



**DRAWING LIST**

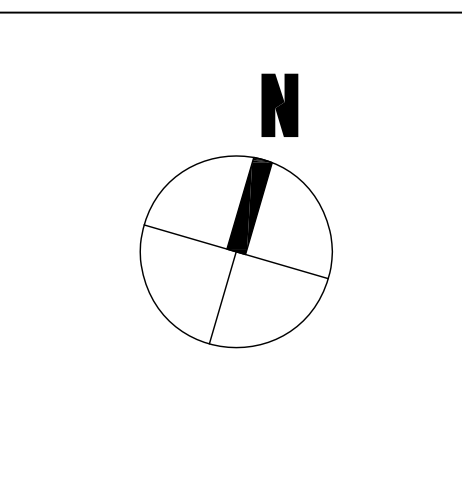
- A-1.0 CONTEXT PLAN & DEVELOPMENT STATISTICS SURVEY
- A-1.1 SITE PLAN
- A-2.1 P1 LEVEL
- A-2.2 GROUND FLOOR PLAN
- A-2.3 MEZZANINE PLAN
- A-2.4 2ND FLOOR PLAN
- A-2.5 3RD- 8TH FLOOR PLAN
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- A-2.6 ROOF PLAN
- A-3.1 BUILDING SECTION
- A-4.1 EAST(FRONT) ELEVATION
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- A-4.3 NORTH ELEVATION
- A-4.4 SOUTH ELEVATION
- A-5.1 VIEW 1 - LOOKING SOUTH FROM BLOOR STREET
- A-5.2 VIEW 2 - AERIAL VIEW LOOKING NORTH-WEST

ISSUE		
No.	DATE	DESCRIPTION
1	2018 May 10	For Review and Coordination
2	2018 May 29	For Rezoning Application
3	2020 June 1	For Rezoning Application

**NOTES:**

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**PROJECT**  
**72 Perth Avenue**  
**Development**  
**Toronto, Ontario**

**DRAWING TITLE**  
**Cover Page**

**SCALE**

**DATE**  
**MAY 2020**

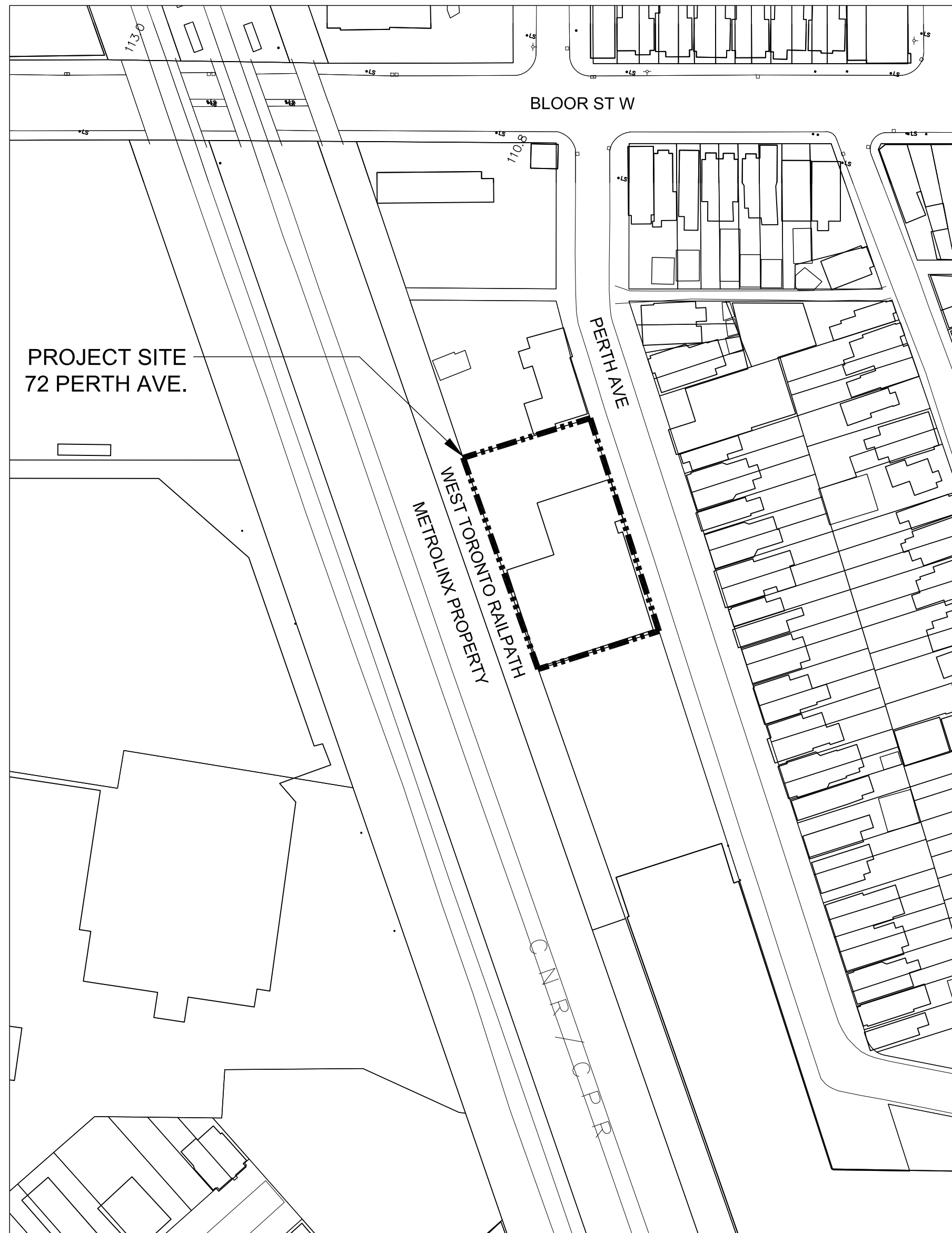
**PROJECT NO**  
**115246**

**DWG NO**  
**A-0.0**

**IBI GROUP**  
 7th Floor-55 St. Clair Avenue West  
 Toronto ON M4V 2Y7 Canada  
 tel 416 596 1930 fax 416 596 0644  
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Context Plan

72 Perth Avenue Project **SITE STATISTICS** May. 29, 2020

**1.0 Site Area** 1,818.4 m<sup>2</sup> (as per WSP Geomatics Ontario Ltd. Ontario Land Surveyors, Dwg No.18M-00268-00)  
**1.1 Proposed building height** = 34.10 m + Mech. Ph. = 36.60 m from Average Grade of 112.83m  
 1 storey podium (including Mezzanine) + 9 storey residential = 10 storey

**2.1 Area calculation**

	Gross Constr. Area (GCA)				GFA*
	TOTAL	COMMERCIAL	AMENITY	RESIDENTIAL DEDUCTIONS	
	m2	m2	m2	m2	m2
P1				16.6	16.6
Ground Floor	1,561.7	0**		475.5	475.5
Mezzanine	1,108.2			833.0	833.0
2nd Floor	936.8		194	710.1	710.1
3rd	911.0			878.3	878.3
4th	911.0			878.3	878.3
5th	911.0			878.3	878.3
6th	911.0			878.3	878.3
7th	911.0			878.3	878.3
8th	911.0			878.3	878.3
9th	911.0			878.3	878.3
10th	553.5			344.9	344.9
<b>TOTAL</b>	<b>10,537.2</b>	<b>0.0</b>	<b>194.0</b>	<b>8,528.2</b>	<b>8,528.2</b>

\* Gross Floor Area is calculated as per City of Toronto By-Law 0569-2013: 10.5.40(4)  
 \*\* Total GFA of 8,879.8 m<sup>2</sup> of Residential

\*\* The ground floor has Live/Work lofts with a combined GFA of 552.7 m<sup>2</sup>  
 From all calculations excluded are: parking areas, elevators and stairs.

**2.2 Density**

GFA Zoning / Site Area = 8,528.2 / 1,818.4 m<sup>2</sup> = 4.68

**3.0 Unit Mix**

	1 BdRm	2 BdRm	3 BdRm	Total
Ground Floor	6	0	0	6
2nd Floor	3	3	1	7
3rd Floor	5	6	1	12
4th Floor	5	6	1	12
5th Floor	5	6	1	12
6th Floor	5	6	1	12
7th Floor	5	6	1	12
8th Floor	5	6	1	12
9th Floor	0	9	3	12
<b>TOTAL</b>	<b>39</b>	<b>48</b>	<b>10</b>	<b>97</b>
	40%	50%	10%	

**4.1 Parking**

	Provided	Required
Ground Floor Visitors	12	9
P1 Level - Residents	35	32
<b>Total</b>	<b>47</b>	<b>41</b>

Of the parking spots 10 will be dedicated as EVSE and 8 as LEV

**5.0 Amenity required** - Outdoor: 97 units x 2 m<sup>2</sup> = 194 m<sup>2</sup>, Indoor: 97 units x 2 m<sup>2</sup> = 194 m<sup>2</sup>  
 Amenity provided - Outdoor (Rooftop above Podium at 2nd floor) : 470 m<sup>2</sup>, Indoor (2nd floor) : 350 m<sup>2</sup>

**6.0 Bicycles** - Provided: 105 bicycles at Mezzanine Level for Residents, 12 bicycles at Ground Level for Visitors

**7.0 Loading Spaces:** Type "G" (13.0x4.0x6.1 m) and Type "C" (6.0x3.5x3.0 m)

Statistics Template - Toronto Green Standard Version 3.0  
**Mid to High Rise Residential and all New Non-Residential Development**

The Toronto Green Standard Version 3.0 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.

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.  
 For further information, please visit [www.toronto.ca/greendevelopment](http://www.toronto.ca/greendevelopment)

General Project Description	Proposed
Total Gross Floor Area	8,582.2
Breakdown of project components (m <sup>2</sup> )	
Residential	8,582.2
Retail	N/A
Commercial	N/A
Industrial	N/A
Institutional/Other	N/A
Total number of residential units	97

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

Automobile Infrastructure	Required	Proposed	Proposed %
Number of Parking Spaces	41	47	115
Number of parking spaces dedicated for priority LEV parking	8	8	100
Number of parking spaces with EVSE	10	10	100

Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (residential)	88	105	119
Number of long-term bicycle parking spaces (all other uses)			
Number of long-term bicycle parking (all uses) located on:			
a) first storey of building	88	105	119
b) second storey of building			
c) first level below-ground			
d) second level below-ground			
e) other levels below-ground			

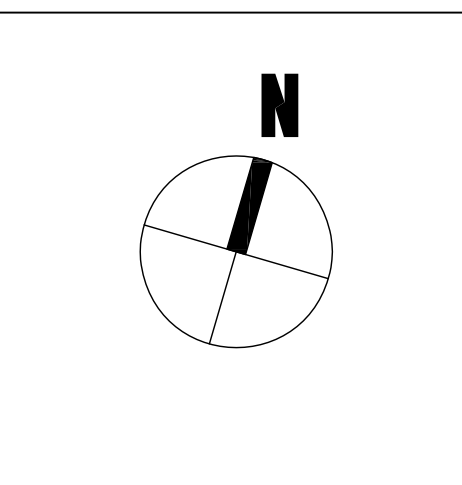
Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (residential)	10	12	120
Number of short-term bicycle parking spaces (all other uses)			
Number of male shower and change facilities (non-residential)			
Number of female shower and change facilities (non-residential)			

Tree Planting & Soil Volume	Required	Proposed	Proposed %
Total Soil Volume (40% of the site area + 66 m <sup>2</sup> x 30 m <sup>3</sup> ).	330	322	97.5

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**PROJECT**  
**72 Perth Avenue Development**  
 Toronto, Ontario

**DRAWING TITLE**  
**Context Plan & Development Statistics**

**SCALE**  
 1 : 300

**DATE**  
 MAY 2020

**PROJECT NO**  
**115246**

**DWG NO**  
**A-1.0**

**IBI GROUP**  
 7th Floor-55 St. Clair Avenue West  
 Toronto ON M4V 2Y7 Canada  
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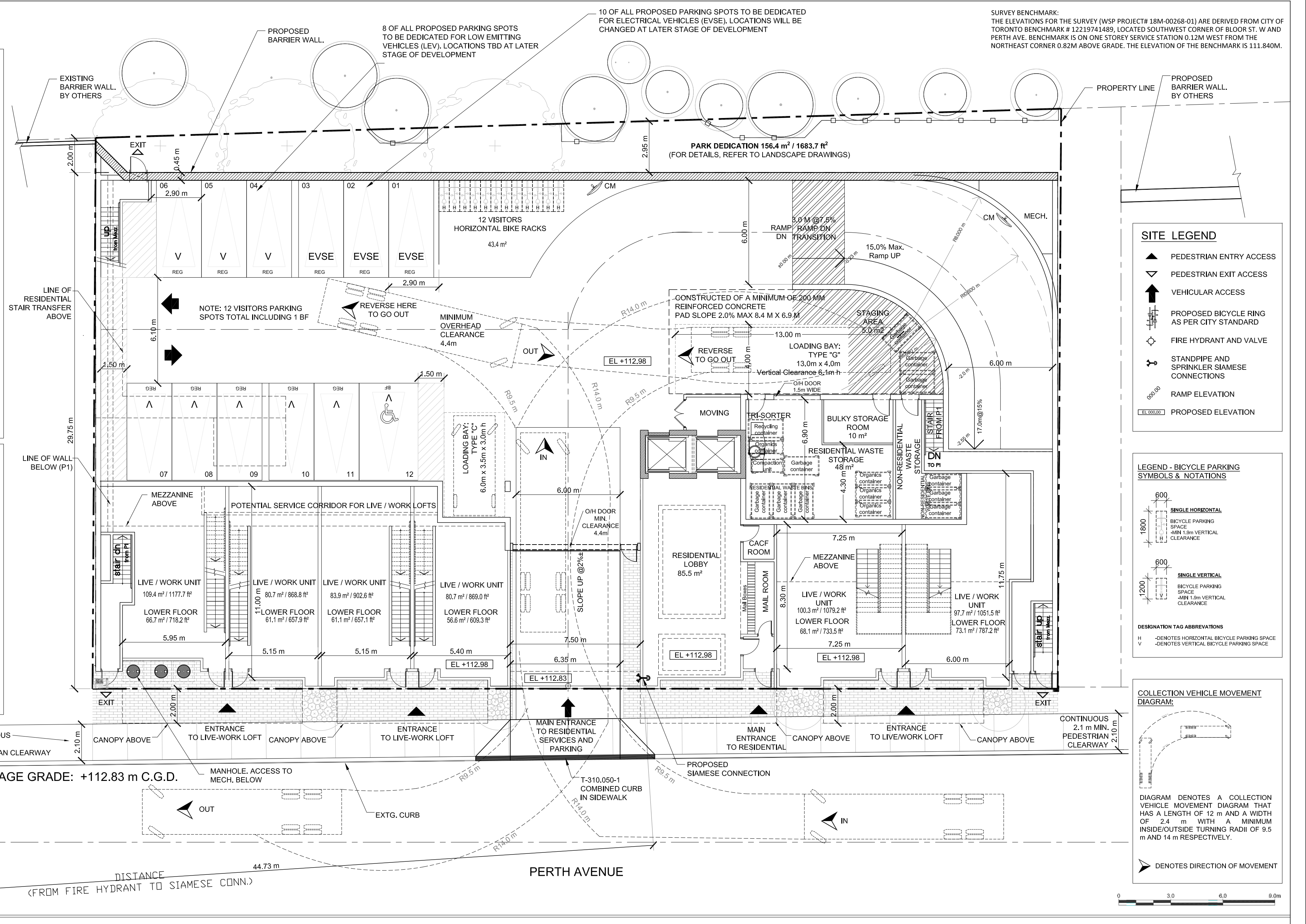
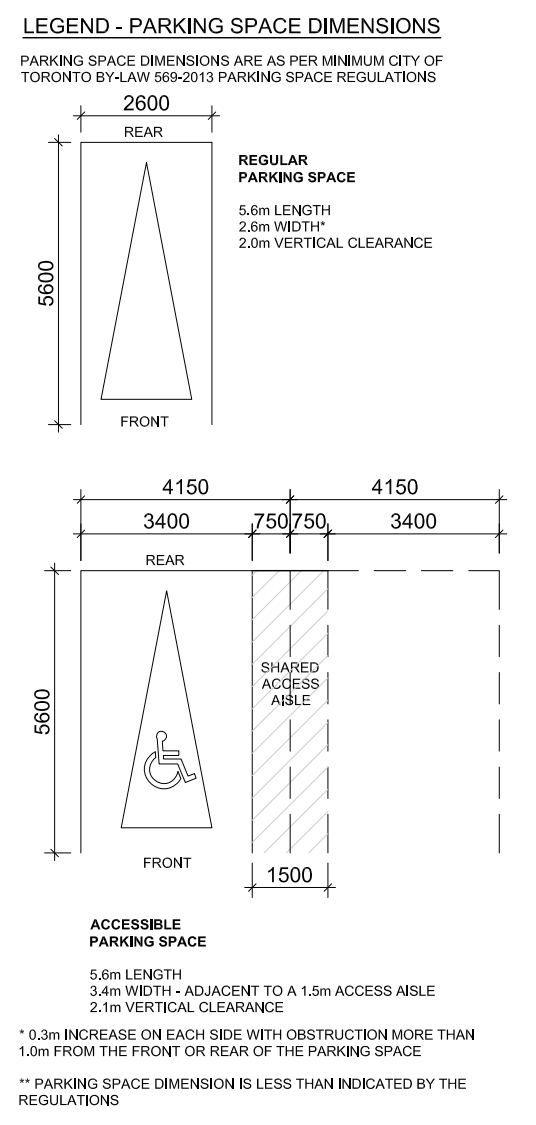
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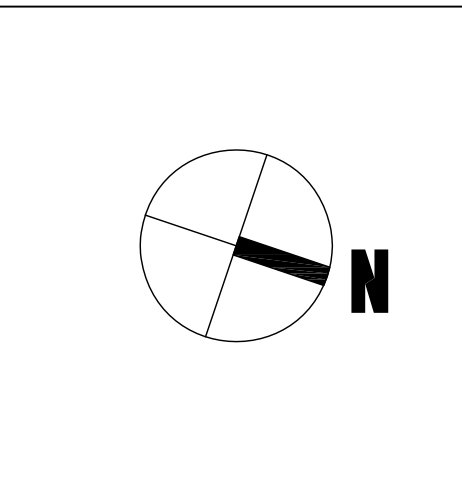




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**72 Perth Avenue Development**  
 Toronto, Ontario

**DRAWING TITLE**  
**Ground Floor Plan**

**SCALE**  
 1 : 150

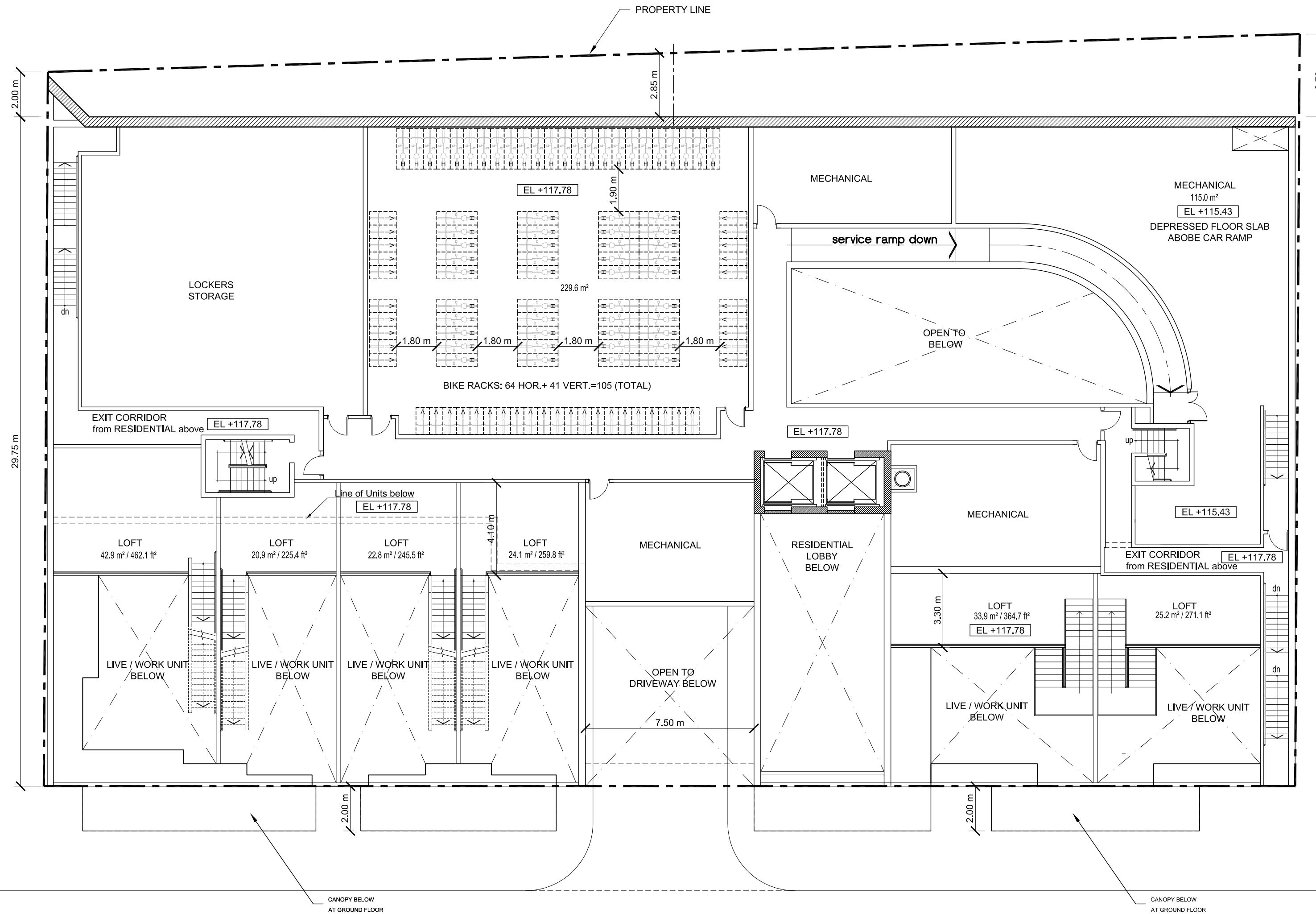
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**LEGEND - BICYCLE PARKING SYMBOLS & NOTATIONS**

SINGLE HORIZONTAL BICYCLE PARKING SPACE  
 -MIN 1.8m VERTICAL CLEARANCE

SINGLE VERTICAL BICYCLE PARKING SPACE  
 -MIN 1.8m VERTICAL CLEARANCE

**DESIGNATION TAG ABBREVIATIONS**

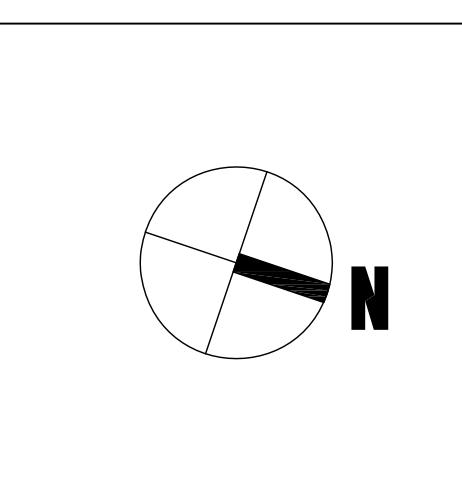
H - DENOTES HORIZONTAL BICYCLE PARKING SPACE  
 V - DENOTES VERTICAL BICYCLE PARKING SPACE



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**Development**  
**Toronto, Ontario**

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**DRAWING TITLE**  
**Mezzanine Plan**

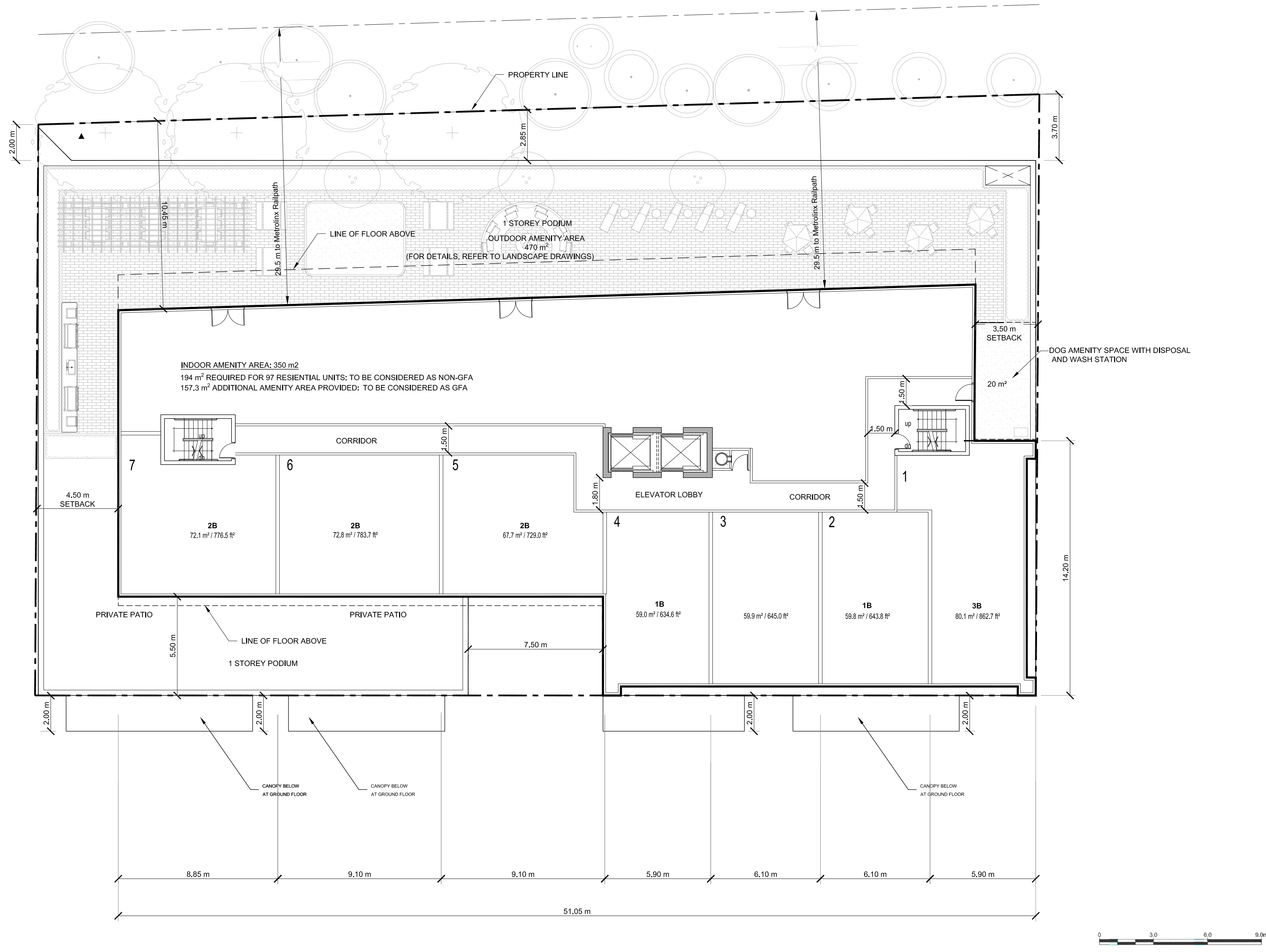
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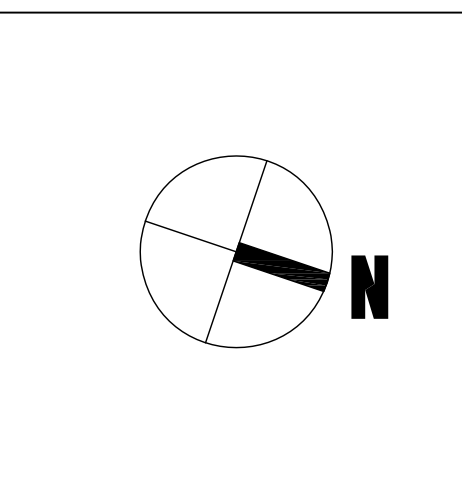


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 Toronto, Ontario

**DRAWING TITLE**  
**2nd Floor Plan**

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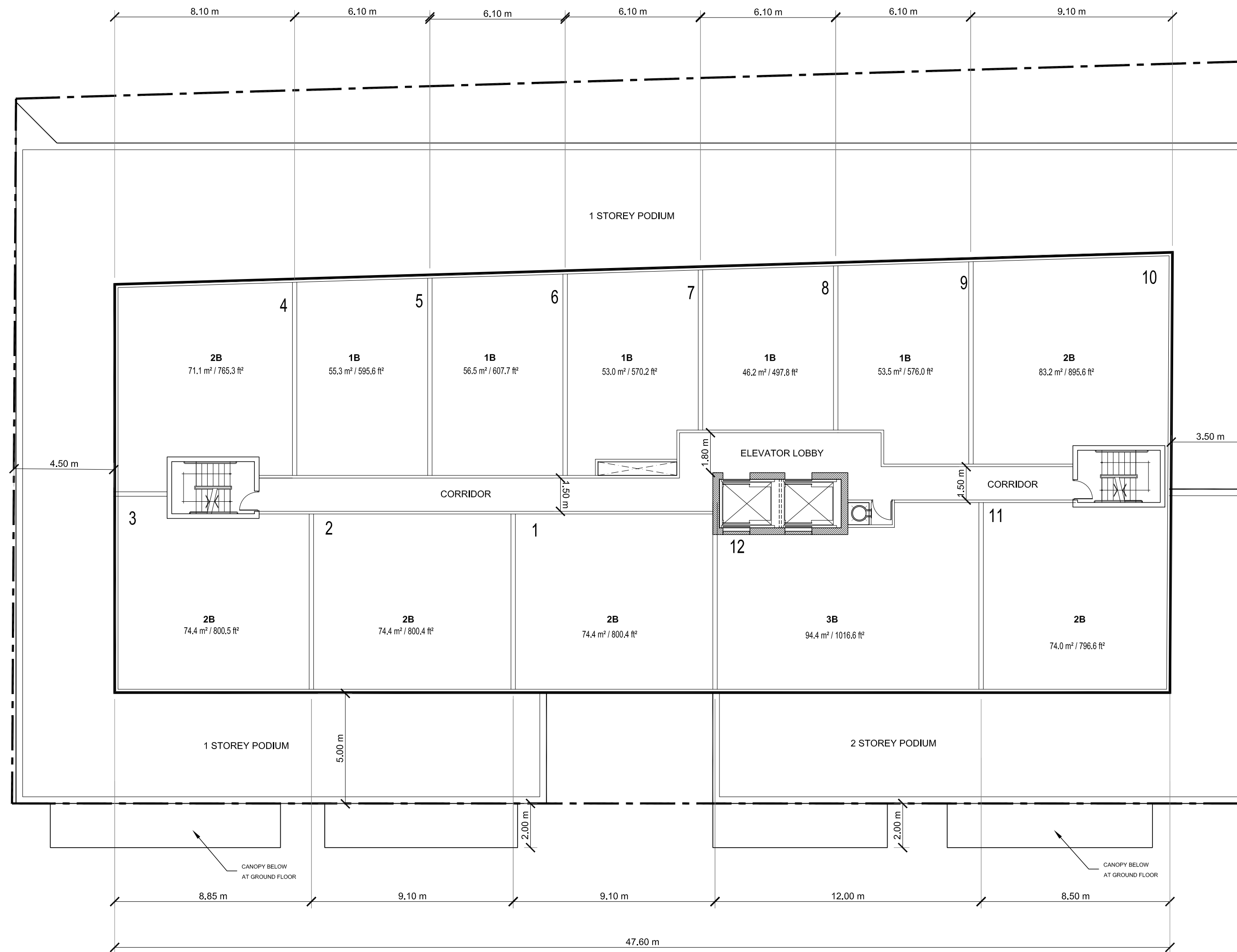
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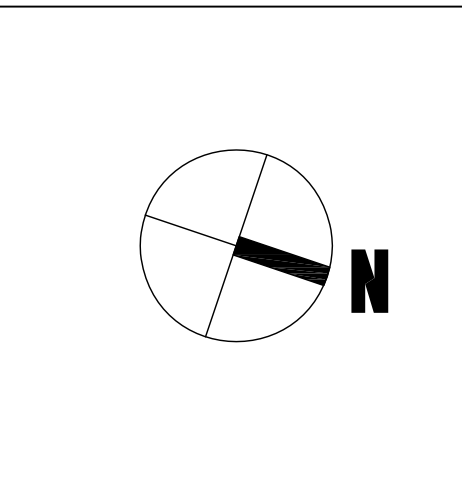


ISSUE		
No.	DATE	DESCRIPTION
1	2018 May 10	For Review and Coordination
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3	2020 June 1	For Rezoning Application

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No.	DATE	DESCRIPTION



**PROJECT**  
**72 Perth Avenue**  
**Development**  
**Toronto, Ontario**

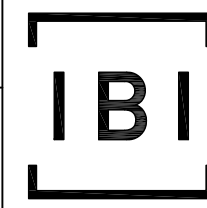
**DRAWING TITLE**  
**3rd To 8th Floor**  
**Plan**

**SCALE**  
 1 : 150

**DATE**  
 MAY 2020

**PROJECT NO**  
 115246

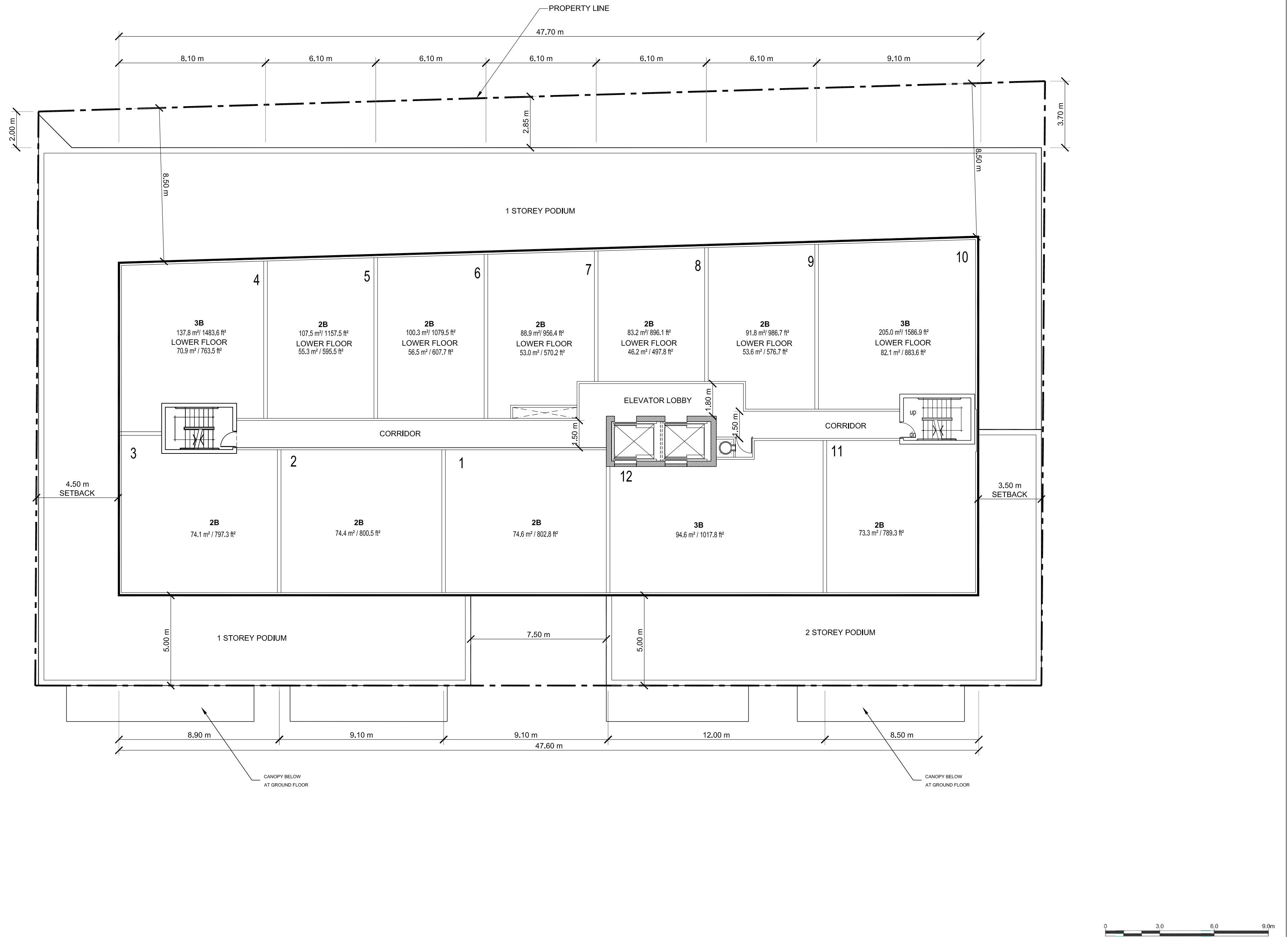
**DWG NO**  
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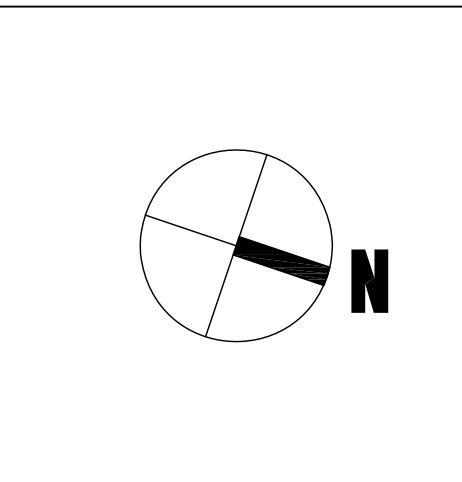


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REVISION		
No.	DATE	DESCRIPTION



**PROJECT**  
**72 Perth Avenue Development**  
Toronto, Ontario

**DRAWING TITLE**  
**9th Floor Plan**

**SCALE**  
1 : 150

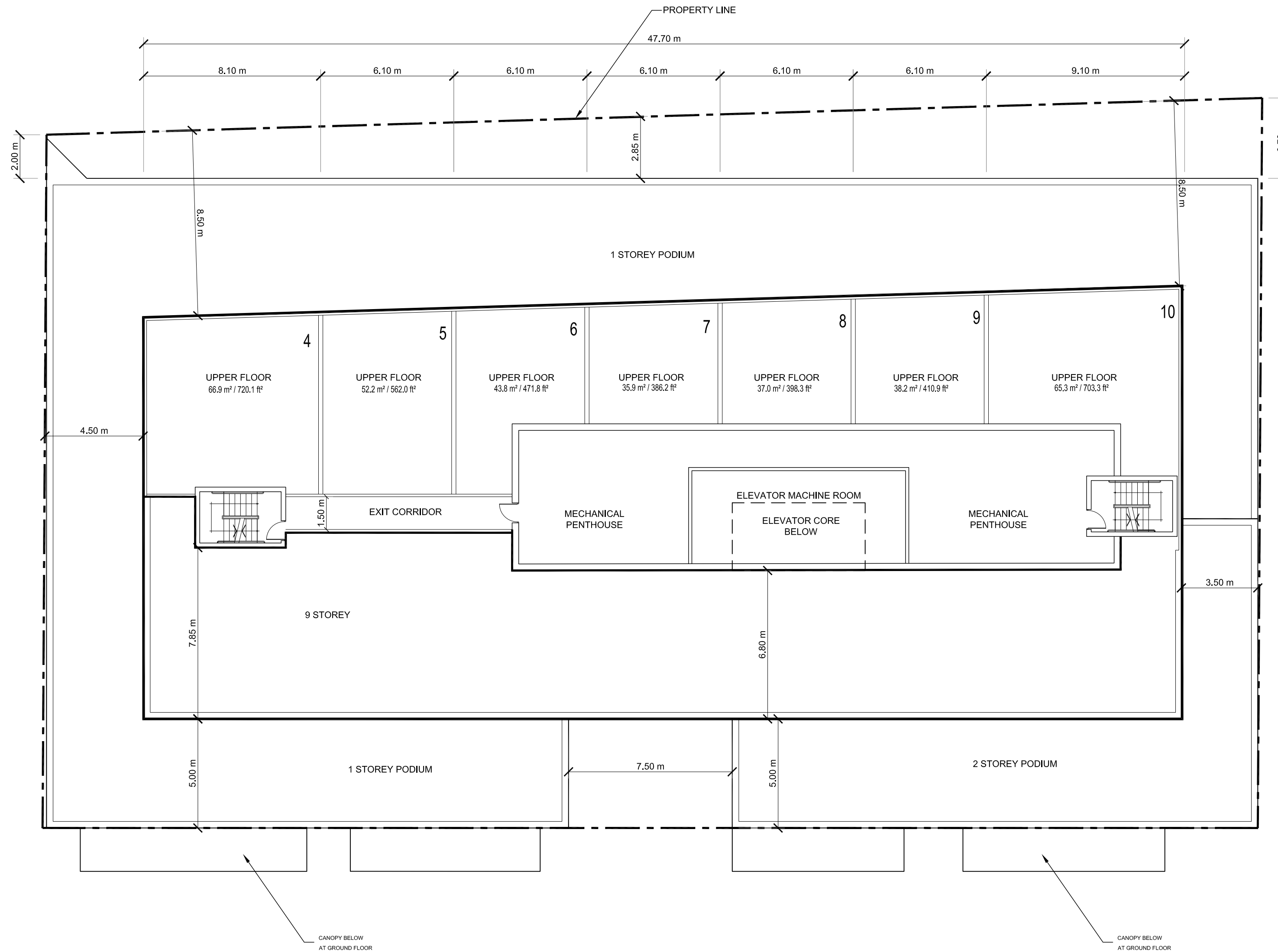
**DATE**  
MAY 2020

**PROJECT NO**  
115246

**DWG NO**  
A-2.5.b

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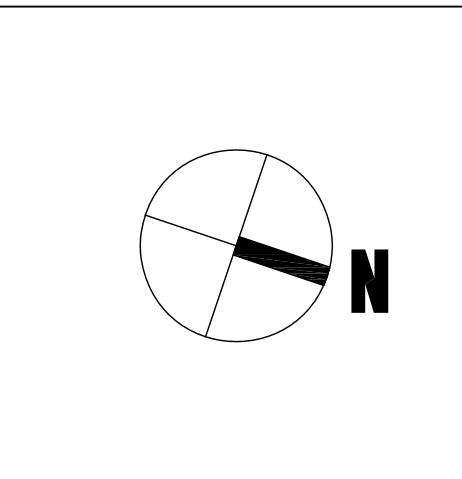


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No.	DATE	DESCRIPTION



**PROJECT**  
**72 Perth Avenue Development**  
 Toronto, Ontario

**DRAWING TITLE**  
**10th Floor Plan**

**SCALE**  
 1 : 150

**DATE**  
 MAY 2020

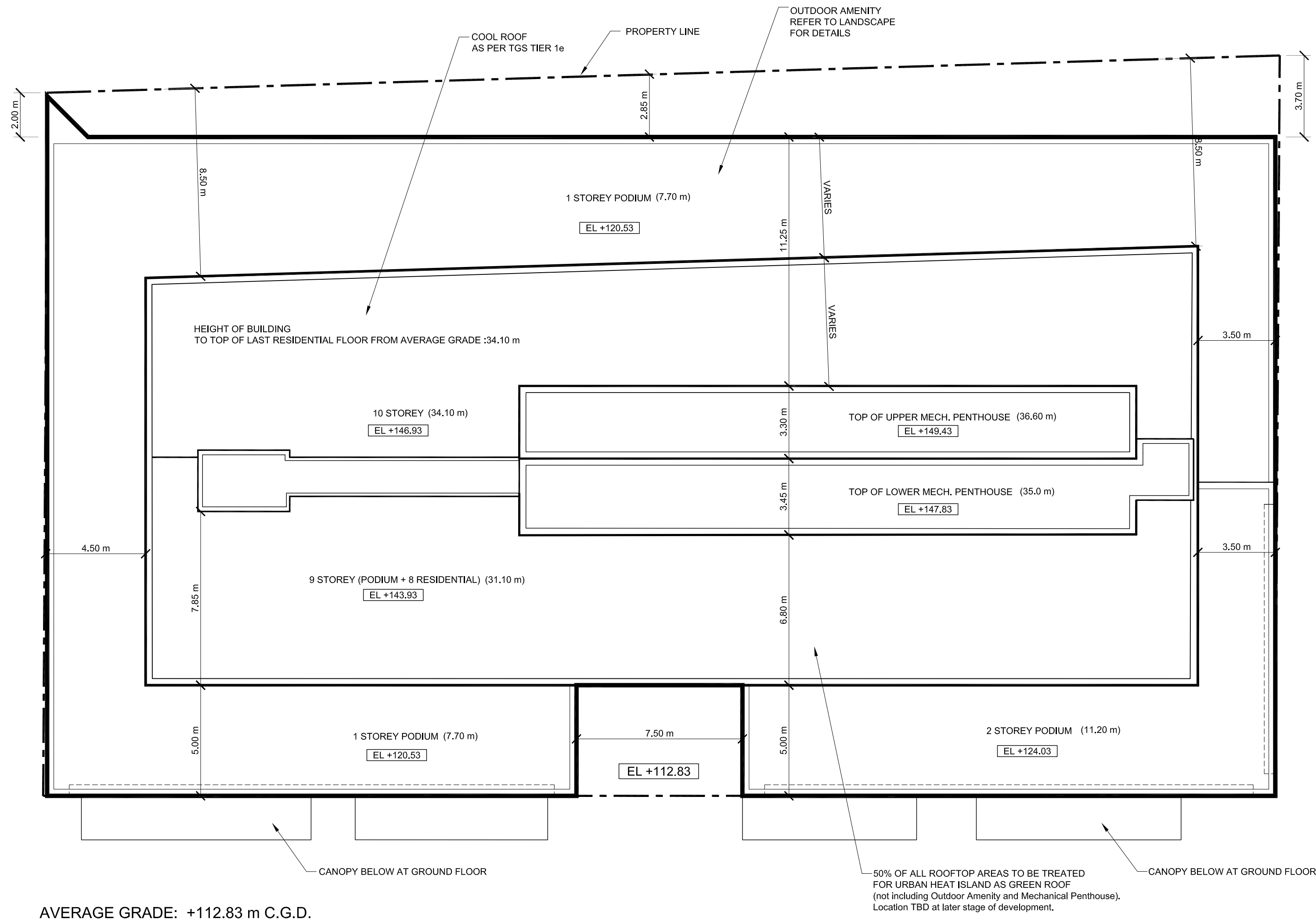
**PROJECT NO**  
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**DWG NO**  
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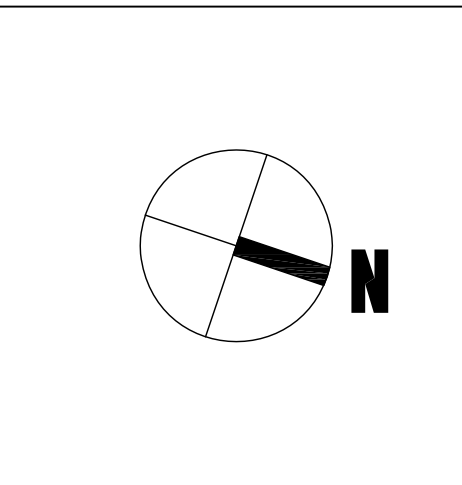


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REVISION		
No.	DATE	DESCRIPTION



PROJECT  
**72 Perth Avenue Development**  
Toronto, Ontario

DRAWING TITLE  
**Roof Plan**

SCALE  
1 : 150

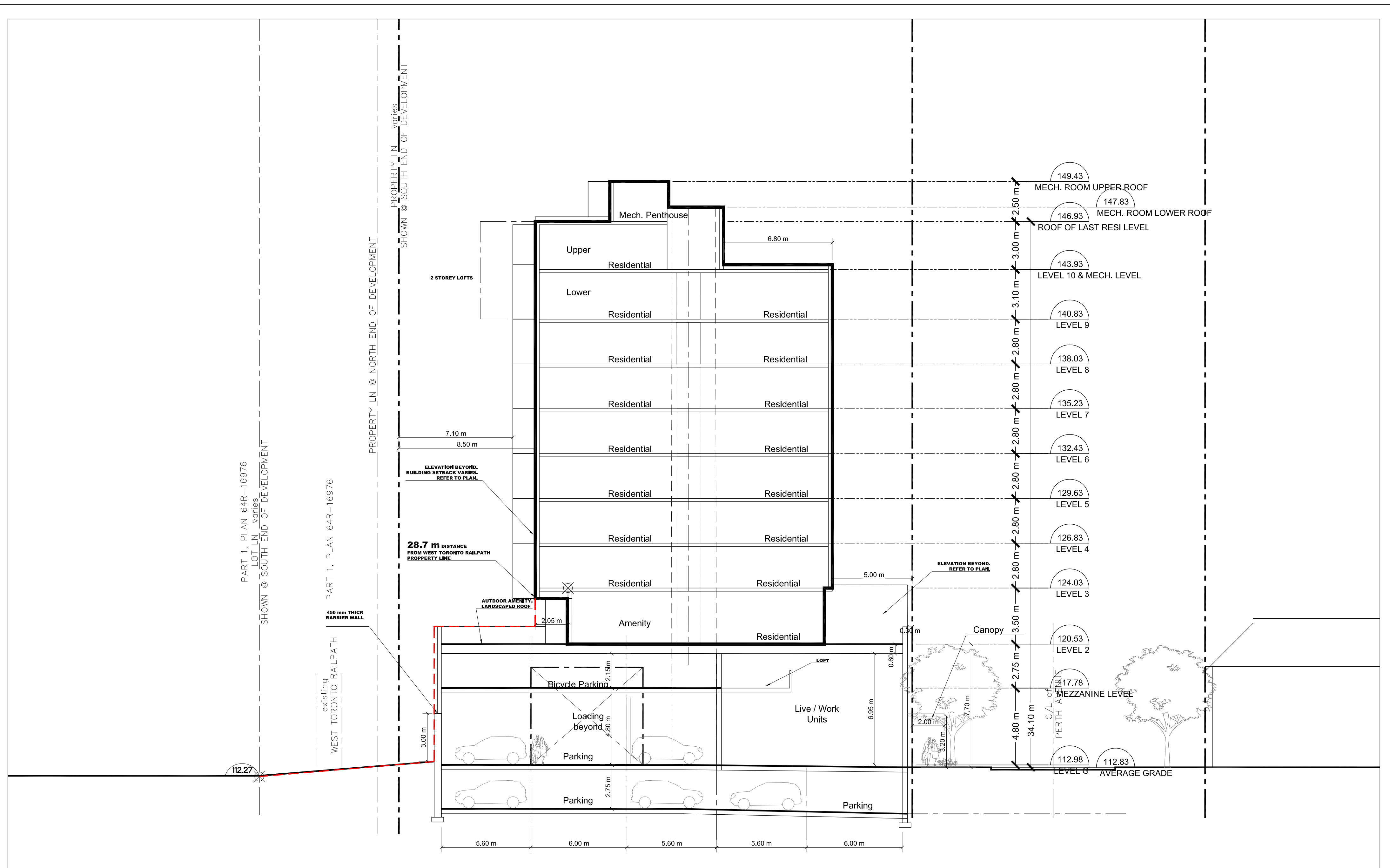
DATE  
MAY 2020

PROJECT NO  
**115246**

DWG NO  
**A-2.6**

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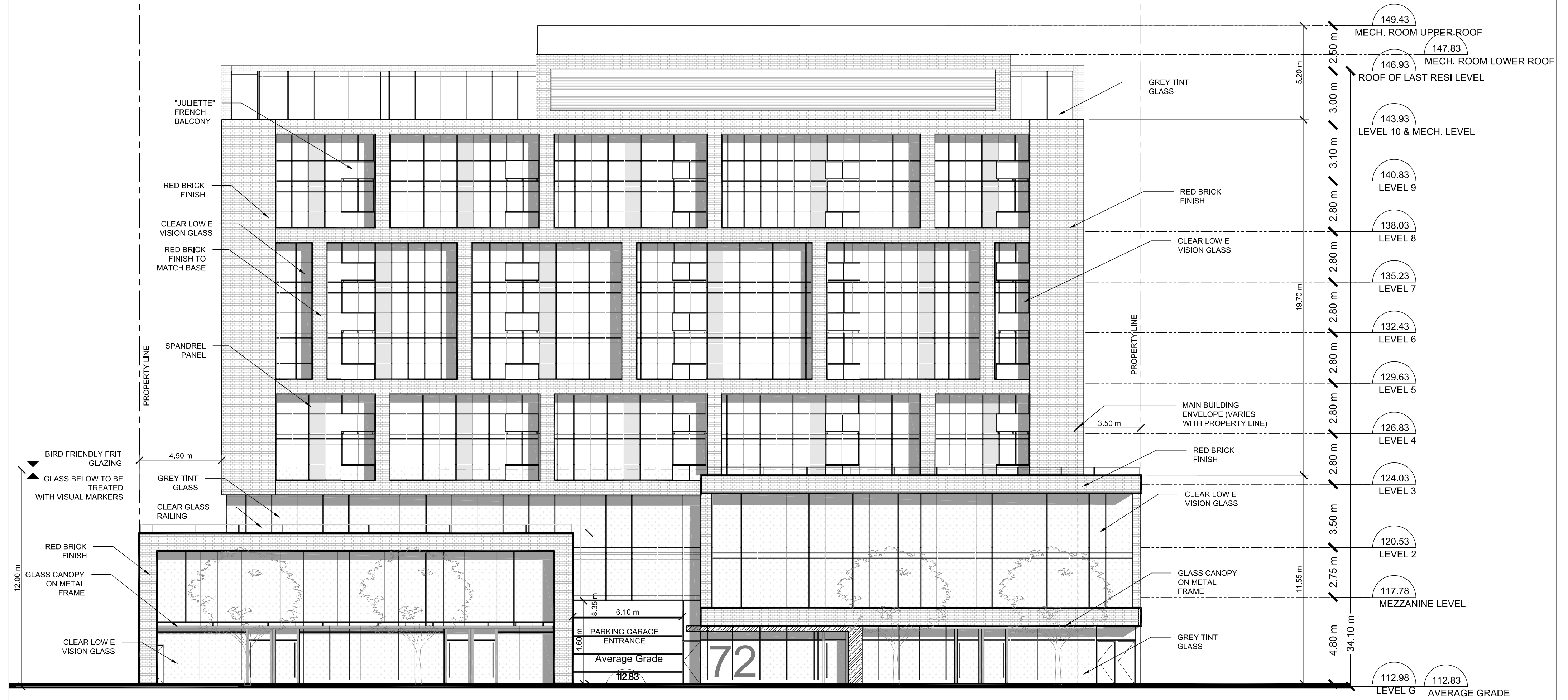
PROJECT <b>72 Perth Avenue Development Toronto, Ontario</b>	SCALE 1 : 150
DRAWING TITLE <b>Building Section</b>	DATE MAY 2020
	PROJECT NO <b>115246</b>
	DWG NO <b>A-31</b>

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Bird Friendly Glazing			
	Required	Proposed	Proposed %
Total area of glazing of all elevations within 12m above grade (including glass balcony railings)		1,128	100
Total area of treated glazing (minimum 85% of total area of glazing within 12m above grade) (m <sup>2</sup> )		1,128	100
Percentage of glazing within 12m above grade treated with:			
a) Low reflectance opaque materials		153	14
b) Visual markers		970	86
c) Shading		279	25



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PROJECT  
**72 Perth Avenue Development**  
 Toronto, Ontario

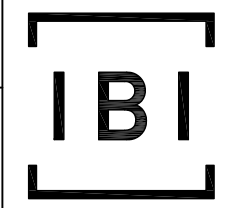
DRAWING TITLE  
**ELEVATION EAST**

SCALE  
 1 : 150

DATE  
 MAY 2020

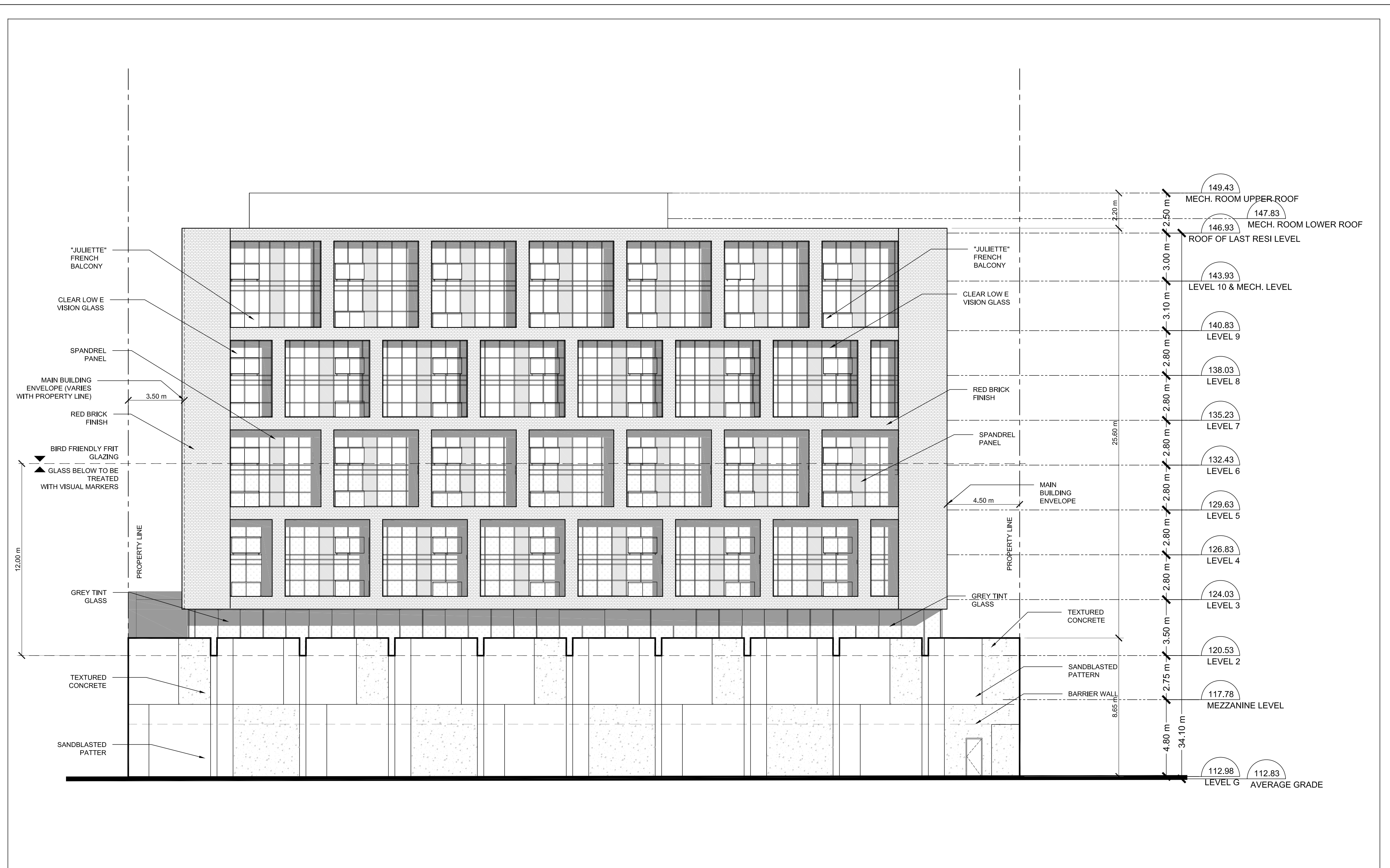
PROJECT NO  
**115246**

DWG NO  
**A-4.1**



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PROJECT  
**72 Perth Avenue  
 Development  
 Toronto, Ontario**

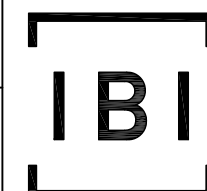
DRAWING TITLE  
**ELEVATION  
 WEST**

SCALE  
 1 : 150

DATE  
 MAY 2020

PROJECT NO  
**115246**

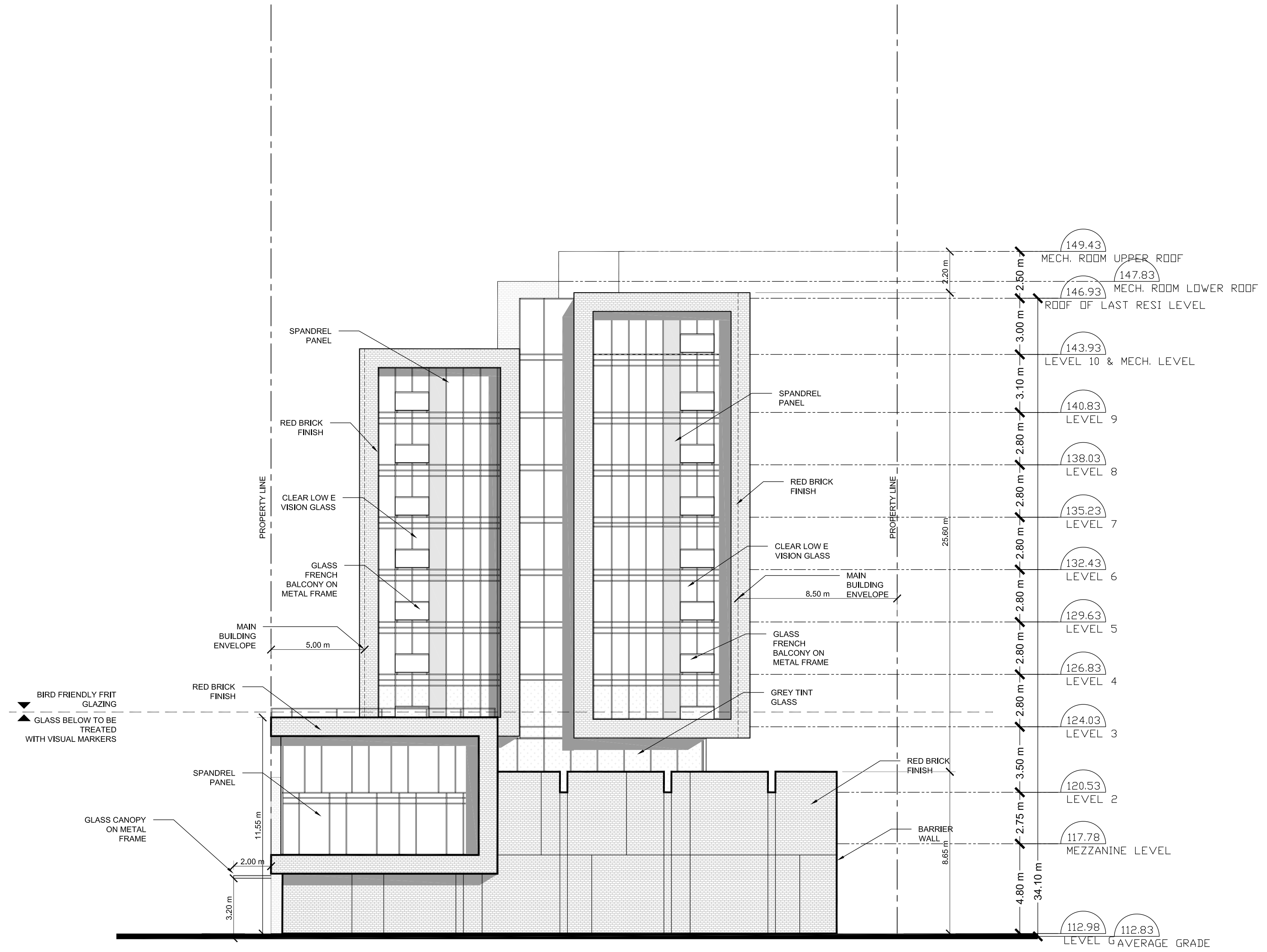
DWG NO  
**A-4.2**



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**PROJECT**  
**72 Perth Avenue Development**  
 Toronto, Ontario

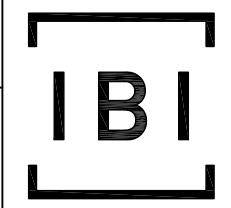
**DRAWING TITLE**  
**ELEVATION NORTH**

**SCALE**  
 1 : 150

**DATE**  
 MAY 2020

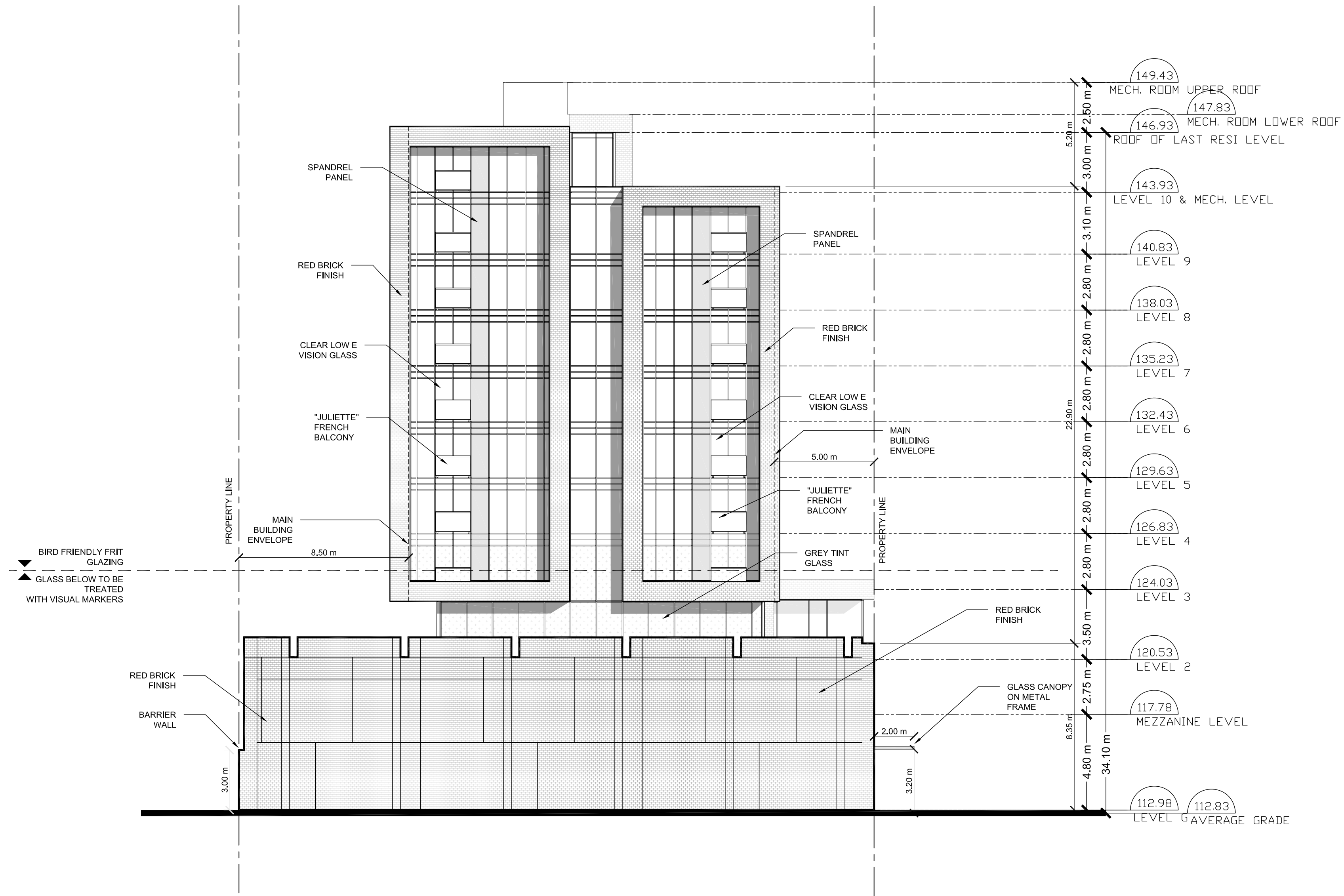
**PROJECT NO**  
 115246

**DWG NO**  
 A-4.3



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▼ BIRD FRIENDLY FRIT GLAZING  
 ▲ GLASS BELOW TO BE TREATED WITH VISUAL MARKERS

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PROJECT  
**72 Perth Avenue Development**  
 Toronto, Ontario

DRAWING TITLE  
**ELEVATION SOUTH**

SCALE  
 1 : 150

DATE  
 MAY 2020

PROJECT NO  
**115246**

DWG NO  
**A-4.4**



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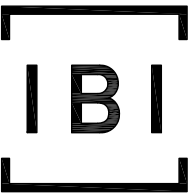
PROJECT  
**72 Perth Avenue  
 Development  
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DRAWING TITLE  
**VIEW 1  
 LOOKING SOUTH FROM  
 BLOOR STREET**

SCALE  
 DATE  
**MAY 2020**

PROJECT NO  
**115246**

DWG NO  
**A-5.1**



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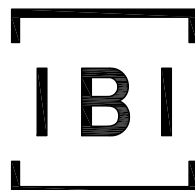
PROJECT  
**72 Perth Avenue  
 Development  
 Toronto, Ontario**

DRAWING TITLE  
**AERIAL VIEW  
 LOOKING NORTH-WEST**

SCALE  
 DATE  
**MAY 2020**

PROJECT NO  
**115246**

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