



AERIAL VIEW

Note: All illustrations are artist's concept. E.&O.E

TEAM DIRECTORY:

CLIENT:

Mattamy Homes Canada
300 Bloor Street West, Suite 1800
Toronto ON M8X2X2

PLANNER:

Bousfields Inc.
t. 416.947.9744
bousfields.ca

LANDSCAPE ARCHITECT:

MEP Design INC
1060 Sheppard Ave. West,
Suite 100
Toronto ON M3J 0G7
t. 416.781.9205
mepdesign.com

MECHANICAL:

Trace Engineering LTD.
100 Allstate Parkway, Suite 600
Markham ON L3R 6H3
t. 416.391.2633
trace-engineering.com

CIVIL:

WSP
100 Commerce Valley Drive
West
Thornhill ON L3T 0A1
t. 289.982.4338
wsp.com

WIND:

Gradient Wind Engineering Inc.
127 Walgreen Road
Carp, ON K0A 1L0
t. 613.836.0934
gradientwind.com

ENERGY:

EQ Building Performance Inc.
20 Floral Pkwy, Concord, ON
L4K 4R1
t. 647.932.4054

ELECTRICAL:

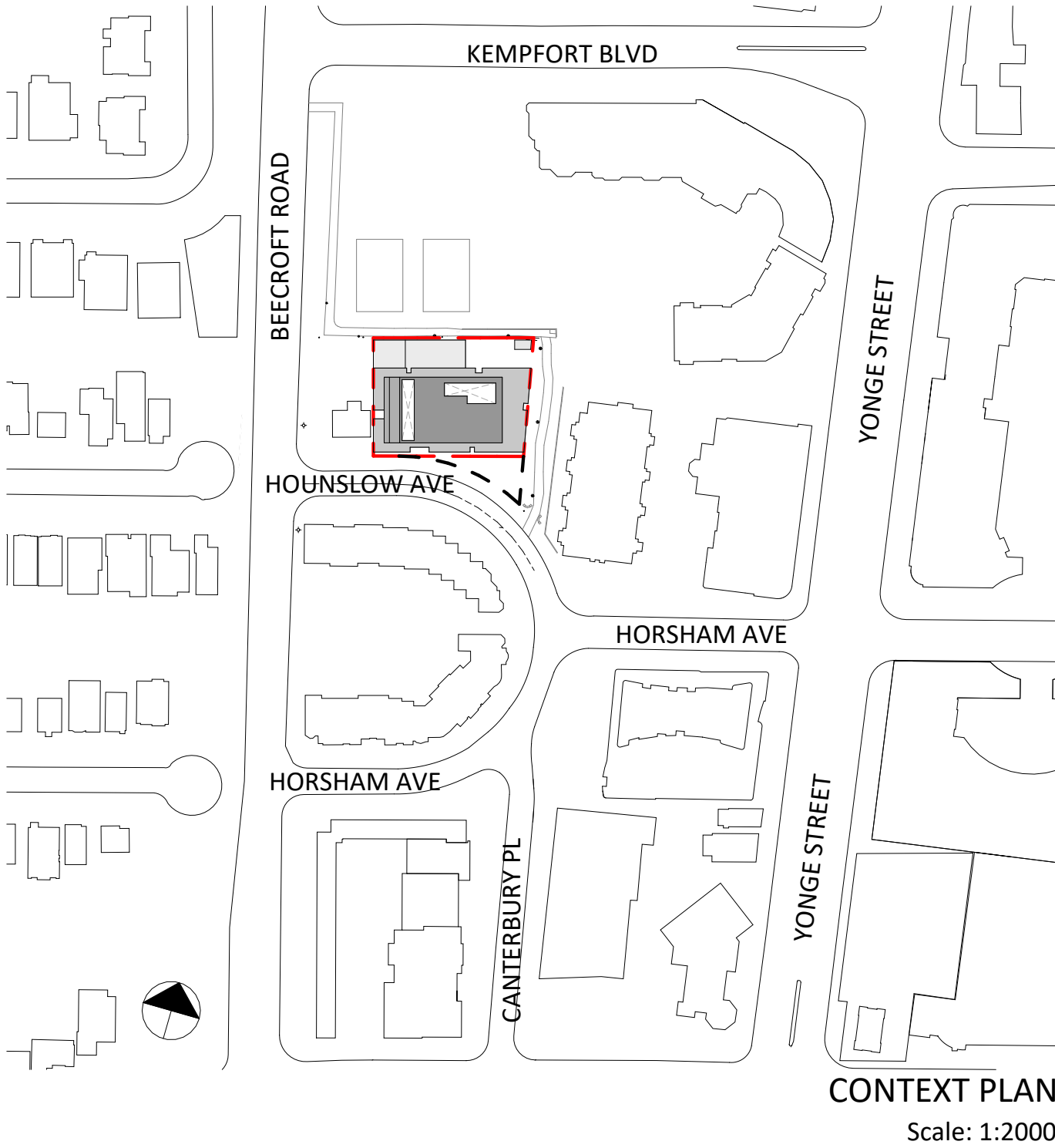
Trace Engineering LTD.
100 Allstate Parkway, Suite 600
Markham ON L3R 6H3
t. 416.391.2633
trace-engineering.com

STRUCTURAL:

Salas O'Brien
2235 Sheppard Ave E. #1100
North York, ON M2J 5B4
t. 416.635.9970
salasobrien.com

TRANSPORTATION:

WSP
100 Commerce Valley Drive
West
Thornhill ON L3T 0A1
t. 298.982.4742
wsp.com



PROPOSED RESIDENTIAL DEVELOPMENT

26-38 Hounslow Ave,
North York, ON M2N 2A8

ARCHITECTURAL DRAWING LIST

OPA/ZBA DRAWING LIST		
Sheet #	Sheet Name	ZBA
A0		
A 0.01	PROJECT STATISTICS	•
A 0.02	PROJECT STATISTICS + TGS	•
A1		
A 1.00	AERIAL SITE PLAN	•
A 1.01	GROUND FLOOR SITE PLAN	•
A 1.10	3D VIEWS 1	•
A 1.11	3D VIEWS 2	•
A3		
A 3.00	PARKING LEVEL 2	•
A 3.01	PARKING LEVEL 1	•
A 3.02	GROUND FLOOR PLAN	•
A 3.03	LEVEL 2 FLOOR PLAN	•
A 3.04	LEVEL 3 FLOOR PLAN	•
A 3.05	LEVEL 4 to 5 FLOOR PLAN	•
A 3.06	LEVEL 6 FLOOR PLAN	•
A 3.07	LEVEL 7 to 12 FLOOR PLAN	•
A 3.08	LEVEL 13 FLOOR PLAN	•
A 3.09	LEVEL 14 to 24 FLOOR PLAN	•
A 3.10	MECH/AMENITY	•
A 3.11	ROOF PLAN	•
A5		
A5.00	SOUTH ELEVATION	•
A5.01	EAST ELEVATION	•
A5.03	NORTH ELEVATION	•
A 5.02	WEST ELEVATION	•
A6		
A 6.00	SECTION A	•
A 6.01	SECTION 1	•
A 6.02	SECTION 2	•

Issued:

Rev. OPA/ZBA Issuance Sep. 29, 2023 Date

General Notes:
1. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretations of these documents by the Contractor. Upon written application the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.

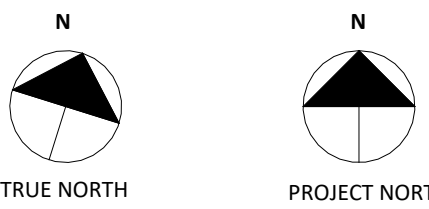
2. Drawings are not to be scaled for construction. Contractor to verify all existing conditions and dimensions required to perform the Work and report any discrepancies with the Contract Documents to the Architect before commencing work.

3. Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural drawings. The locations shown on the Architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect

Architect:

STUDIOJCI

20 De Boers Drive suite 525
Toronto, ON M3J 0H1
t. 416.901.6528
www.studiojci.com



PROPOSED RESIDENTIAL DEVELOPMENT

ADDRESS:
26-38 Hounslow Ave,
North York, ON M2N 2A8

COVER

Project No.: 2224
Scale: As indicated
Date: SEPTEMBER 29, 2023
Drawn by: STUDIO JCI

Drawing No.:

A 0.00

PROPOSED RESIDENTIAL DEVELOPMENT
26-38 Hounslow Road, North York, ON M2N 2A8

01. SITE AREA	(m²)
Lot area	2159.8 m²
02. GROSS FLOOR AREA	(m²)
Total GCA	25060.7 m²
GFA exclusions (By-Law 569-2013)***	6324.3 m²
Total GFA	18736.5 m²
03. F.S.I.**	PROPOSED
	8.68

04. LOT COVERAGE	(%)
	77.96%
05. RESIDENTIAL UNITS	PROPOSED
Unit type	Count
1 Bedroom	117
1 Bedroom + Den	87
2 Bedroom	71
3 Bedroom	30
TOTAL	305

06. CAR PARKING	PROPOSED
(refer to Transportation Report)	
Standard Parking	71
Accessible Parking	9
TOTAL	80
07. BIKE PARKING	PROPOSED
(refer to Transportation Report)	
Residential (long term)	230
Visitor (short term)	34
TOTAL	264

08. AMENITY	PROPOSED
Indoor	610.8 m²
Outdoor	738.7 m²
TOTAL	1349.5 m²
09. ESTABLISHED GRADE*	PROPOSED
As per By-Law 7-16	184.35m
10. BUILDING HEIGHT	PROPOSED
Without MPH	73.95 m
With MPH	79.75 m

***BUILDING HEIGHT DETERMINED AS FOLLOWS:

THE HEIGHT OF A BUILDING IS THE DISTANCE BETWEEN THE ESTABLISHED GRADE AND THE ELEVATION OF THE HIGHEST POINT OF THE BUILDING (ZONING BY-LAW 569-2013).

ESTABLISHED GRADE IS CALCULATED AS AVERAGE ELEVATION OF THE GROUND ALONG ALL LOT LINES THAT ABUT A STREET (HOUNSLOW) AT PROPERTY LINE.

AVERAGE OF 184.15 and 184.55 = 184.35

**GROSS CONSTRUCTION AREA:

MEANS THE AREA MEASURED TO THE OUTSIDE SURFACE OF EXTERIOR WALLS FOR EACH FLOOR WITHOUT DEDUCTION. THIS INCLUDES ENCLOSED STRUCTURED PARKING BUT EXCLUDES THE ROOF LEVEL OF A STRUCTURE (WHETHER PARKING STRUCTURE OR ROOF OF BUILDING)

***GROSS FLOOR AREA:
City of Toronto Zoning By-Law 569-2013
10.5.40.40. Floor Area
Section 4

(4) Gross Floor Area Calculations for an Apartment Building:
In the Residential Zone category, the gross floor area of an apartment building is reduced by the area in the building used for:

- (A) parking, loading and bicycle parking below established grade;
(B) required loading spaces and required bicycle parking spaces at or above established grade;
(C) storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the basement;
(D) shower and change facilities required by this By-law for required bicycle parking spaces;
(E) indoor amenity space required by this By-law;
(F) elevator shafts;
(G) garbage shafts;
(H) mechanical penthouse; and
(I) exit stairwells in the building.

AREA SUMMARY

GROSS CONSTRUCTION BUILDING AREA (GCA) ^{2,3}			RESIDENTIAL (UNIT AREA)		RESIDENTIAL STORAGE		VEHICLE PARKING		COMMON AREA / CIRCULATION		INDOOR AMENITY		OUTDOOR AMENITY		GFA EXEMPTIONS *** (PER BYLAW 569-2013)		TOTAL GFA	
LEVEL	m2	SF	m2	SF	m2	SF	m2	sf	m2	sf	m2	sf	m2	sf	m2	sf	m2	sf
P2 LEVEL	2025.3 m²	21,800.7 ft²	0.0 m²	0.0 ft²	0.0 m²	0.0 ft²	1752.3 m²	18,861.8 ft²	273.0 m²	2,938.9 ft²	0.0 m²	0.0 ft²	0.0 m²	0.0 ft²	1996.0 m²	21,484.5 ft²	29.4 m²	316.2 ft²
P1 LEVEL	2025.3 m²	21,800.7 ft²	0.0 m²	0.0 ft²	0.0 m²	0.0 ft²	1681.3 m²	18,097.8 ft²	344.0 m²	3,702.9 ft²	0.0 m²	0.0 ft²	0.0 m²	0.0 ft²	1996.0 m²	21,484.5 ft²	29.4 m²	316.2 ft²
GROUND FLOOR	1209.8 m²	13,022.4 ft²	240.0 m²	2,583.1 ft²	0.0 m²	0.0 ft²	132.9 m²	1,430.4 ft²	609.2 m²	6,556.9 ft²	227.8 m²	2,452.1 ft²	231.2 m²	2,489.0 ft²	556.4 m²	5,989.3 ft²	653.4 m²	7,033.1 ft²
2 FLOOR	822.1 m²	8,849.0 ft²	342.5 m²	3,686.4 ft²	0.0 m²	0.0 ft²	0.0 m²	0.0 ft²	307.8 m²	3,312.9 ft²	171.8 m²	1,849.6 ft²	237.3 m²	2,554.5 ft²	373.6 m²	4,021.6 ft²	448.5 m²	4,827.3 ft²
3 FLOOR	1293.1 m²	13,918.4 ft²	1086.4 m²	11,694.4 ft²	13.8 m²	148.1 ft²	0.0 m²	0.0 ft²	192.9 m²	2,075.9 ft²	0.0 m²	0.0 ft²	105.4 m²	1,134.5 ft²	62.9 m²	677.1 ft²	1230.2 m²	13,241.3 ft²
4 FLOOR	1293.1 m²	13,918.4 ft²	1086.4 m²	11,694.4 ft²	32.1 m²	345.1 ft²	0.0 m²	0.0 ft²	174.6 m²	1,878.9 ft²	0.0 m²	0.0 ft²	0.0 m²	0.0 ft²	62.9 m²	677.1 ft²	1230.2 m²	13,241.3 ft²
5 FLOOR	1293.1 m²	13,918.4 ft²	1086.4 m²	11,694.4 ft²	32.1 m²	345.1 ft²	0.0 m²	0.0 ft²	174.6 m²	1,878.9 ft²	0.0 m²	0.0 ft²	0.0 m²	0.0 ft²	62.9 m²	677.1 ft²	1230.2 m²	13,241.3 ft²
6 FLOOR	829.9 m²	8,933.1 ft²	714.9 m²	7,695.0 ft²	0.0 m²	0.0 ft²	0.0 m²	0.0 ft²	115.0 m²	1,238.1 ft²	0.0 m²	0.0 ft²	0.0 m²	0.0 ft²	46.2 m²	497.1 ft²	783.7 m²	8,436.0 ft²
7 FLOOR	811.9 m²	8,739.4 ft²	696.9 m²	7,501.4 ft²	0.0 m²	0.0 ft²	0.0 m²	0.0 ft²	115.0 m²	1,238.0 ft²	0.0 m²	0.0 ft²	0.0 m²	0.0 ft²	46.2 m²	497.1 ft²	765.7 m²	8,242.3 ft²
8 FLOOR	811.9 m²	8,739.4 ft²	696.9 m²	7,501.3 ft²	0.0 m²	0.0 ft²	0.0 m²	0.0 ft²	115.0 m²	1,238.0 ft²	0.0 m²	0.0 ft²	0.0 m²	0.0 ft²	46.2 m²	497.1 ft²	765.7 m²	8,242.3 ft²
9 FLOOR	811.9 m²	8,739.4 ft²	696.9 m²	7,501.3 ft²	0.0 m²	0.0 ft²	0.0 m²	0.0 ft²	115.0 m²	1,238.0 ft²	0.0 m²	0.0 ft²	0.0 m²	0.0 ft²	46.2 m²	497.1 ft²	765.7 m²	8,242.3 ft²
10 FLOOR	811.9 m²	8,739.4 ft²	696.9 m²	7,501.3 ft²	0.0 m²	0.0 ft²	0.0 m²	0.0 ft²	115.0 m²	1,238.0 ft²	0.0 m²	0.0 ft²	0.0 m²	0.0 ft²	46.2 m²	497.1 ft²	765.7 m²	8,242.3 ft²
11 FLOOR	811.9 m²	8,739.4 ft²	696.9 m²	7,501.3 ft²	0.0 m²	0.0 ft²	0.0 m²	0.0 ft²	115.0 m²	1,238.0 ft²	0.0 m²	0.0 ft²	0.0 m²	0.0 ft²	46.2 m²	497.1 ft²	765.7 m²	8,242.3 ft²
12 FLOOR	811.9 m²	8,739.4 ft²	696.9 m²	7,501.3 ft²	0.0 m²	0.0 ft²	0.0 m²	0.0 ft²	115.0 m²	1,238.0 ft²	0.0 m²	0.0 ft²	0.0 m²	0.0 ft²	46.2 m²	497.1 ft²	765.7 m²	8,242.3 ft²
13 FLOOR	748.1 m²	8,052.1 ft²	643.8 m²	6,929.3 ft²	0.0 m²	0.0 ft²	0.0 m²	0.0 ft²	104.3 m²	1,122.8 ft²	0.0 m²	0.0 ft²	0.0 m²	0.0 ft²	39.7 m²	427.0 ft²	708.4 m²	7,625.2 ft²
14 FLOOR	748.1 m²	8,052.1 ft²	643.8 m²	6,929.3 ft²	0.0 m²	0.0 ft²	0.0 m²	0.0 ft²	104.3 m²	1,122.8 ft²	0.0 m²	0.0 ft²	0.0 m²	0.0 ft²	39.7 m²	427.0 ft²	708.4 m²	7,625.2 ft²
15 FLOOR	748.1 m²	8,052.1 ft²	643.8 m²	6,929.3 ft²	0.0 m²	0.0 ft²	0.0 m²	0.0 ft²	104.3 m²	1,122.8 ft²	0.0 m²	0.0 ft²	0.0 m²	0.0 ft²	39.7 m²	427.0 ft²	708.4 m²	7,625.2 ft²
16 FLOOR	748.1 m²	8,052.1 ft²	643.8 m²	6,929.3 ft²	0.0 m²	0.0 ft²	0.0 m²	0.0 ft²	104.3 m²	1,122.8 ft²	0.0 m²	0.0 ft²	0.0 m²	0.0 ft²	39.7 m²	427.0 ft²	708.4 m²	7,625.2 ft²
17 FLOOR	748.1 m²	8,052.1 ft²	643.8 m²	6,929.3 ft²	0.0 m²	0.0 ft²	0.0 m²	0.0 ft²	104.3 m²	1,122.8 ft²	0.0 m²	0.0 ft²	0.0 m²	0.0 ft²	39.7 m²	427.0 ft²	708.4 m²	7,625.2 ft²
18 FLOOR	748.1 m²	8,052.1 ft²	643.8 m²	6,929.3 ft²	0.0 m²	0.0 ft²	0.0 m²	0.0 ft²	104.3 m²	1,122.8 ft²	0.0 m²	0.0 ft²	0.0 m²	0.0 ft²	39.7 m²	427.0 ft²	708.4 m²	7,625.2 ft²
19 FLOOR	748.1 m²	8,052.1 ft²	643.8 m²	6,929.3 ft²	0.0 m²	0.0 ft²	0.0 m²	0.0 ft²	104.3 m²	1,122.8 ft²	0.0 m²	0.0 ft²	0.0 m²	0.0 ft²	39.7 m²	427.0 ft²	708.4 m²	7,625.2 ft²
20 FLOOR	748.1 m²	8,052.1 ft²	643.8 m²	6,929.3 ft²	0.0 m²	0.0 ft²	0.0 m²	0.0 ft²	104.3 m²	1,122.8 ft²	0.0 m²	0.0 ft²	0.0 m²	0.0 ft²	39.7 m²	427.0 ft²	708.4 m²	7,625.2 ft²
21 FLOOR	748.1 m²	8,052.1 ft²	643.8 m²	6,929.3 ft²	0.0 m²	0.0 ft²	0.0 m²	0.0 ft²	104.3 m²	1,122.8 ft²	0.0 m²	0.0 ft²	0.0 m²	0.0 ft²	39.7 m²	427.0 ft²	708.4 m²	7,625.2 ft²
22 FLOOR	748.1 m²	8,052.1 ft²	643.8 m²	6,929.3 ft²	0.0 m²	0.0 ft²	0.0 m²	0.0 ft²	104.3 m²	1,122.8 ft²	0.0 m²	0.0 ft²	0.0 m²	0.0 ft²	39.7 m²	427.0 ft²	708.4 m²	7,625.2 ft²
23 FLOOR	748.1 m²	8,052.1 ft²	643.8 m²	6,929.3 ft²	0.0 m²	0.0 ft²	0.0 m²	0.0 ft²	104.3 m²	1,122.8 ft²	0.0 m²	0.0 ft²	0.0 m²	0.0 ft²	39.7 m²	427.0 ft²	708.4 m²	7,625.2 ft²
24 FLOOR	748.1 m²	8,052.1 ft²	643.8 m²	6,929.3 ft²	0.0 m²	0.0 ft²	0.0 m²	0.0 ft²	104.3 m²	1,122.8 ft²	0.0 m²	0.0 ft²	0.0 m²	0.0 ft²	39.7 m²	427.0 ft²	708.4 m²	7,625.2 ft²
MECH	420.7 m²	4,528.9 ft²	0.0 m²	0.0 ft²	0.0 m²	0.0 ft²	0.0 m²	0.0 ft²	209.6 m²	2,256.1 ft²	211.1 m²	2,272.7 ft²	164.7 m²	1,773.1 ft²	414.3 m²	4,459.1 ft²	6.5 m²	69.8 ft²
TOTAL	25060.7 m²	269,751.6 ft²	16463.1 m²	177,207.8 ft²	77.9 m²	838.2 ft²	3566.5 m²	38,390.0 ft²	4342.4 m²	46,741.1 ft²	610.8 m²	6,574.4 ft²	738.7 m²	7,951.1 ft²	6324.3 m²	68,073.7 ft²	18736.5 m²	201,677.8 ft²

ABOVE GROUND GCA¹
20589.3 m² 221,621.4 ft²

- 1 - Excludes P1, P2 and Mechanical Penthouse
2 - Excludes exterior Balcony, Terraces and Driveway at grade.
3 - Includes Loading Bay, Staging area, enclosed Parking Ramp.

AMENITY AREA

AMENITY REQUIREMENT SUMMARY	
UNIT COUNT	
305	TOTAL AMENITY: 4.0m2/unit INDOOR AMENITY: 2.0m2/unit OUTDOOR AMENITY: 40m2 adjoining indoor amenity

PROPOSED AMENITY SPACE (By-Law 1353-2015) **		
Name	Minimum Amenity Space Required (m2)	Total Proposed (m2)
INDOOR AMENITY	610	610.8 m²
OUTDOOR AMENITY	610	738.7 m²
		1349.5 m²

LOADING AND WASTE

LOADING AREA REQUIREMENTS		
UNIT COUNT		
LOADING SPACE REQUIREMENT	(31-399 DWELLING UNITS)	• 1 (ONE) TYPE 'G' LOADING SPACE (LENGTH: 13.0M, WIDTH: 4.0M, HEIGHT: 6.1M)
STAGING AREA	5.0 m² FOR THE FIRST 50 UNITS 5.0 m² FOR EVERY 50 UNITS ABOVE 50	• PROVIDED: 36.35 m² (30.50 m² Required)
WASTE STORAGE ROOM	25.0 m² FOR THE FIRST 50 UNITS, 0.26 m² FOR EVERY UNIT ABOVE 50	• PROVIDED: 121.43 m² (91.30 m² Required Waste Storage Room)
HOUSEHOLD WASTE RM	1m² FOR EVERY 100 UNITS	(3.05 Required Household Waste Rm)
BULK WASTE	10m²	• PROVIDED: 10 m² (10 m² Required)

VEHICULAR PARKING

VEHICULAR PARKING STATISTICS		
Use	PROPOSED RATE	PROPOSED COUNT
CAR SHARE	-	1
RESIDENTIAL	0.20	62
RESIDENTIAL VISITOR	2+ 0.05/unit	17
TOTAL	-	80

*ALL RESIDENTIAL PARKING SPACES TO BE EQUIPPED WITH AN ENERGIZED OUTLET CAPABLE OF PROVIDING LEVEL 2 CHARGING OR HIGHER.

**25% OF NON-RESIDENTIAL PARKING SPACES TO BE EQUIPPED WITH AN ENERGIZED OUTLET CAPABLE OF PROVIDING LEVEL 2 CHARGING OR HIGHER.

PROPOSED VEHICLE PARKING DISTRIBUTION		
LEVEL	TYPE	COUNT
P1 LEVEL	Accessible Parking	4
P2 LEVEL	Accessible Parking	5
Accessible Parking		9
P1 LEVEL	Standard Parking	32
P2 LEVEL	Standard Parking	39
Standard Parking		71
TOTAL VEHICULAR PARKING		80

BICYCLE PARKING

*PROPOSED TOTAL COUNT BELOW INCLUDES 10 PUBLICLY ACCESSIBLE SHORT TERM PARKING SPACES ON SITE OR WITHIN PUBLIC BOULEVARD AS SUBJECT SITE IS WITHIN 500m OF TRANSIT STATION

BIKE PARKING STATISTICS				
PARKING TYPE	UNIT COUNT	PARKING RATE	REQUIRED SPACES	PROPOSED SPACES
LONG TERM	305	0.68	208	230
SHORT TERM	305	0.07	22	34 *
TOTAL				264

BICYCLE PARKING WITH ENERGIZED OUTLETS				
LONG TERM	230	15%	35	36

*A MINIMUM OF 15% OF ALL LONG TERM BIKE PARKING SPACES MUST HAVE ENERGIZED OUTLETS

UNIT SUMMARY

RESIDENTIAL UNIT COUNT					
Level	1B	1B+D	2B	3B	Count
GROUND FLOOR	0	3	0	1	4
2 FLOOR	0	0	4	1	5
3 FLOOR	3	4	8	3	18
4 FLOOR	3	4	8	3	18
5 FLOOR	3	4	8	3	18
6 FLOOR	6	6	1	1	14
7 FLOOR	7	5	1	1	14
8 FLOOR	7	5	1	1	14
9 FLOOR	7	5	1	1	14
10 FLOOR	7	5	1	1	14
11 FLOOR	7	5	1	1	14
12 FLOOR	7	5	1	1	14
13 FLOOR	5	3	3	1	12
14 FLOOR	5	3	3	1	12
15 FLOOR	5	3	3	1	12
16 FLOOR	5	3	3	1	12
17 FLOOR	5	3	3	1	12
18 FLOOR	5	3	3	1	12
19 FLOOR	5	3	3	1	12
20 FLOOR	5	3	3	1	12
21 FLOOR	5	3	3	1	12
22 FLOOR	5	3	3	1	12
23 FLOOR	5	3	3	1	12
24 FLOOR	5	3	3	1	12
TOTAL	117	87	71	30	305

UNIT Count				
Name	Count	Percent	Total Unit Area	Average Unit Size

1B	117	38.4%	53,808.8 ft²	459.9 ft²
1B+D	87	28.5%	47,940.3 ft²	551.0 ft²
2B	71	23.3%	48,346.9 ft²	680.9 ft²
3B	30	9.8%	27,111.9 ft²	903.7 ft²

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/greendevlopment

General Project Description	Proposed
Total Gross Floor Area	18736.5m2
Breakdown of project components [m²]:	
Residential	18736.5m2
Retail	n/a
Commercial	n/a
Industrial	n/a
Institutional/Other	n/a
Total number of residential units	305

Low Emissions Transportation	Required	Proposed	Proposed %
Number of Parking Spaces		80	
Number of EV Parking Spaces (Residential)		62	
Number of EV Parking Spaces (non-residential)		4	

Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (all-uses)		230	
Number of long-term bicycle parking located on:			
a) first storey of building		n/a	
b) second storey of building		112	
c) first level below-ground		n/a	
d) second level below-ground		118	
e) other levels below-ground		n/a	



Cycling infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces		34	
Number of shower and change facilities (non-residential)			

Tree Canopy	Required	Proposed	Proposed %
Total Soil Volume (40% of the site area + 66 m ² x 30 m ³)	392.6	559.2	142.4%
Soil volume provided within the site area (m ³)		0	
Soil Volume provided within the public boulevard (m ³)		559.2	

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (all uses) at-grade or on first level below grade		NOT REQUIRED FOR ZBA	
Number of publicly accessible bicycle parking spaces			
Number of energized outlets for electric bicycles			

Tree Canopy	Required	Proposed	Proposed %
Total site area (m²)			
Total Soil Volume (40% of the site area ÷ 66 m² x 30 m³)		NOT REQUIRED FOR ZBA	
Total number of trees planted			
Number of surface parking spaces (if applicable)			
Number of shade trees located in surface parking area			

Landscaping & Biodiversity	Required	Proposed	Proposed %
Total non-roof hardscape area (m ²)			
Total non-roof hardscape area treated for Urban Heat Island (minimum residential 75% or non-residential 50%) (m ²)		NOT REQUIRED FOR ZBA	
Area of non-roof hardscape treated with: (indicate m ²)			
a) high-albedo surface material			
b) open-grid pavement			
c) shade from tree canopy			

Landscaping & Biodiversity	Required	Proposed	Proposed %
d) shade from high-albedo structures			
e) shade from energy generation structures			
Percentage of Lot Area as Soft Landscaping (non-residential only)		NOT REQUIRED FOR ZBA	
Total number of plants			
Total number of native plants and % of total plants			
Available Roof Space (m ²)			
Available Roof Space provided as Green Roof (m ²)			
Available Roof Space provided as Cool Roof (m ²)			
Available Roof Space provided as Solar Panels (m ²)			

Bird Collision Deterrence	Required	Proposed	Proposed %
Total area of glazing of all elevations within 16m above grade			
Total area of treated glazing (minimum 85% of total area of glazing within 16m above grade) (m ²)		NOT REQUIRED FOR ZBA	
Percentage of glazing within 16m above grade treated with:			
a) Visual markers			
b) non-reflective glass			
c) Building integrated structures			

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Architect

STUDIO JCI

20 De Boers Drive suite 525
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PROPOSED RESIDENTIAL DEVELOPMENT

ADDRESS:
26-38 Hounslow Ave,
North York, ON M2N 2A8

PROJECT STATISTICS + TGS

Project No.: 2224
Scale:
Date: SEPTEMBER 29, 2023
Drawn by: STUDIO JCI

Drawing No.

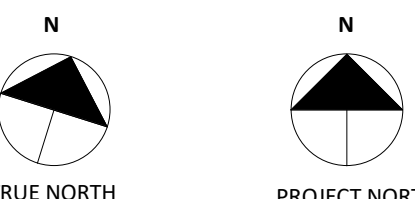


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PROPOSED RESIDENTIAL DEVELOPMENT



ADDRESS:
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North York, ON M2N 2A8

AERIAL SITE PLAN

Project No.: 2224
Scale: 1:150
Date: SEPTEMBER 29, 2023
Drawn by: STUDIO JCI

Drawing No.:

A 1.00

<p><u>TREES LEGEND</u></p> <div style="display: flex; align-items: center;">  <p>EXISTING TREES TO BE PRESERVED</p> </div> <div style="display: flex; align-items: center;">  <p>EXISTING TREES TO BE REMOVED</p> </div>	<p><u>ESTABLISHED GRADE</u></p> <p>ESTABLISHED GRADE IS CALCULATED AS AVERAGE ELEVATION OF THE GROUND ALONG ALL LOT LINES THAT ABUT A STREET (HOUNSLOW) AT PROPERTY LINE.</p> <p>AVERAGE OF 184.15 AND 184.55 = 184.35</p> <p>REFER TO CIVIL DRAWING FOR DETAILED SITE GRADING</p>	<p><u>BUILDING HEIGHT</u></p> <p>THE HEIGHT OF A BUILDING IS THE DISTANCE BETWEEN THE ESTABLISHED GRADE AND THE ELEVATION OF THE HIGHEST POINT OF THE BUILDING (ZONING BY-LAW 569-2013).</p>
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PROPOSED RESIDENTIAL DEVELOPMENT

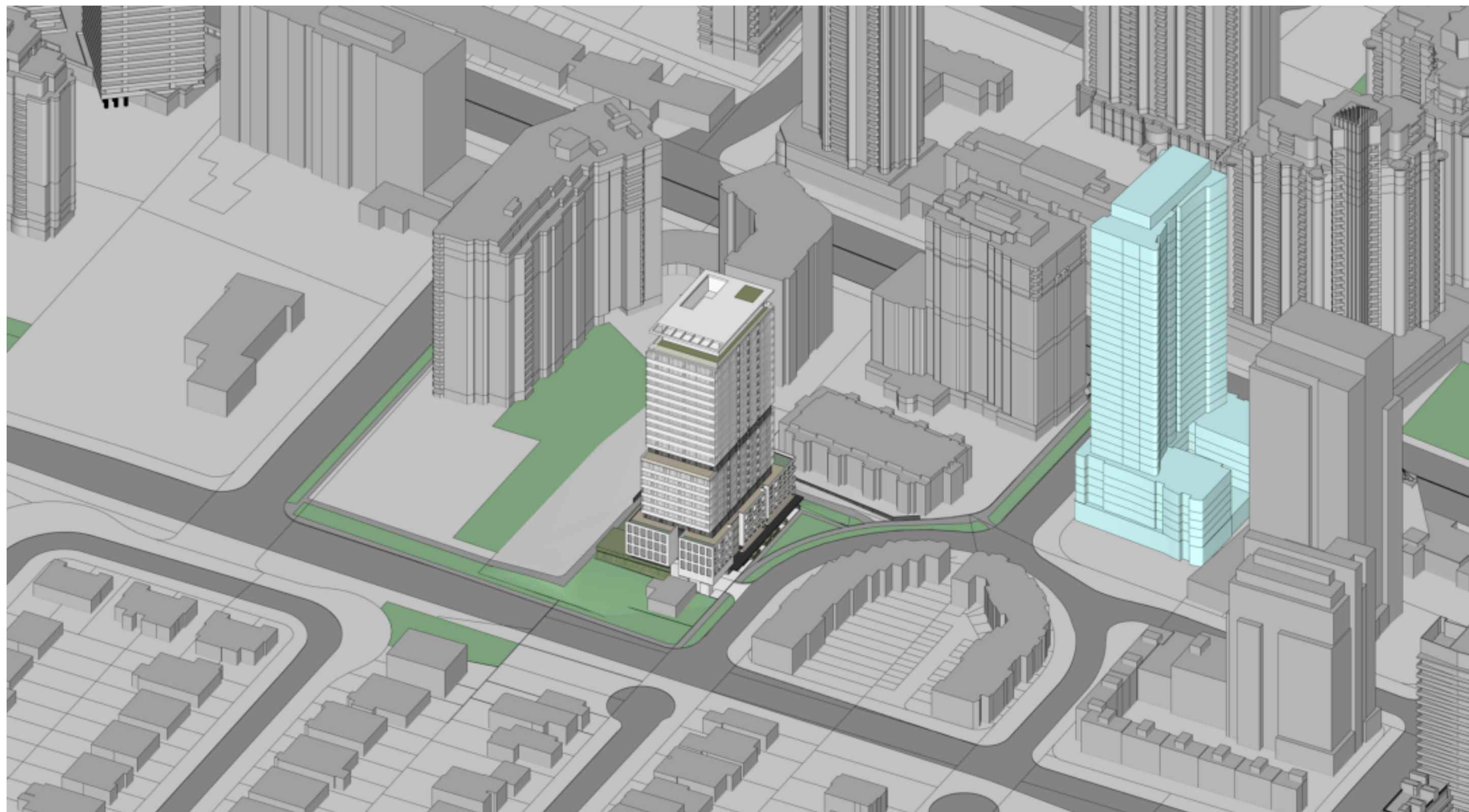
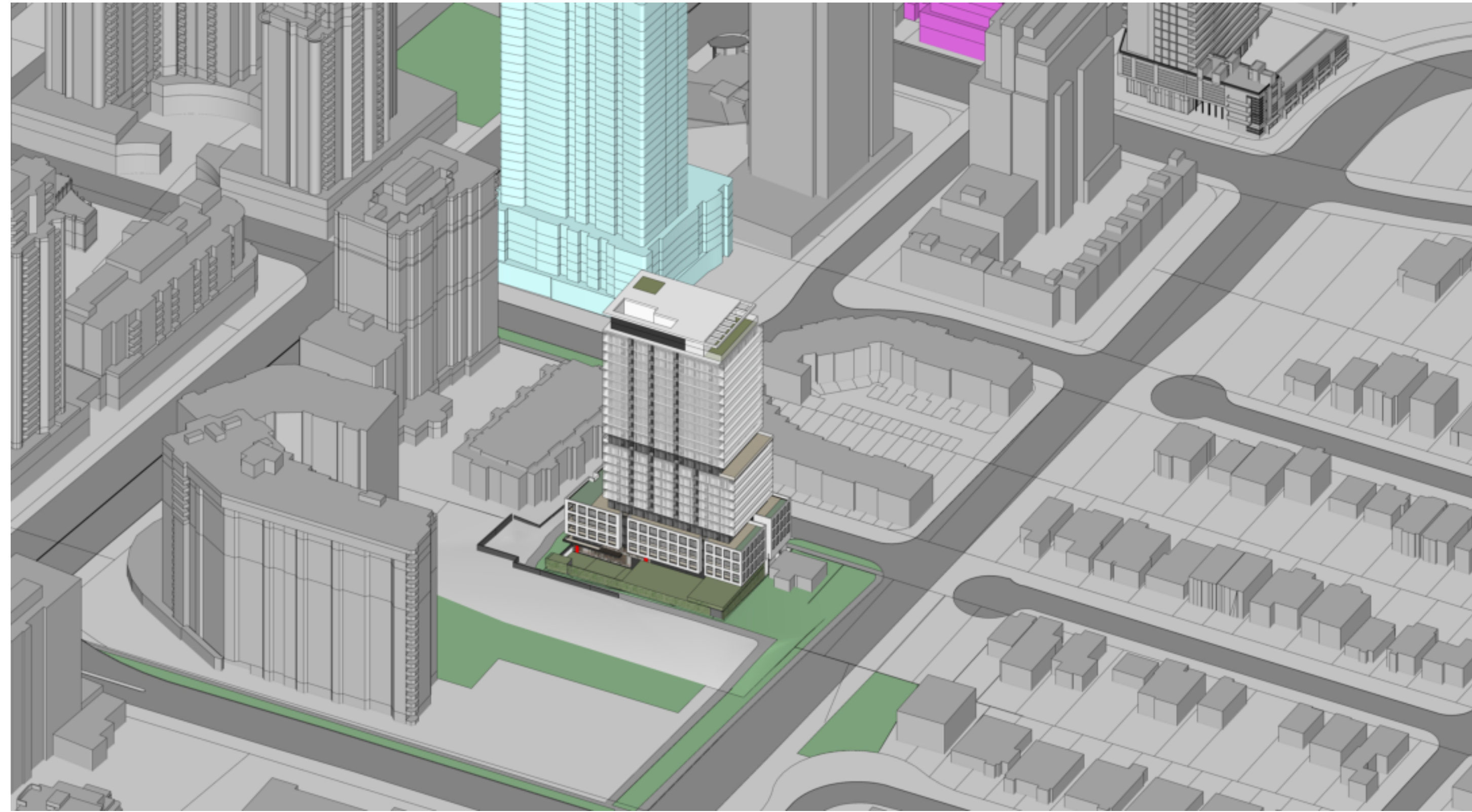
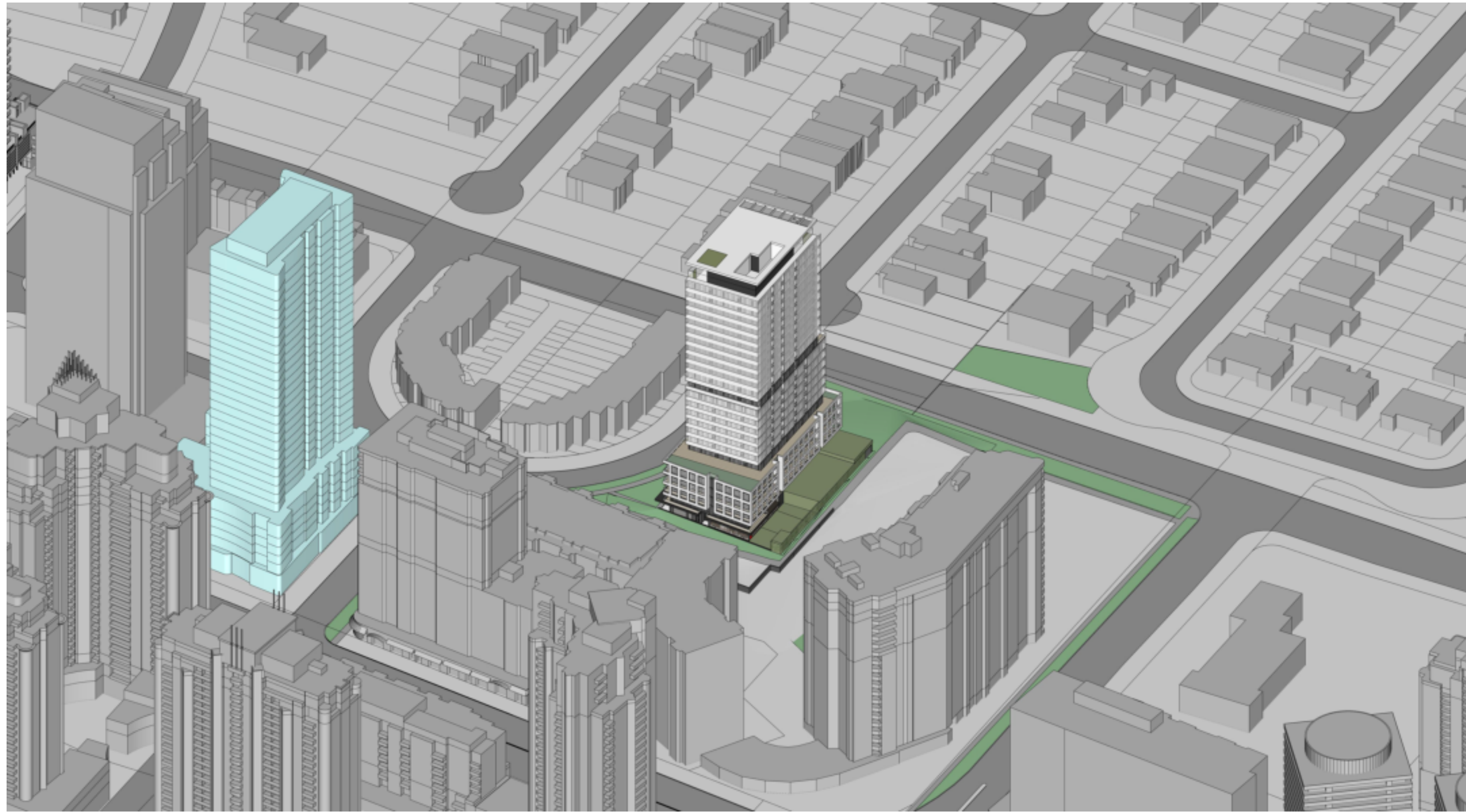
ADDRESS:
26-38 Hounslow Ave,
North York, ON M2N 2A8

GROUND FLOOR SITE PLAN

Project No.: 2224
Scale: 1 : 150
Date: SEPTEMBER 29, 2023
Drawn by: STUDIO JCI

Drawing No.:

A 1.01



issued:

[illegible]

General Notes:

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PROPOSED RESIDENTIAL DEVELOPMENT

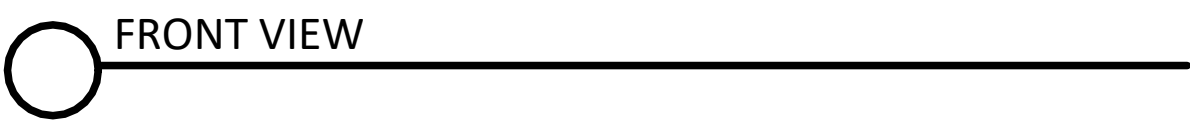
ADDRESS:
38 Hounslow Ave,
North York, ON M2N 2A8

D VIEWS 1

Project No.: 2224
 Date: SEPTEMBER 29, 2023
 Drawn by: STUDIO JCI

Drawing No.:

A 1.10

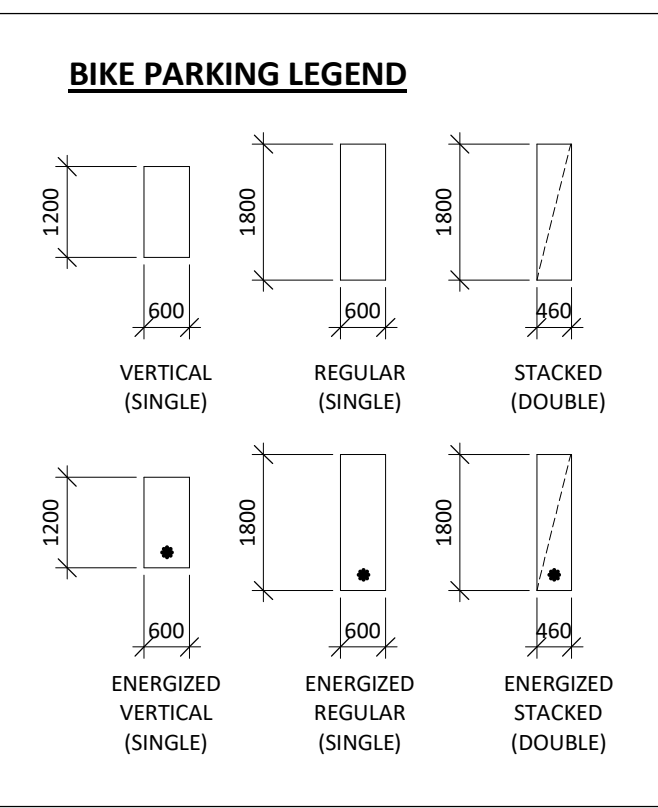
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Architect:

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Toronto, ON M3J 0H1
t. 416.901.6528
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Drawing No.: **A 1.11**



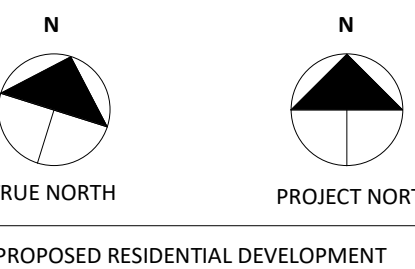
General Notes:

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PARKING LEVEL 2

Project No.: 2224
Scale: 1 : 100
Date: SEPTEMBER 29, 2023
Drawn by: STUDIO JCI

Drawing No.:

A 3.00



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PROPOSED RESIDENTIAL DEVELOPMENT

ADDRESS:
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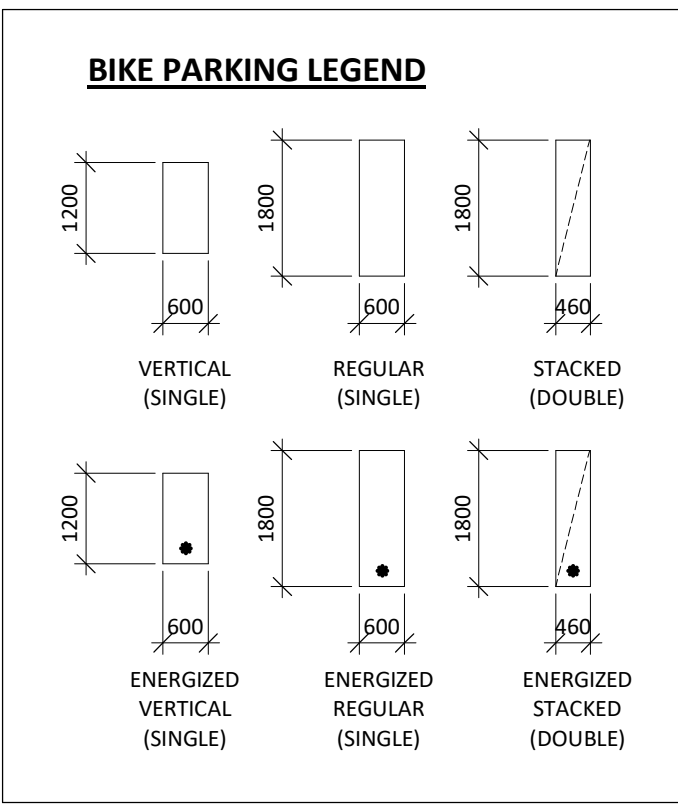
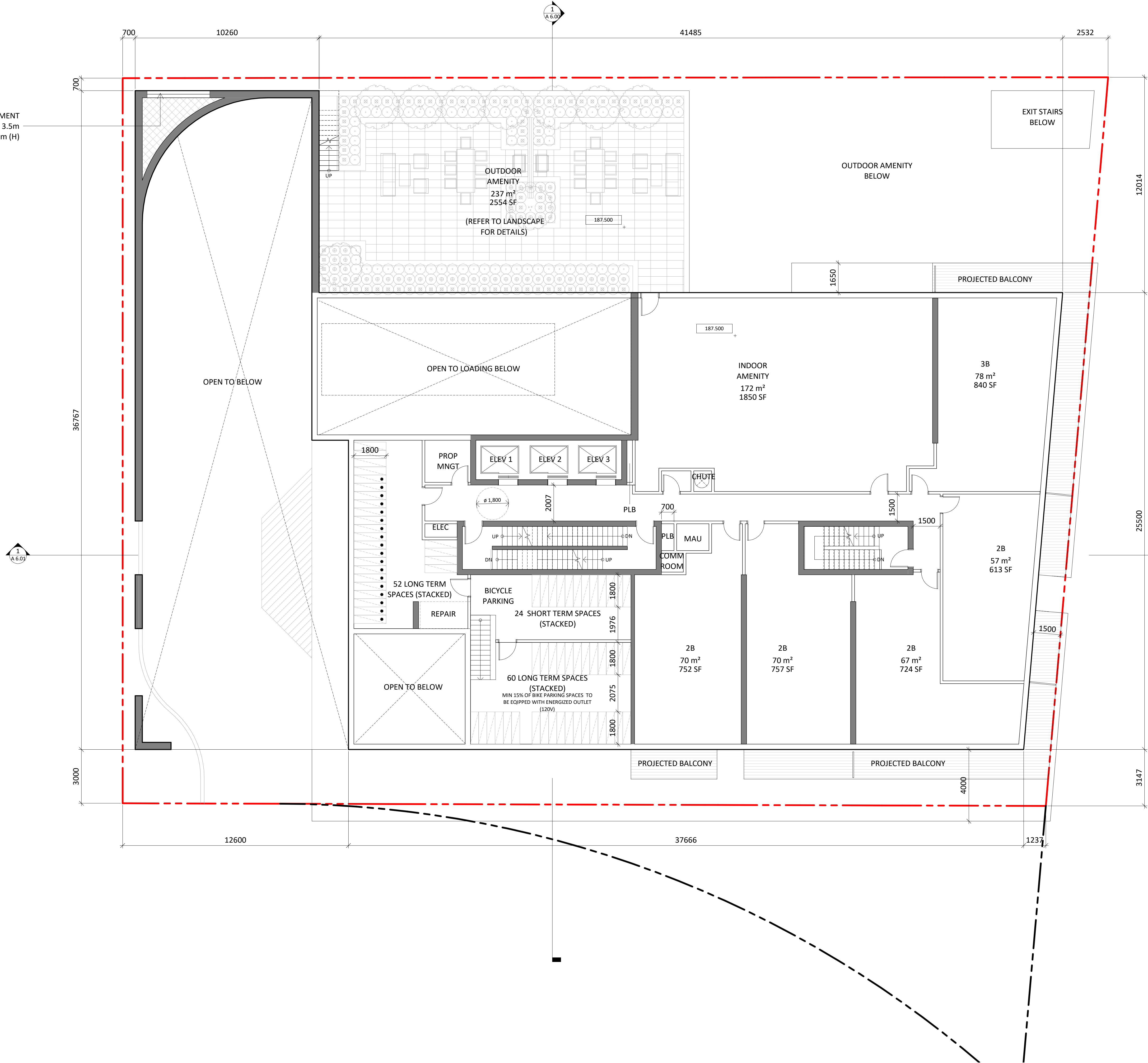
GROUND FLOOR PLAN

Project No.: 2224
Scale: 1 : 100
Date: SEPTEMBER 29, 2023
Drawn by: STUDIO JCI

Drawing No.:

A 3.02

LOUVER FOR BASEMENT
PARKING EXHAUST 3.5m
x 3.1m (H)



Issued:

OPA/ZBA Sep. 29, 2023
Rev. Issuance Date

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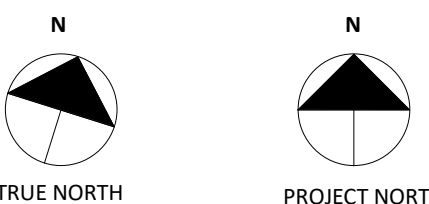
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PROPOSED RESIDENTIAL DEVELOPMENT

ADDRESS:
26-38 Hounslow Ave,
North York, ON M2N 2A8

LEVEL 2 FLOOR PLAN

Project No.: 2224
Scale: 1:100
Date: SEPTEMBER 29, 2023
Drawn by: STUDIO JCI

Drawing No.:

A 3.03



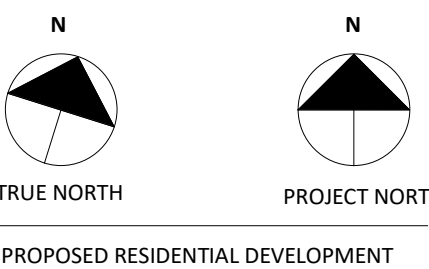
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ADDRESS:
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North York, ON M2N 2A8

LEVEL 3 FLOOR PLAN

Project No.: 2224
Scale: 1 : 100
Date: SEPTEMBER 29, 2023
Drawn by: STUDIO JCI

Drawing No.:

A 3.04



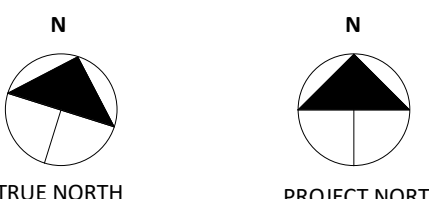
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PROPOSED RESIDENTIAL DEVELOPMENT

ADDRESS:
26-38 Hounslow Ave,
North York, ON M2N 2A8

LEVEL 4 to 5 FLOOR
PLAN

Project No.: 2224
Scale: 1 : 100
Date: SEPTEMBER 29, 2023
Drawn by: STUDIO JCI

Drawing No.:

A 3.05



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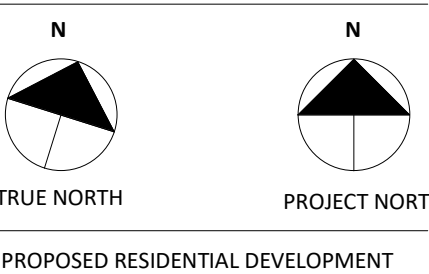
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ADDRESS:
26-38 Hounslow Ave,
North York, ON M2N 2A8

LEVEL 6 FLOOR PLAN

Project No.: 2224
Scale: 1 : 100
Date: SEPTEMBER 29, 2023
Drawn by: STUDIO JCI

Drawing No.:

A 3.06



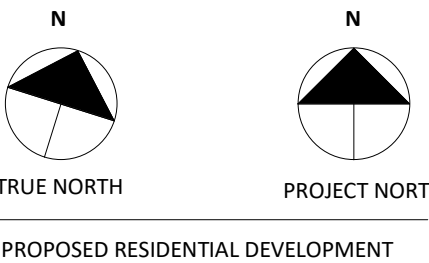
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ADDRESS:
26-38 Hounslow Ave,
North York, ON M2N 2A8

LEVEL 7 to 12 FLOOR
PLAN

Project No.: 2224
Scale: 1 : 100
Date: SEPTEMBER 29, 2023
Drawn by: STUDIO JCI

Drawing No.:

A 3.07



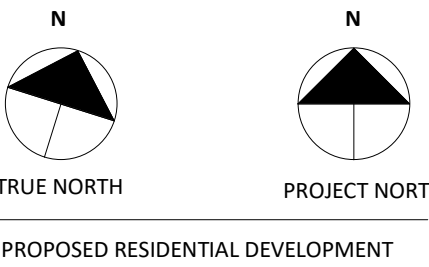
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ADDRESS:
26-38 Hounslow Ave,
North York, ON M2N 2A8

LEVEL 13 FLOOR
PLAN

Project No.: 2224
Scale: 1 : 100
Date: SEPTEMBER 29, 2023
Drawn by: STUDIO JCI

Drawing No.:

A 3.08



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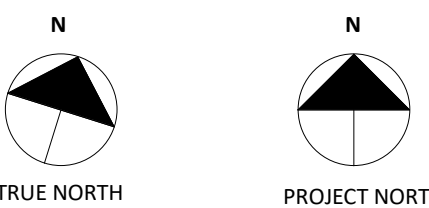
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PROPOSED RESIDENTIAL DEVELOPMENT

ADDRESS:
26-38 Hounslow Ave,
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LEVEL 14 to 24
FLOOR PLAN

Project No.: 2224
Scale: 1 : 100
Date: SEPTEMBER 29, 2023
Drawn by: STUDIO JCI

Drawing No.:

A 3.09



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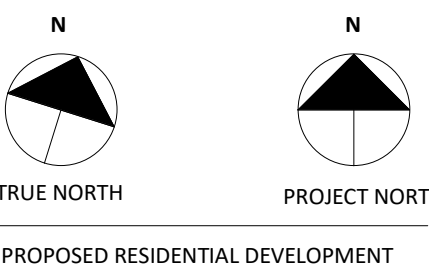
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ADDRESS:
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North York, ON M2N 2A8

MECH/AMENITY

Project No.: 2224
Scale: 1 : 100
Date: SEPTEMBER 29, 2023
Drawn by: STUDIO JCI

Drawing No.:

A 3.10

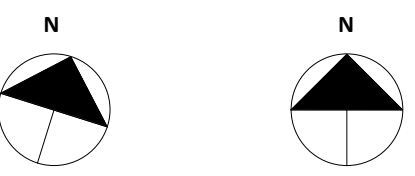


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PROPOSED RESIDENTIAL DEVELOPMENT

ADDRESS:
6-38 Hounslow Ave,
North York, ON M2N 2A8

ROOF PLAN

Project No.: 2224
Scale: 1 : 100
Date: SEPTEMBER 29, 2023
Drawn by: STUDIO JCI

Drawing No.:

A 3.11

[illegible]

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Toronto, ON M3J 0H1
t. 416.901.6528
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SOUTH ELEVATION

Drawing No.:

ESTABLISHED GRADE

ESTABLISHED GRADE IS CALCULATED AS AVERAGE ELEVATION OF THE GROUND ALONG ALL LOT LINES THAT ABUT A STREET (HOUNSLOW) AT PROPERTY LINE.

AVERAGE OF 184.15 AND 184.55 = 184.35

REFER TO CIVIL DRAWING FOR DETAILED SITE GRADING

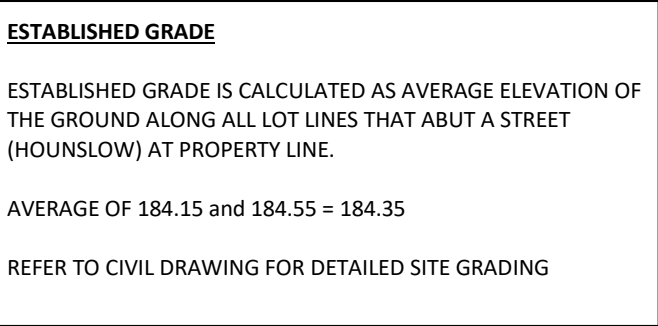
<p>ESTABLISHED GRADE</p> <p>ESTABLISHED GRADE IS CALCULATED AS AVERAGE ELEVATION OF THE GROUND ALONG ALL LOT LINES THAT ADJACENT TO A STREET (HOUNSLOW) AT PROPERTY LINE.</p> <p>AVERAGE OF 184.15 AND 184.55 = 184.35</p> <p>REFER TO CIVIL DRAWING FOR DETAILED SITE GRADING</p>	<p>BUILDING HEIGHT</p> <p>THE HEIGHT OF A BUILDING IS THE DISTANCE BETWEEN THE ESTABLISHED GRADE AND THE ELEVATION OF THE HIGHEST POINT OF THE BUILDING (ZONING BY-LAW 569-2013).</p>
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[illegible]

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A 5.01



BUILDING HEIGHT

THE HEIGHT OF A BUILDING IS THE DISTANCE BETWEEN THE ESTABLISHED GRADE AND THE ELEVATION OF THE HIGHEST POINT OF THE BUILDING (ZONING BY-LAW 569-2013).

This image shows a single sheet of white paper with horizontal blue or grey ruling lines, typical of notebook paper. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

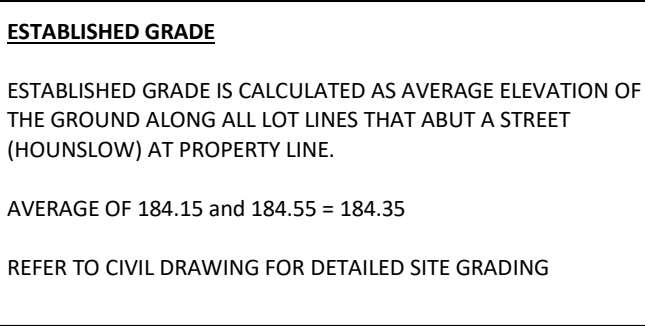
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Drawing No.:

A 5.02



BUILDING HEIGHT

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Drawing No.:

ESTABLISHED GRADE

ESTABLISHED GRADE IS CALCULATED AS AVERAGE ELEVATION OF THE GROUND ALONG ALL LOT LINES THAT ABUT A STREET (HOUNSLOW) AT PROPERTY LINE.

AVERAGE OF 184.15 AND 184.55 = 184.35

REFER TO CIVIL DRAWING FOR DETAILED SITE GRADING

BUILDING HEIGHT

THE HEIGHT OF A BUILDING IS THE DISTANCE BETWEEN THE ESTABLISHED GRADE AND THE ELEVATION OF THE HIGHEST POINT OF THE BUILDING (ZONING BY-LAW 569-2013).

[illegible]

General Notes:
 1. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretations of these documents by the Contractor. Upon written application the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.

Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural drawings. The locations shown on the Architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect

Drawing No.:

BUILDING HEIGHT

THE HEIGHT OF A BUILDING IS THE DISTANCE BETWEEN THE ESTABLISHED GRADE AND THE ELEVATION OF THE HIGHEST POINT OF THE BUILDING (ZONING BY-LAW 569-2013).

