681.84	802.167	100%
Percentage of glazing within 12m above grade treated with:			
a) Low reflectance opaque materials			0
b) Visual markers			100%
c) Shading			0
Storage and Collection of Recycling and Organic Waste	Required	Proposed	Proposed (%)
Waste storage area for bulky items and other (minimum 10m2) (residential only)	10	10	

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