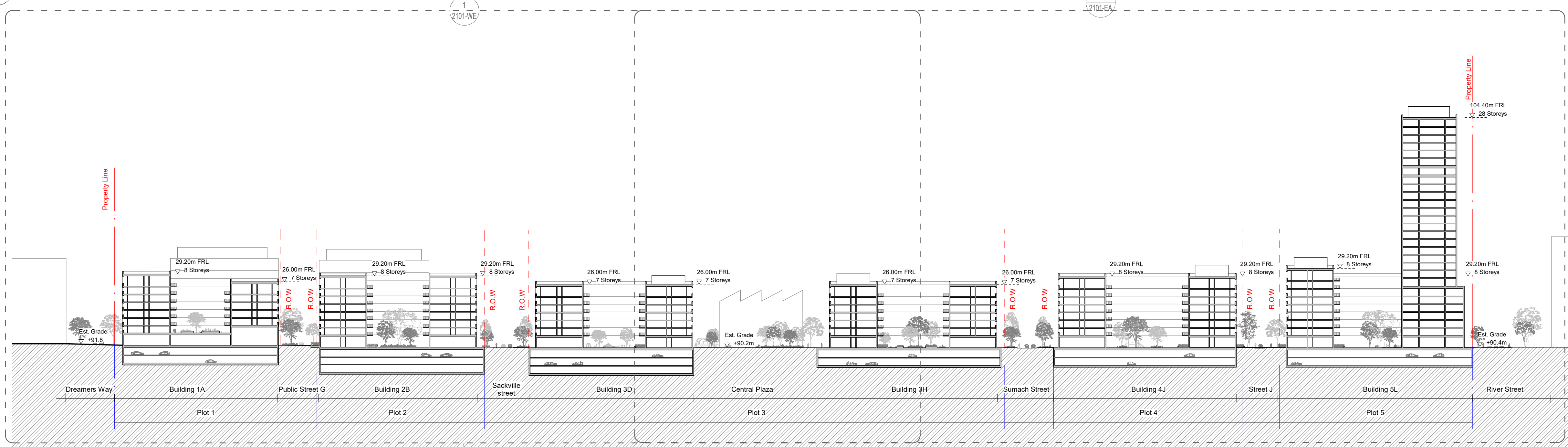
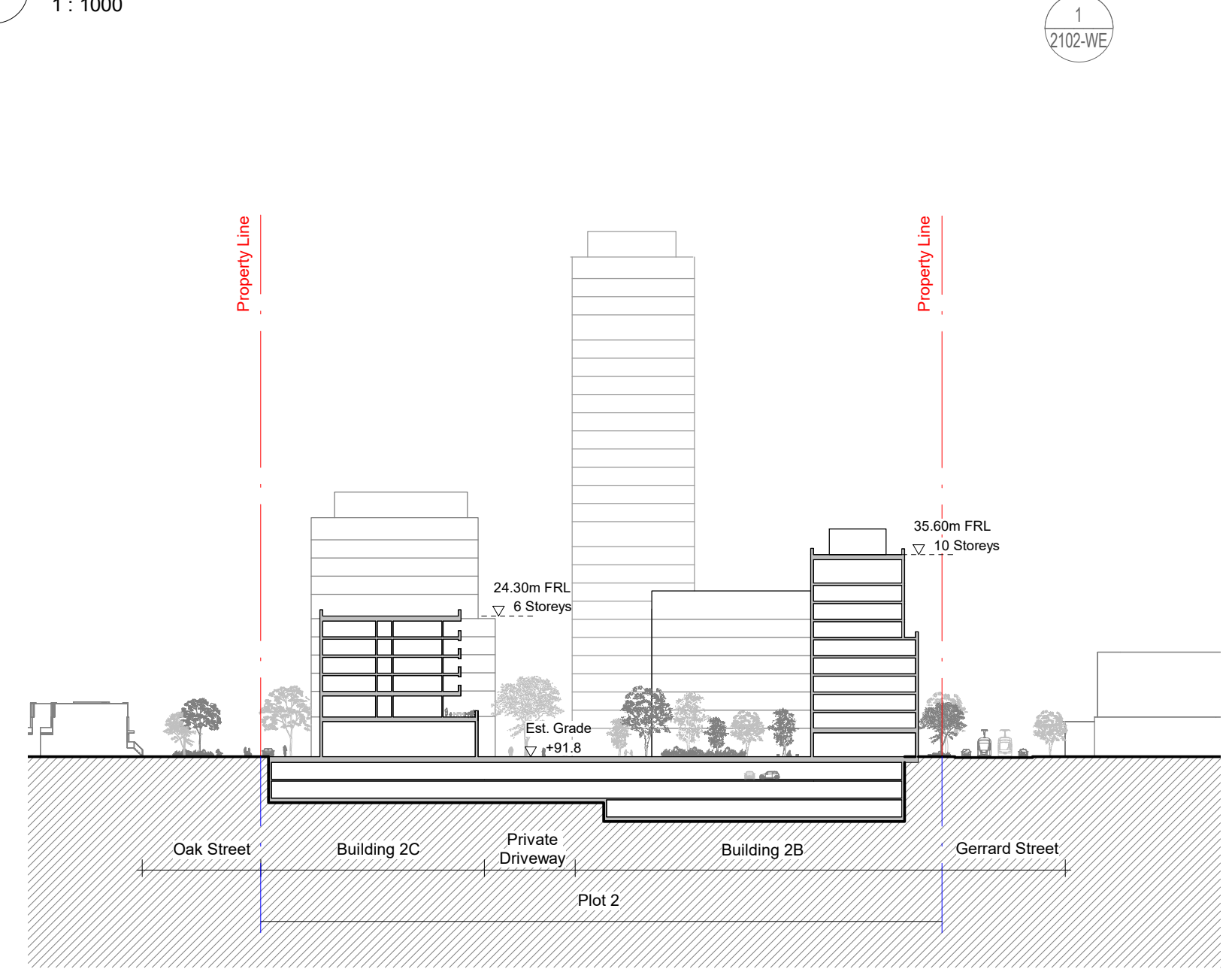


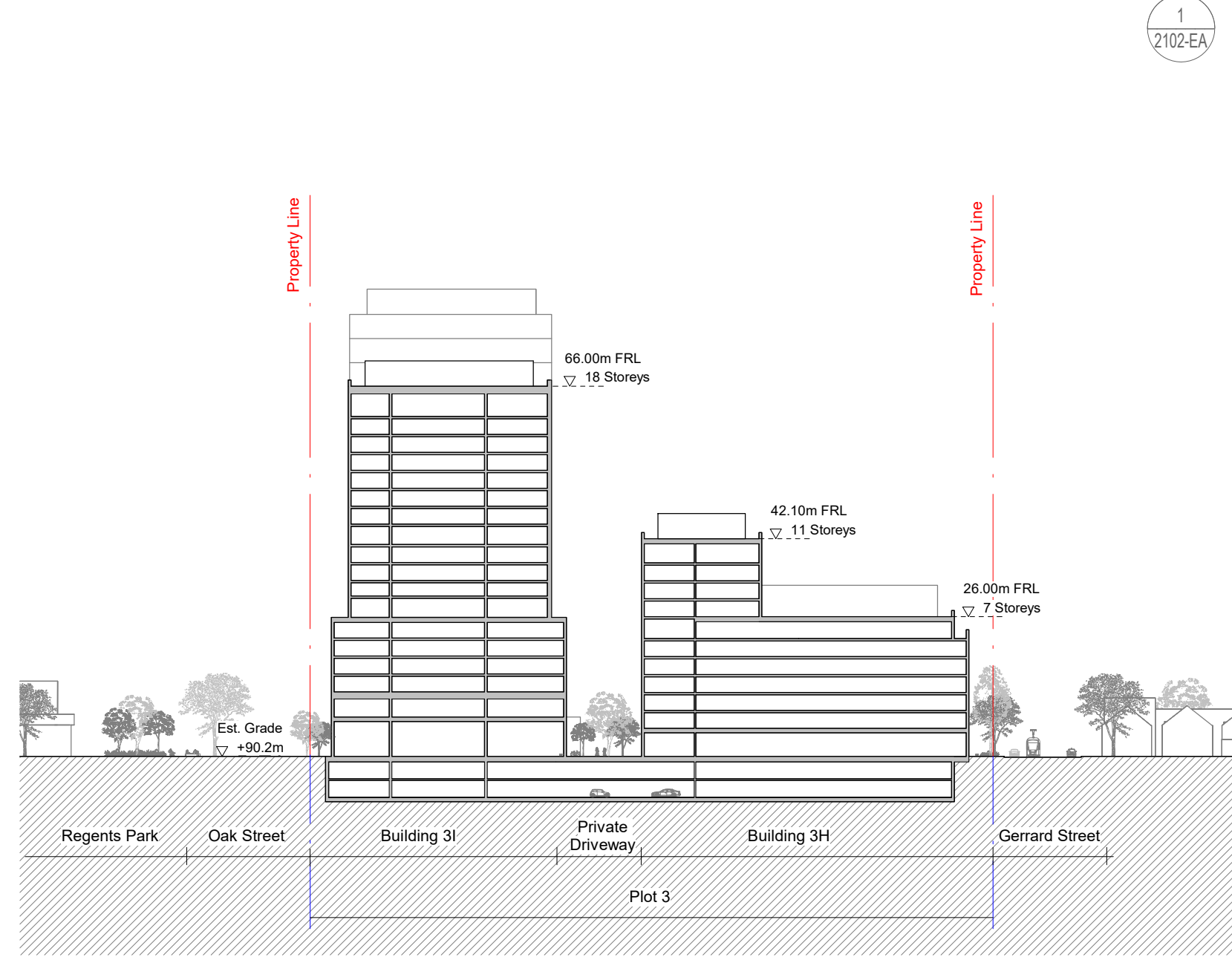
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1: 1000



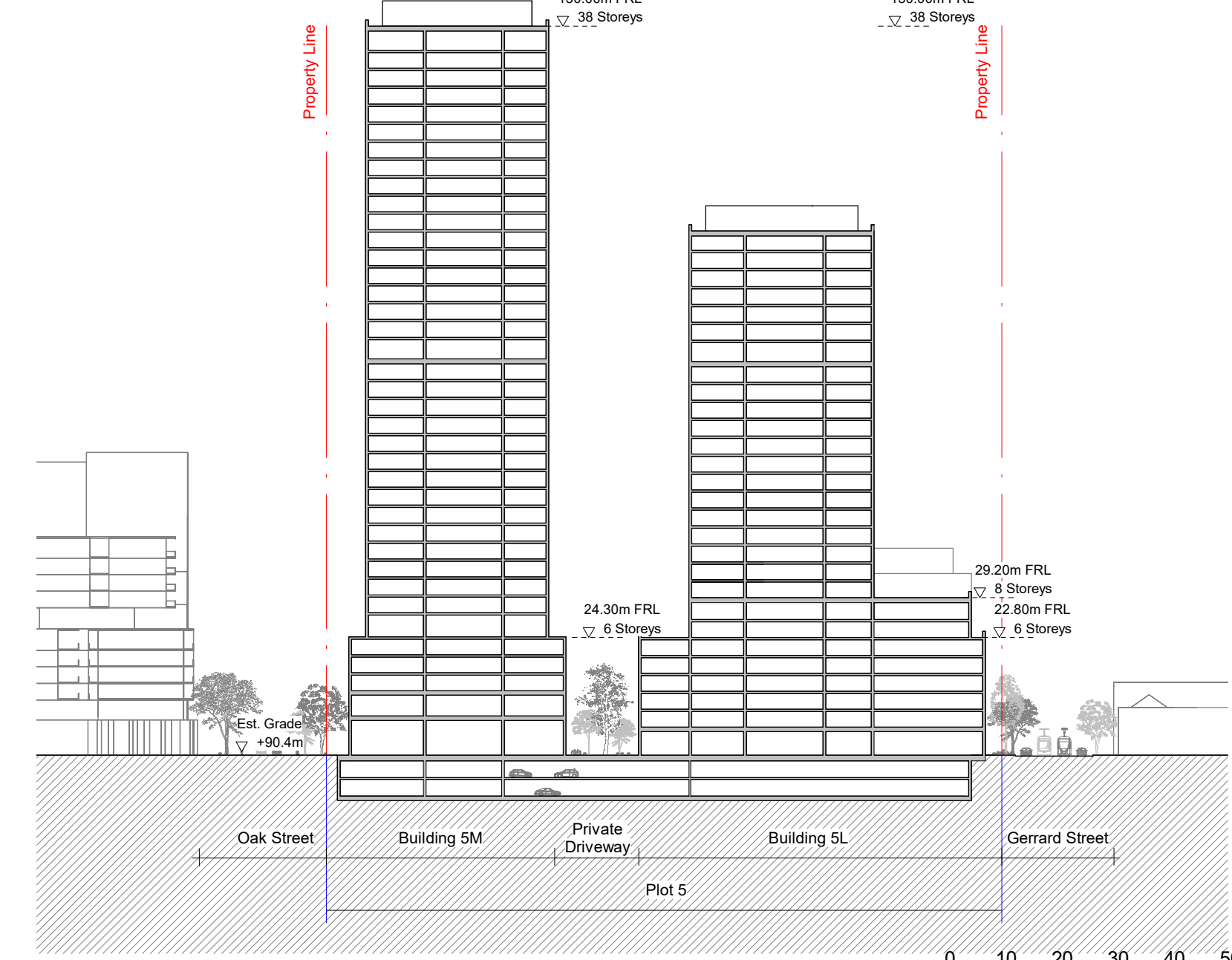
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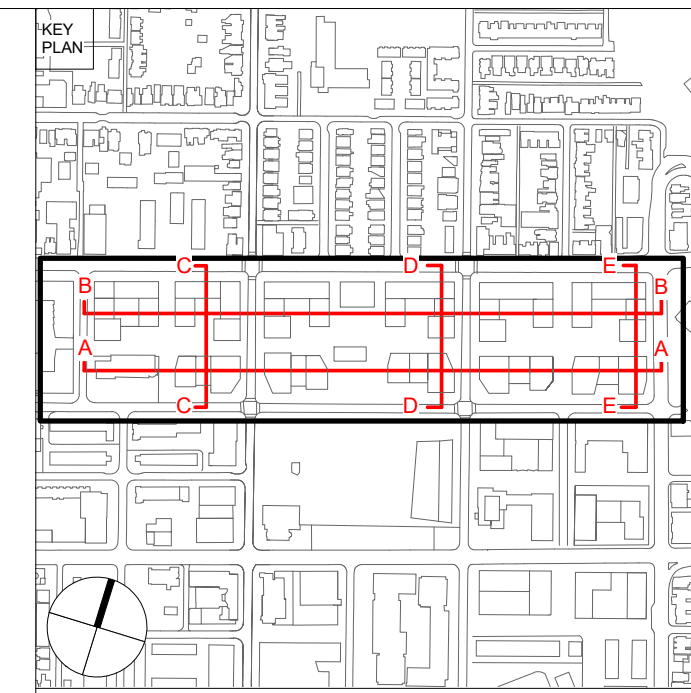
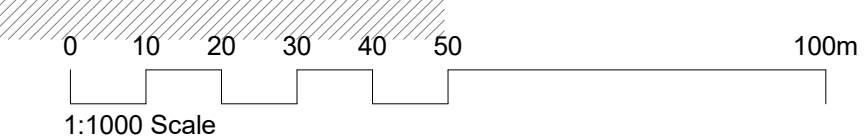
3 Section CC - North South
1: 1000



4 Section DD - North South
1: 1000



5 Section EE - North South
1: 1000



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Phases 4&5 Property Line
Plot Boundary

Rev.	Status	Reason for Issue	Date
P05	S4	P3 - Issued for ZBA	04/10/23
P04	S3	P3 - Draft for Client Review	03/24/23
P03	S4	P2 - Issued for ZBA	11/29/22
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P00	S3	P1 - Draft for Client Review	04/01/22

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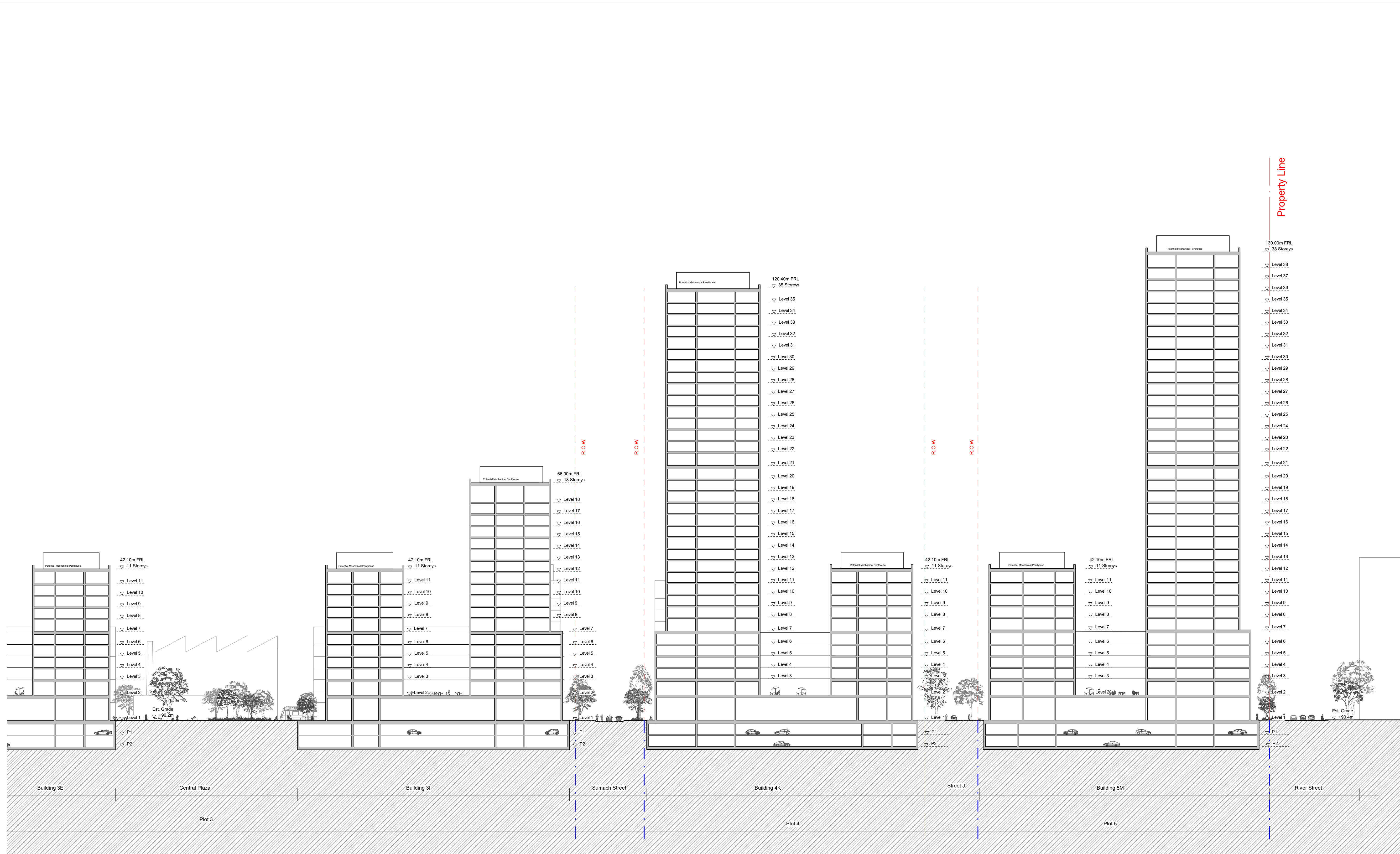


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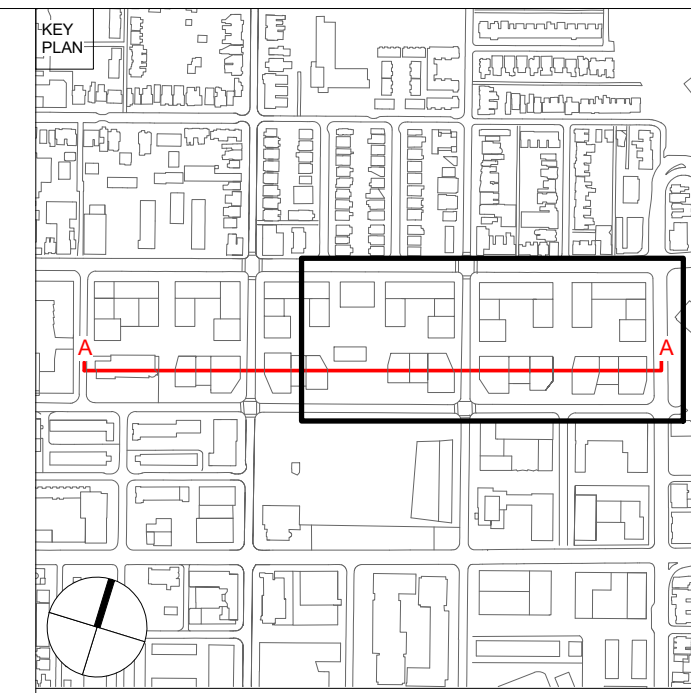
PROJECT
Regent Park Phases 4 & 5

TITLE
Site Sections

DRAWING NUMBER	REVISION	
577 - KCA - XX - DR - A - 2001	P05	
STATUS		
S4 - Suitable for Stage Approval		
P3		
REVISION DATE	DRAWN BY	SCALE
04/10/23	H/A/J/N	1: 1000 @ ARCH D
FIRST ISSUED	CHECKED BY	KCA PROJECT NUMBER
04/01/22	PK/RM	577



1 Section AA - East
1:500



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- Phases 4&5 Property Line
- Plot Boundary
- City of Toronto Owned Lands Right of Way

P05 S4 P3 - Issued for ZBA	04/10/23
P04 S3 P3 - Draft for Client Review	03/24/23
P03 S4 P2 - Issued for ZBA	11/29/22
P02 S3 P2 - Draft for Client Review	11/15/22
P01 S4 P1 - Issued for ZBA	04/14/22
P00 S3 P1 - Draft for Client Review	04/01/22

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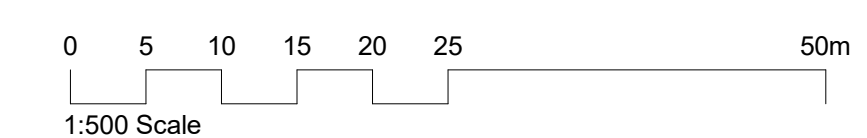


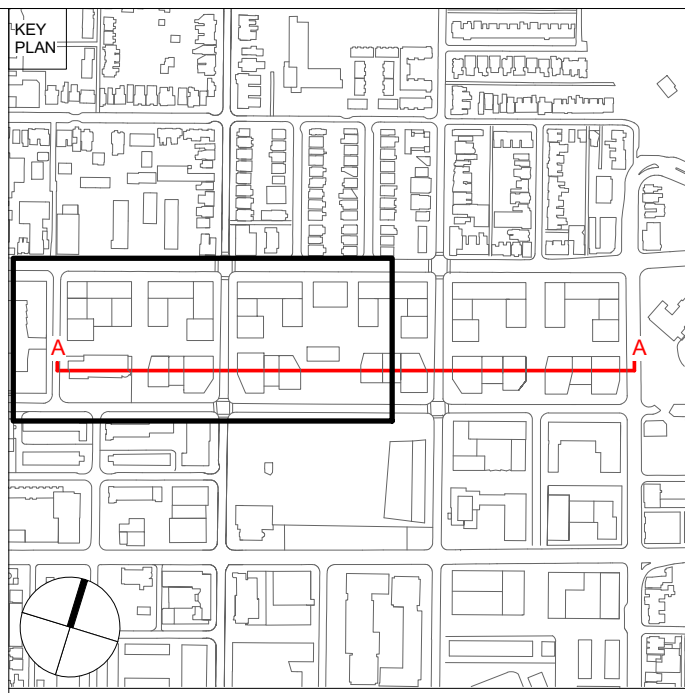
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Karakusevic Carson Architects
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PROJECT
Regent Park Phases 4 & 5

TITLE
Section A-A East

DRAWING NUMBER	577 - KCA - EA - XX - DR - A - 2101	REVISION	P05
STATUS	S4 - Suitable for Stage Approval	STAGE	P3
REVISION DATE	04/10/23	DRAWN BY	H/A/J
FIRST ISSUED	04/01/22	CHECKED BY	PK/RM
		KCA PROJECT NUMBER	577





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- Plot Boundary
- City of Toronto Owned Lands Right of Way

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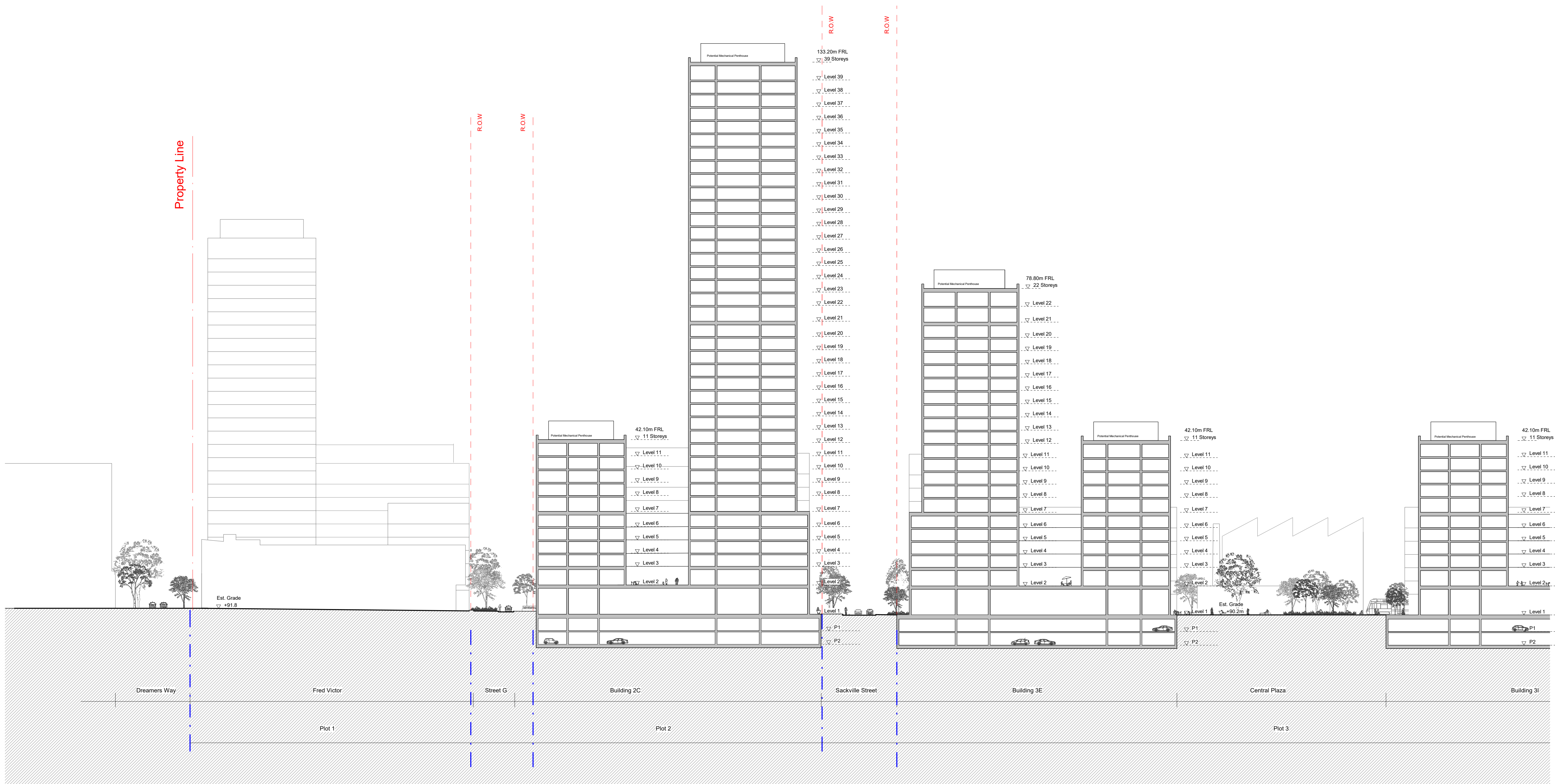


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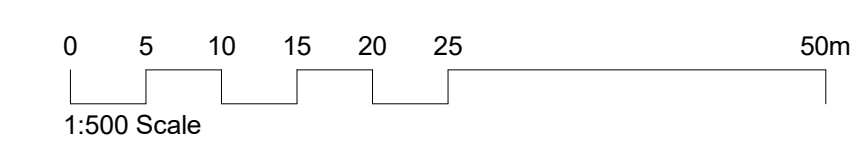
PROJECT
Regent Park Phases 4 & 5

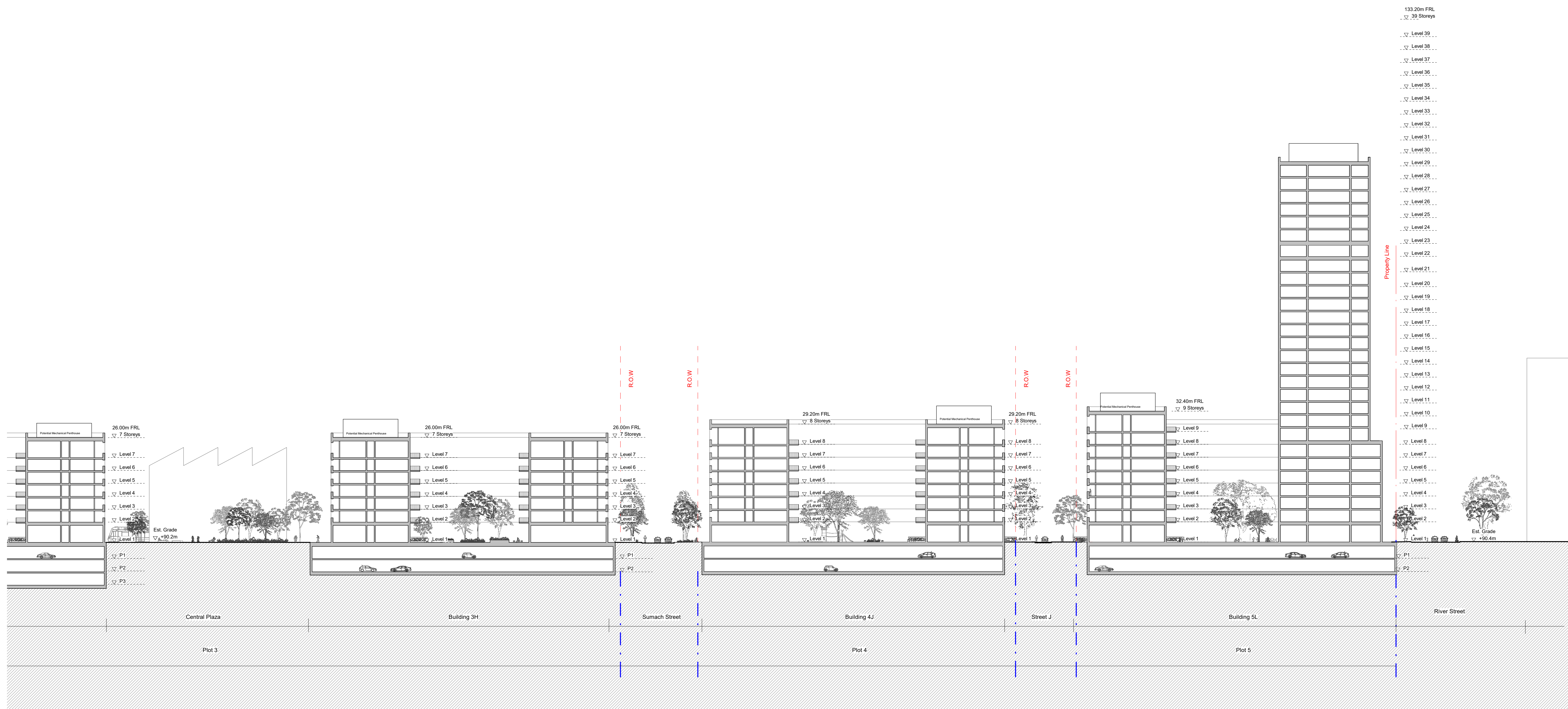
TITLE
Section A-A West

DRAWING NUMBER	577 - KCA-WE-XX-DR - A - 2101	REVISION	P05
STATUS	S4 - Suitable for Stage Approval	STAGE	P3
REVISION DATE	04/10/23	DRAWN BY	H/AJAN
FIRST ISSUED	04/01/22	CHECKED BY	PK/RM
SCALE	1 : 500 @ ARCH D	KCA PROJECT NUMBER	577

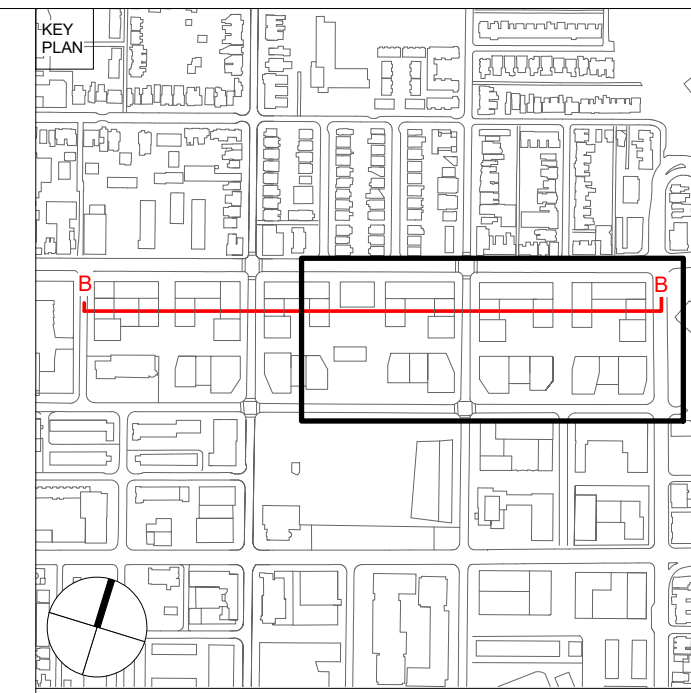


1 Section AA - West
 1 : 500





1 Section BB - East
1 : 500



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P05	S4	P3	- Issued for ZBA	04/10/23
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P01	S4	P1	- Issued for ZBA	04/14/22
P00	S3	P1	- Draft for Client Review	04/01/22

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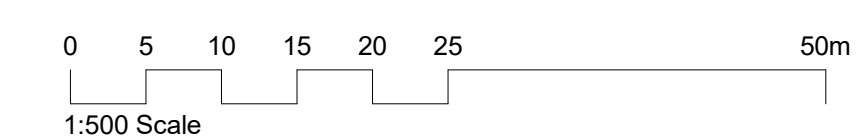


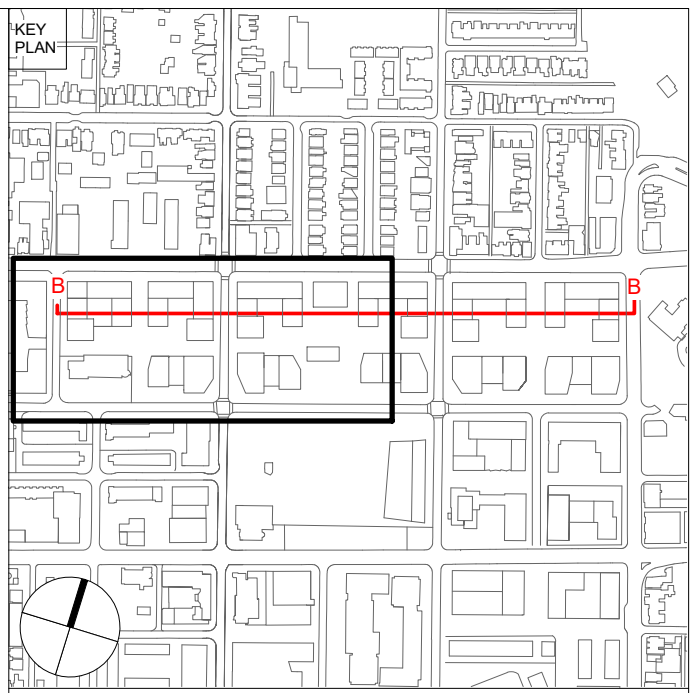
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PROJECT
Regent Park Phases 4 & 5

TITLE
Section B-B East

DRAWING NUMBER	577 - KCA - XX - XX - DR - A - 2102	REVISION	P05
STATUS	S4 - Suitable for Stage Approval	STAGE	P3
REVISION DATE	04/10/23	DRAWN BY	HA/JAN
FIRST ISSUED	04/01/22	CHECKED BY	PK/RM
		KCA PROJECT NUMBER	577



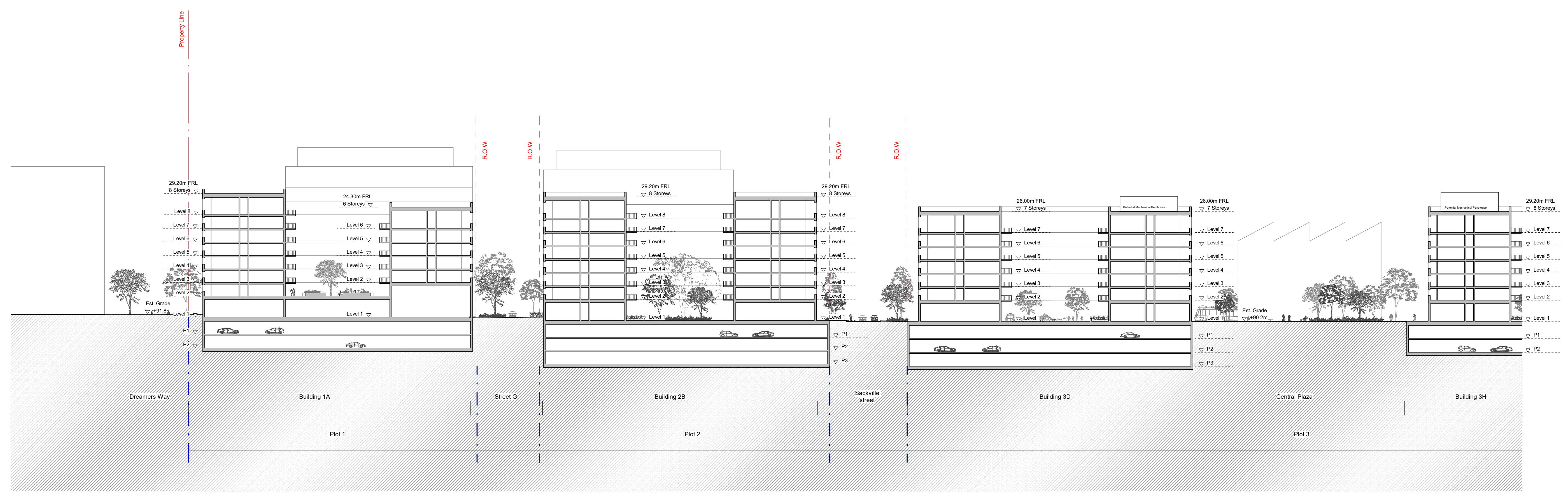


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- Phases 4&5 Property Line
- Plot Boundary
- City of Toronto Owned Lands Right of Way



1 Section BB - West
 1 : 500

P05	S4	P3	- Issued for ZBA	04/10/23
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P02	S3	P2	- Draft for Client Review	11/15/22
P01	S4	P1	- Issued for ZBA	04/14/22
P00	S3	P1	- Draft for Client Review	04/01/22

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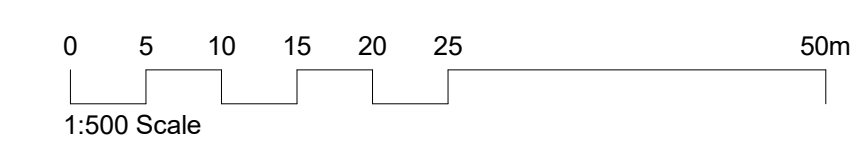
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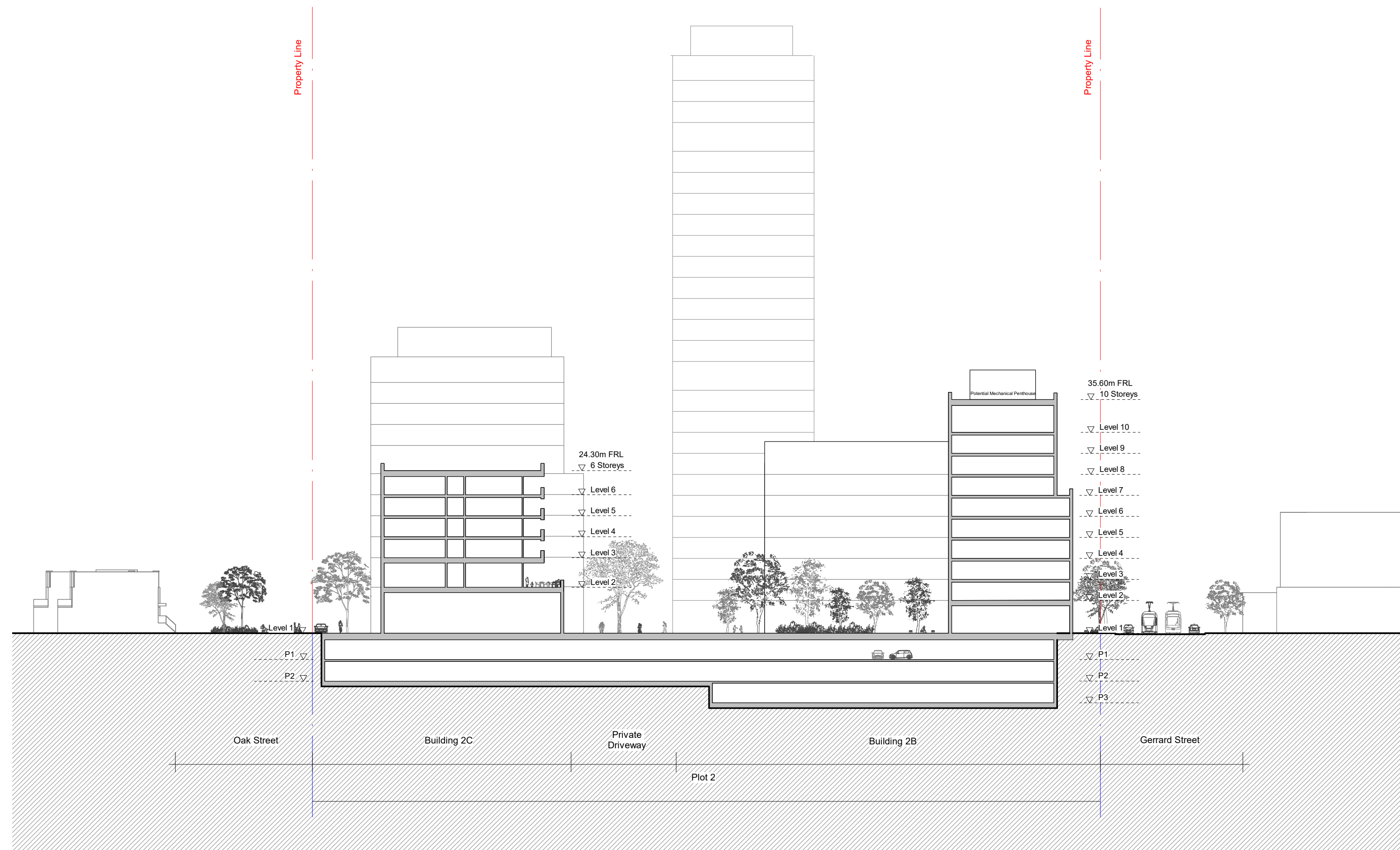
PROJECT
Regent Park Phases 4 & 5

TITLE
Section B-B West

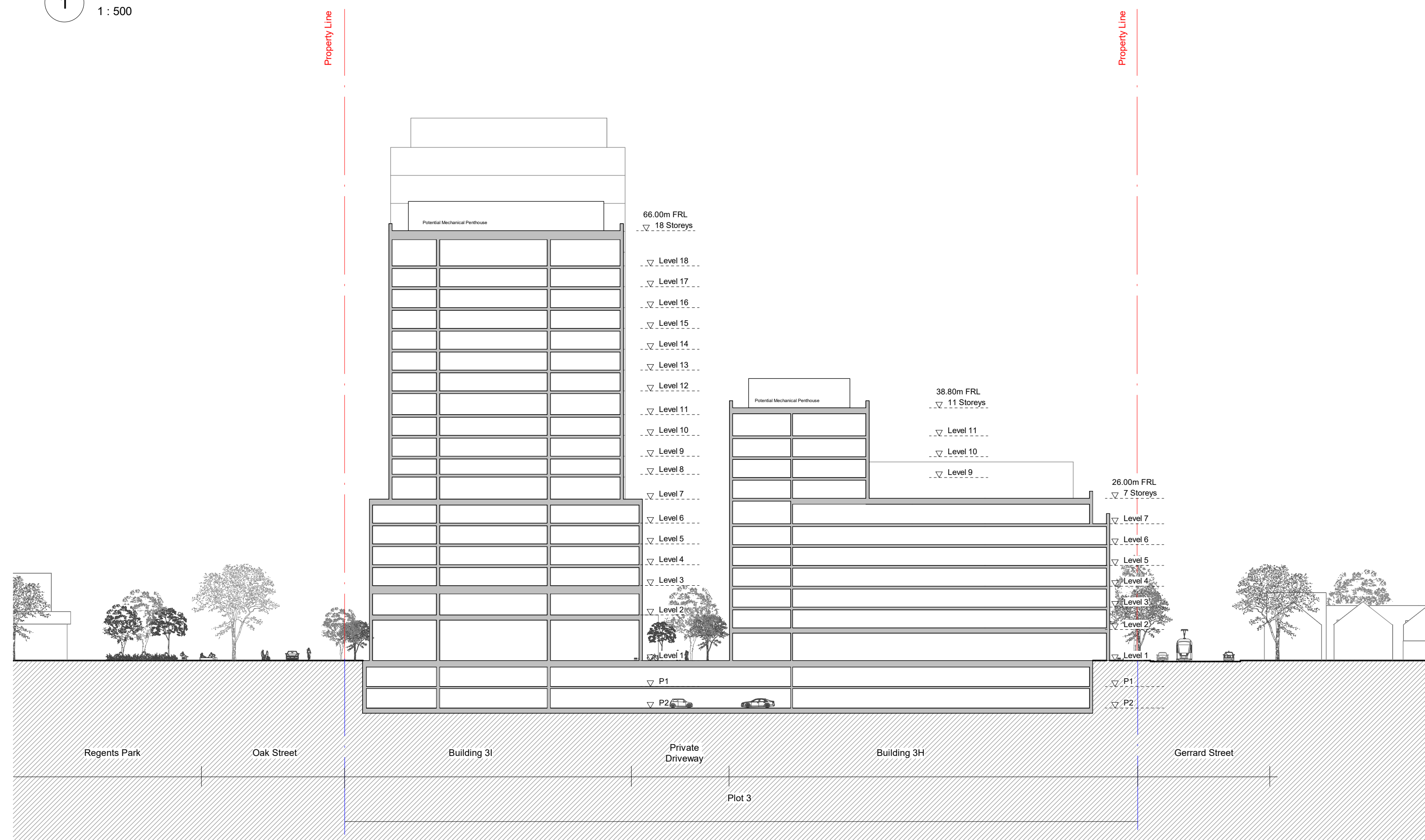
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577 - KCA - XX - XX - DR - A - 2102	P05
STATUS	STAGE
S4 - Suitable for Stage Approval	P3

REVISION DATE	DRAWN BY	SCALE
04/10/23	H/AJAN	1 : 500 @ ARCH D
FIRST ISSUED	CHECKED BY	KCA PROJECT NUMBER
04/01/22	PK/RM	577

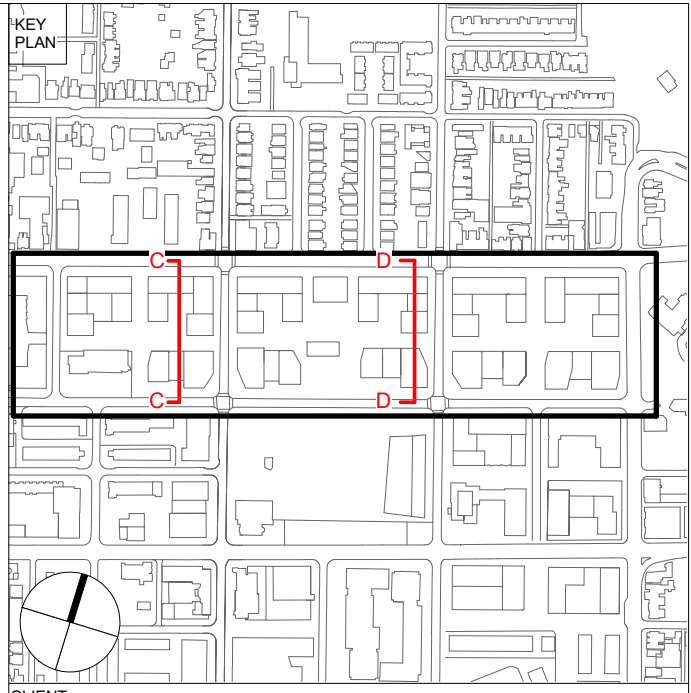




1 Section CC
1:500



2 Section DD
1:500



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- Phases 4&5 Property Line
- Plot Boundary
- City of Toronto Owned Lands Right of Way

P05 S4 P3 - Issued for ZBA	04/10/23
P04 S3 P3 - Draft for Client Review	03/24/23
P03 S4 P2 - Issued for ZBA	11/29/22
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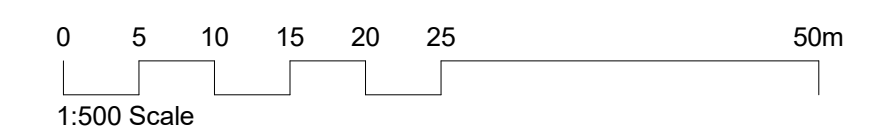
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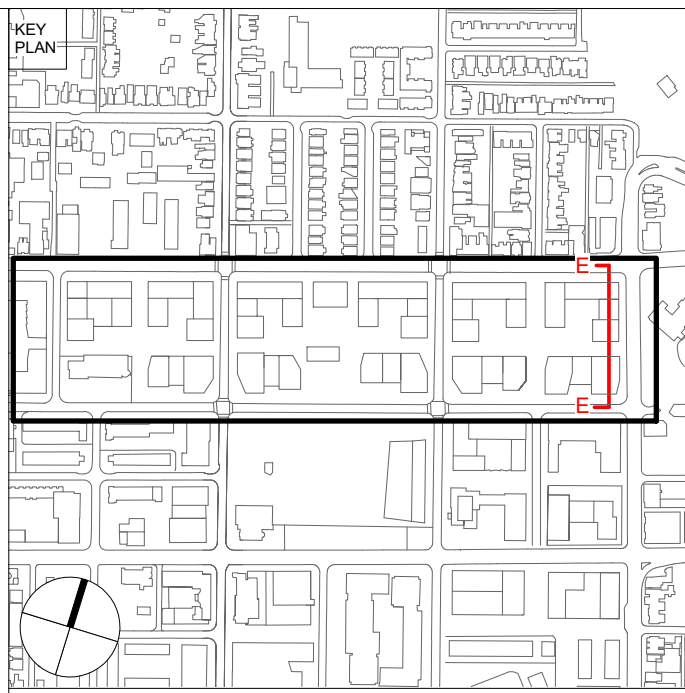
PROJECT
Regent Park Phases 4 & 5

TITLE
Sections C-C, D-D

DRAWING NUMBER	REVISION
577 - KCA-XX-XX-DR-A - 2103	P05
STATUS	STAGE
S4 - Suitable for Stage Approval	P3

REVISION DATE	DRAWN BY	SCALE
04/10/23	H/AJAN	1:500 @ ARCH D
FIRST ISSUED	CHECKED BY	KCA PROJECT NUMBER
04/01/22	PK/RM	577



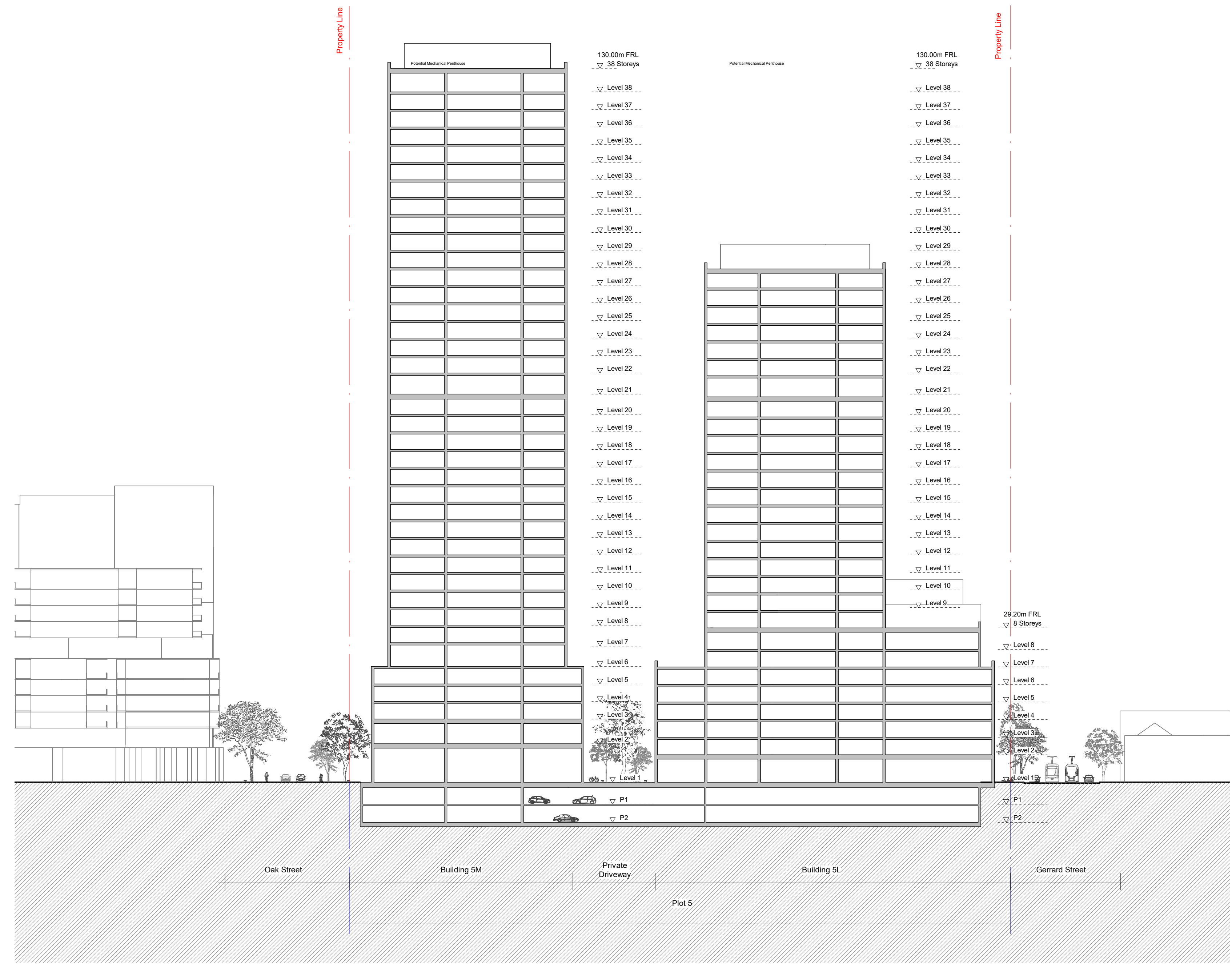


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P03 S4 P2 - Issued for ZBA	11/29/22
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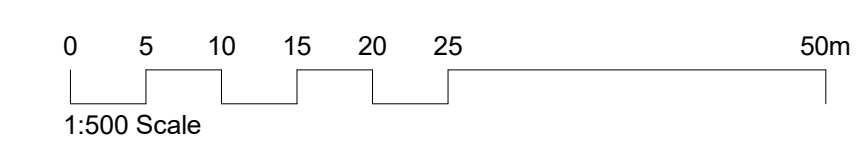


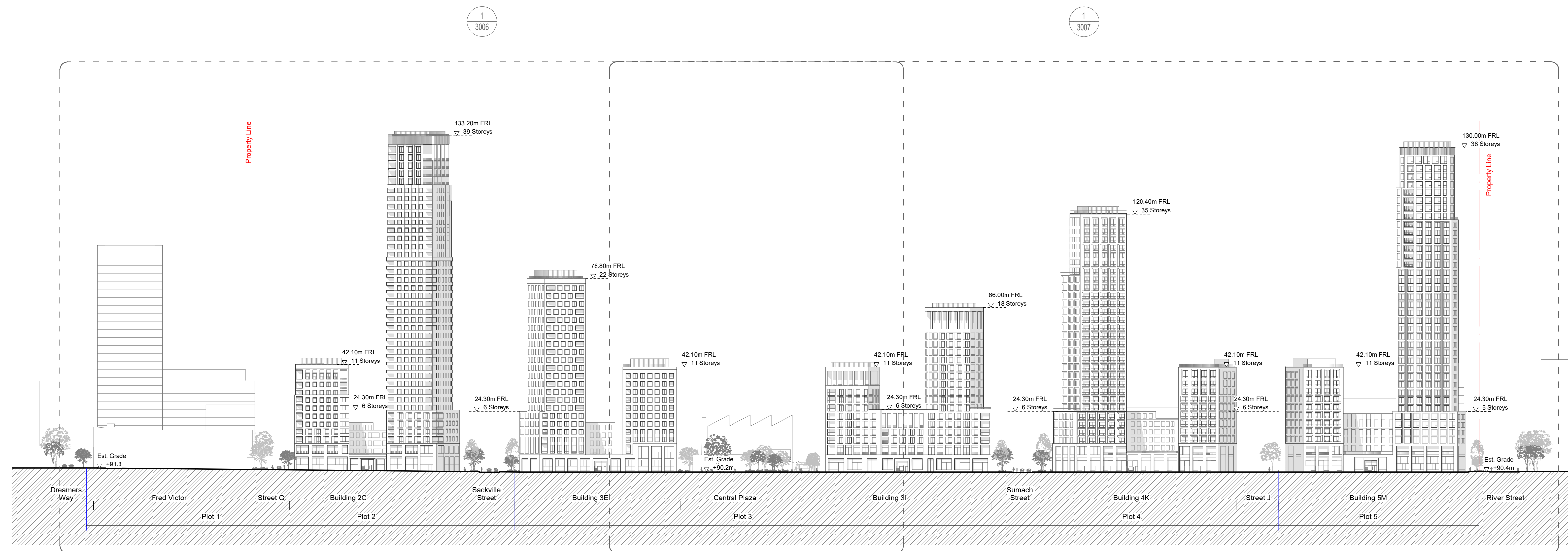
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PROJECT
Regent Park Phases 4 & 5

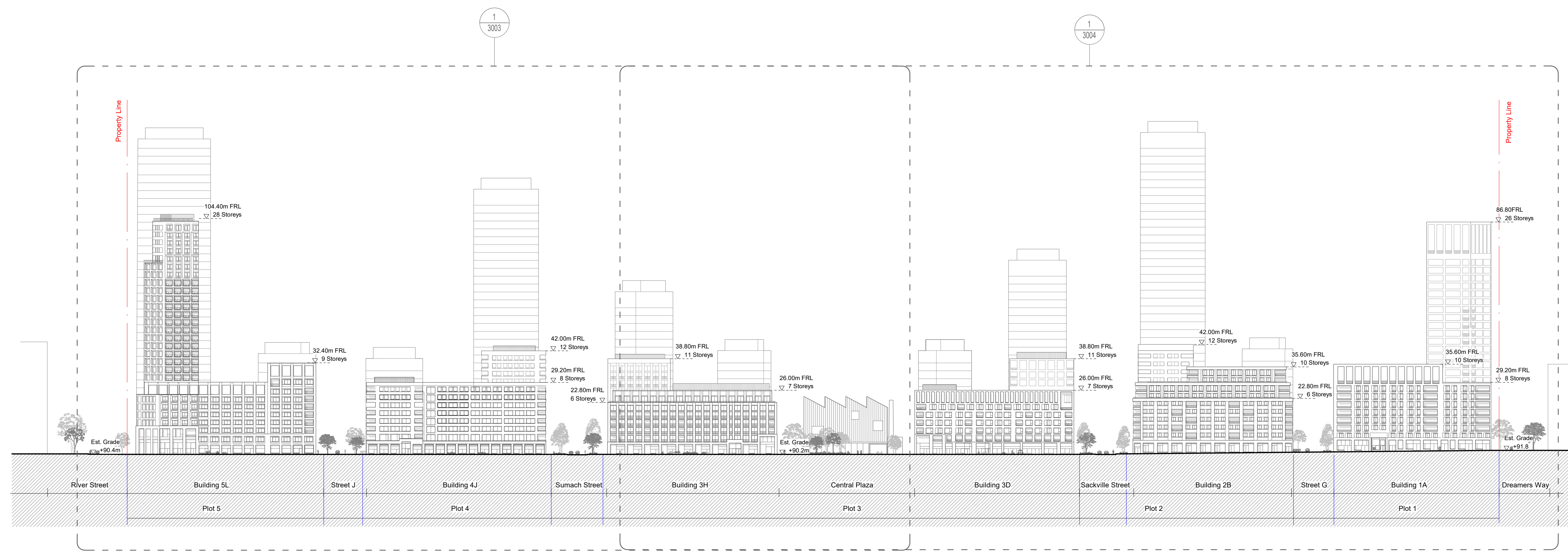
TITLE
Section E-E

DRAWING NUMBER	577 - KCA - XX - XX - DR - A - 2104	REVISION	P05
STATUS	S4 - Suitable for Stage Approval	STAGE	P3
REVISION DATE	04/10/23	DRAWN BY	H/AJAN
FIRST ISSUED	04/01/22	CHECKED BY	PK/RM
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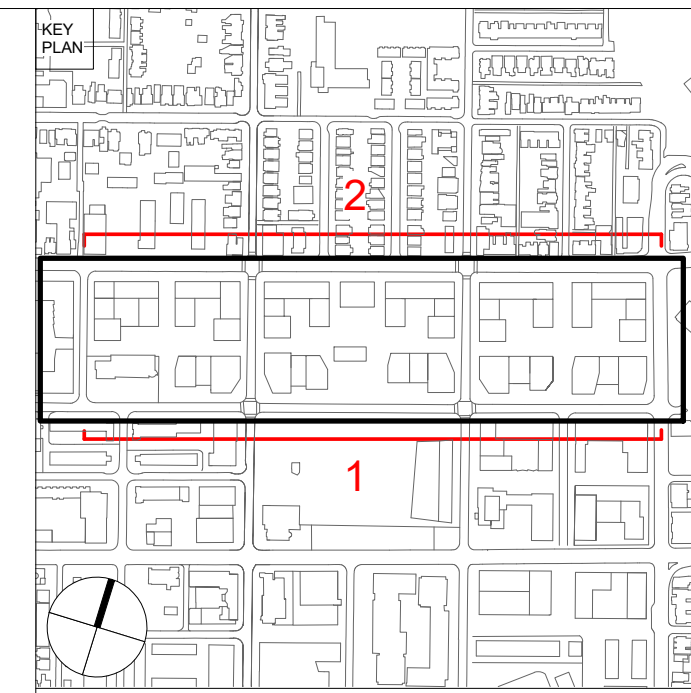




1 Site Elevation 1 - Oak street
1 : 1000



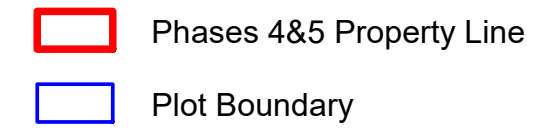
2 Site Elevation 2 - Gerrard Street
1 : 1000



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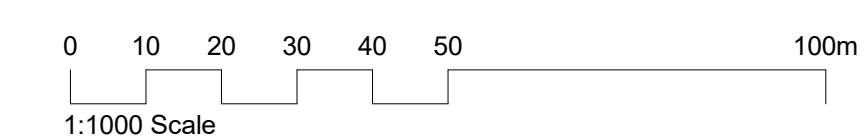


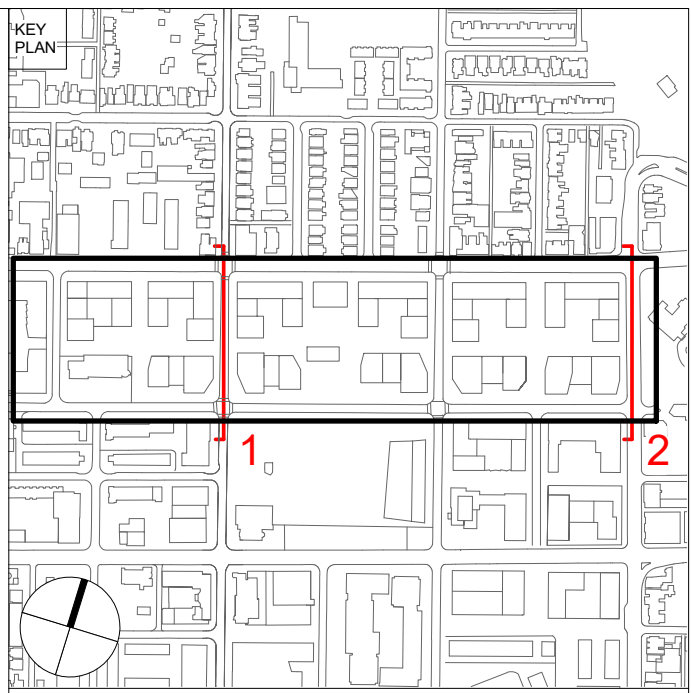
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PROJECT
Regent Park Phases 4 & 5

TITLE
Conceptual Site Elevations - Gerrard Street & Oak Street

DRAWING NUMBER	577 - KCA - XX - XX - DR - A - 3001	REVISION	P05
STATUS	S4 - Suitable for Stage Approval	STAGE	P3
REVISION DATE	04/10/23	DRAWN BY	H/A/J
FIRST ISSUED	04/01/22	CHECKED BY	PK/RM
		KCA PROJECT NUMBER	577



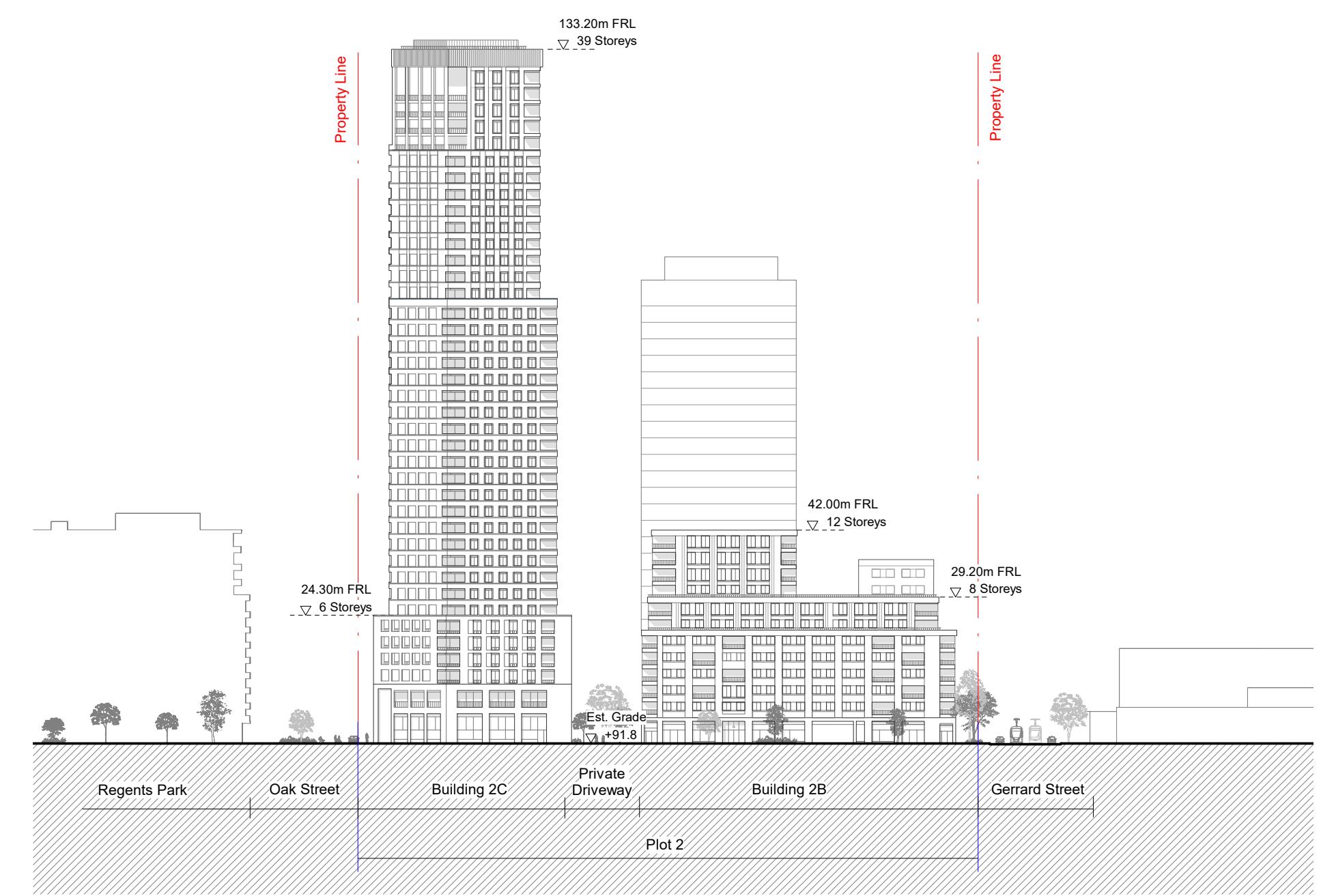


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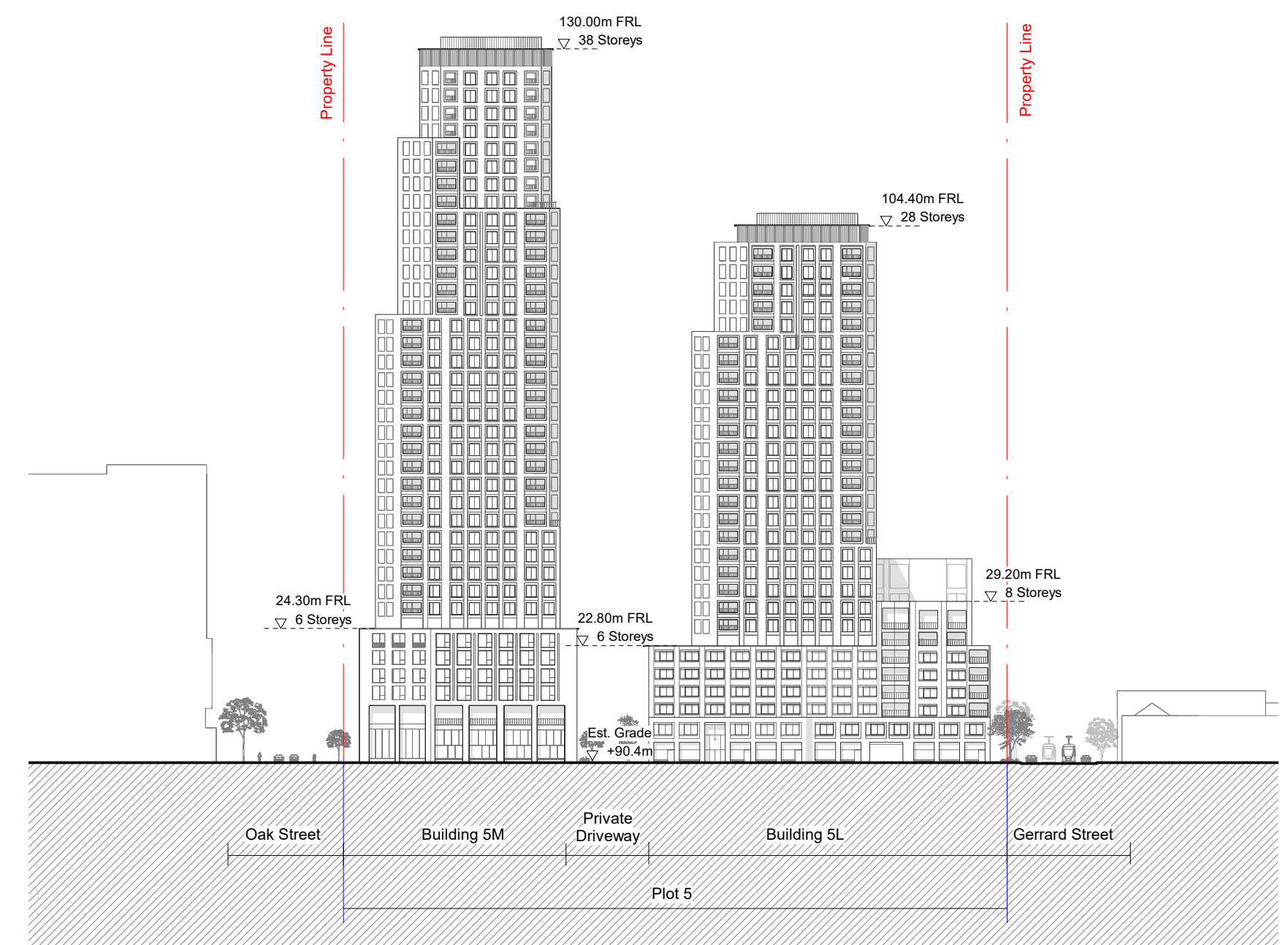
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- Phases 4&5 Property Line
- Plot Boundary



1 Site Elevation 1 - Sackville Street
 1 : 1000



2 Site Elevation 2 - River Street
 1 : 1000

P05 S4 P3 - Issued for ZBA	04/10/23
P04 S3 P3 - Draft for Client Review	03/24/23
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P02 S3 P2 - Draft for Client Review	11/15/22
P01 S4 P1 - Issued for ZBA	04/14/22
P00 S3 P1 - Draft for Client Review	04/01/22

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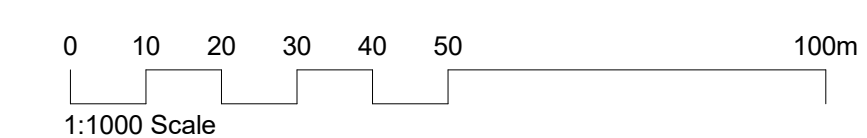


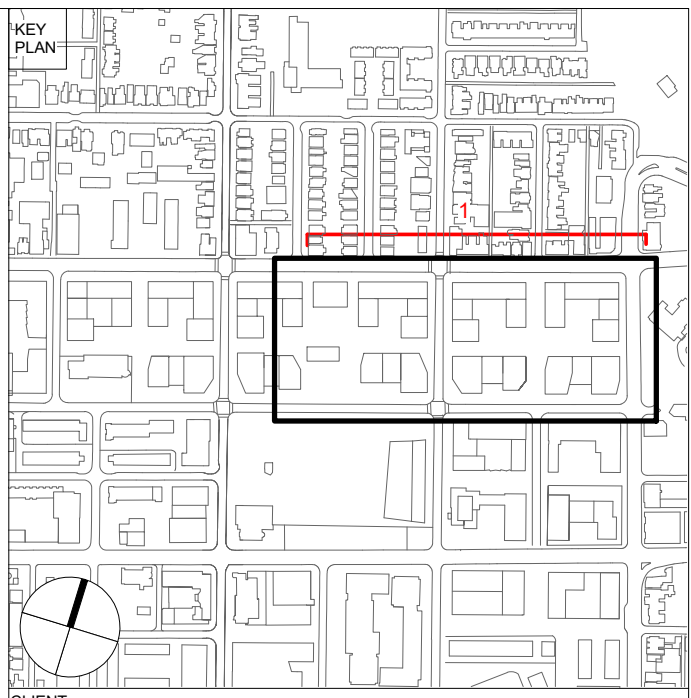
DESIGN
Karakusevic Carson Architects
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PROJECT
Regent Park Phases 4 & 5

TITLE
Conceptual Site Elevations - Sackville Street and River Street

DRAWING NUMBER	REVISION	
577 - KCA-XX-XX-DR-A - 3002	P05	
STATUS	STAGE	
S4 - Suitable for Stage Approval	P3	
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- ▭ Phases 4&5 Property Line
- ▭ Plot Boundary
- City of Toronto Owned Lands Right of Way

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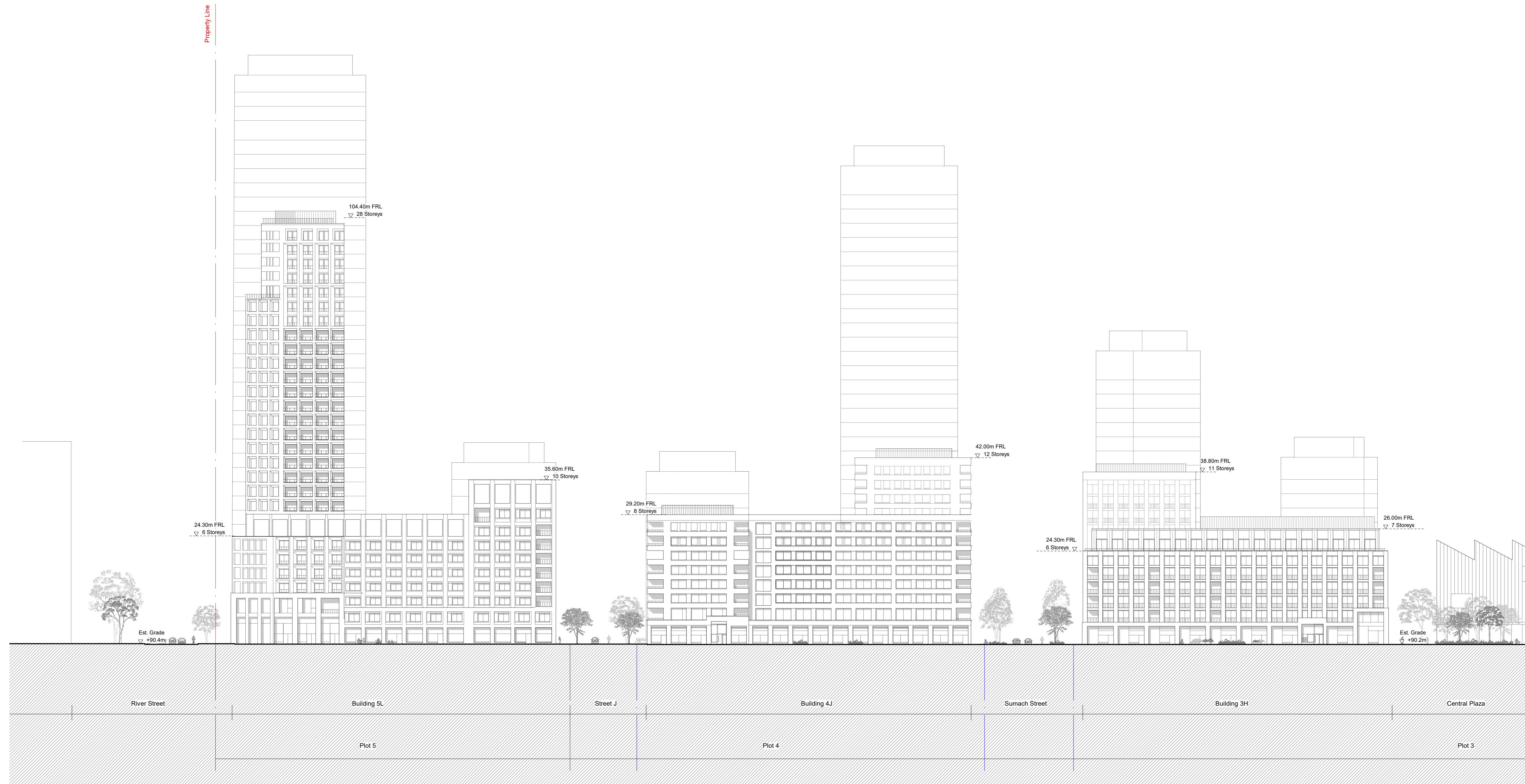


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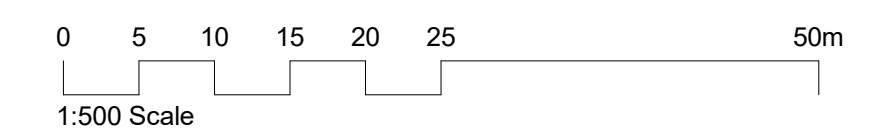
PROJECT
Regent Park Phases 4 & 5

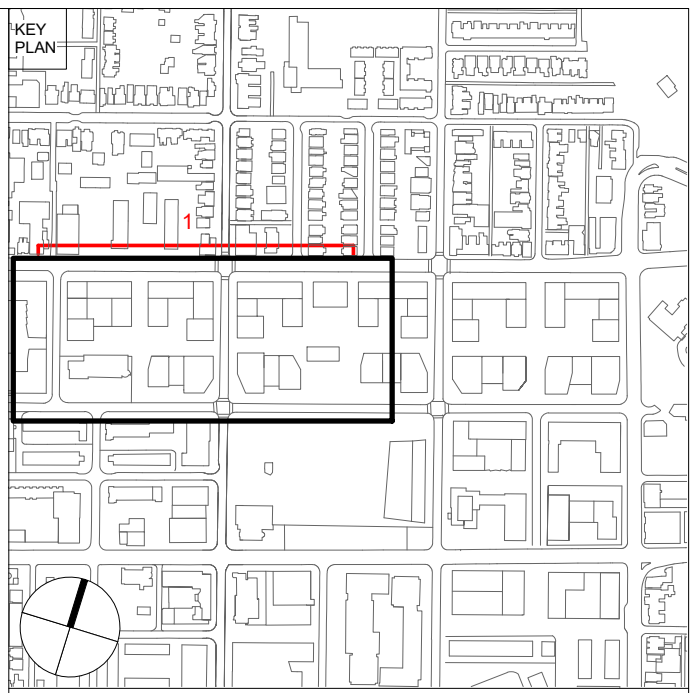
TITLE
Conceptual Elevation - Gerrard Street - East

DRAWING NUMBER	REVISION	
577 - KCA - EA - XX - DR - A - 3003	P05	
STATUS	STAGE	
S4 - Suitable for Stage Approval	P3	
REVISION DATE	DRAWN BY	SCALE
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1 Site Elevation - Gerrard St East
 1 : 500





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- Phases 4&5 Property Line
- Plot Boundary
- City of Toronto Owned Lands Right of Way

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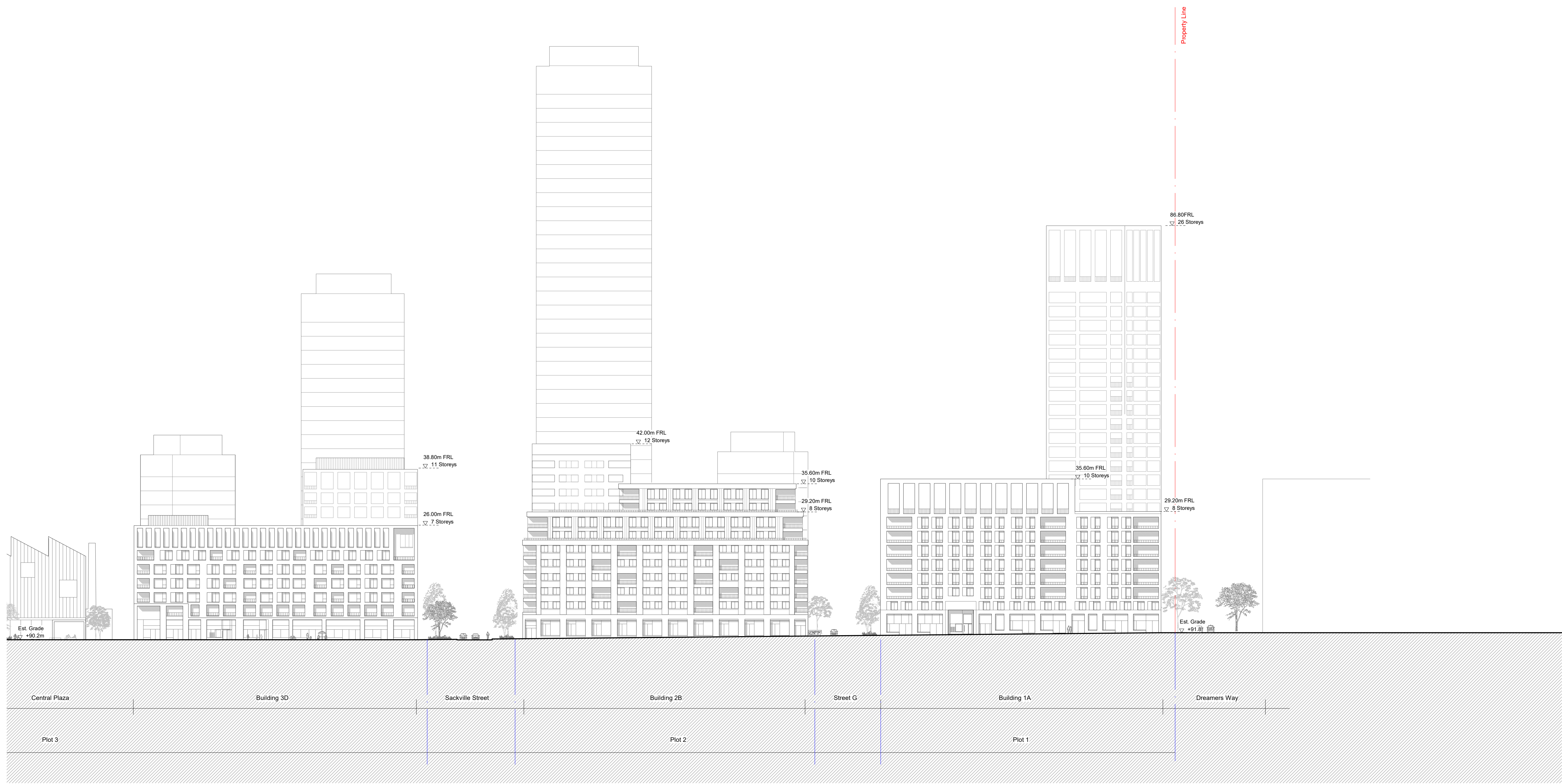


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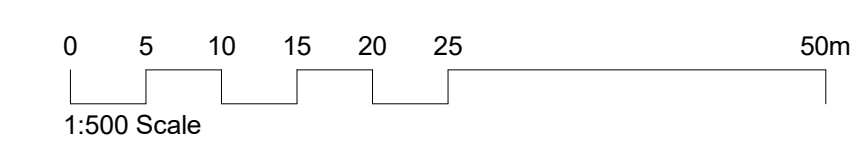
PROJECT
Regent Park Phases 4 & 5

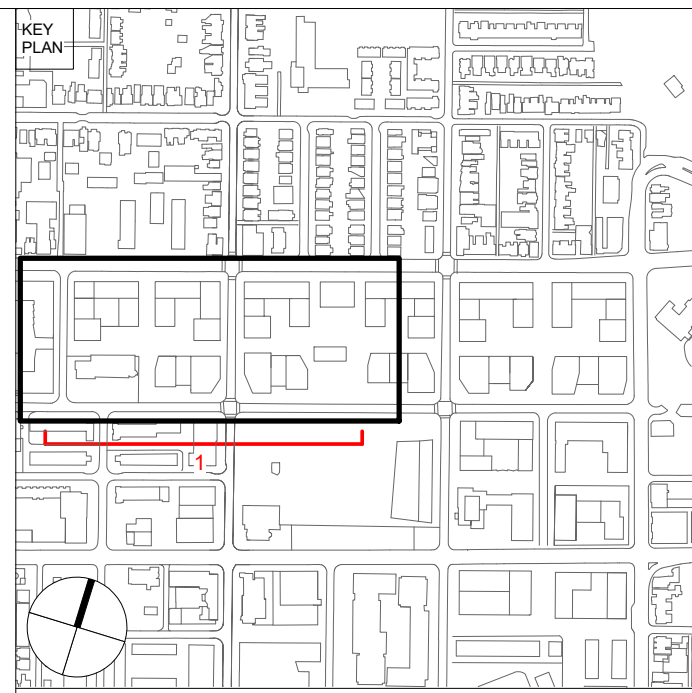
TITLE
Conceptual Elevation - Gerrard Street - West

DRAWING NUMBER	REVISION	
577 - KCA-WE-XX-DR - A - 3004	P05	
STATUS	STAGE	
S4 - Suitable for Stage Approval	P3	
REVISION DATE	DRAWN BY	SCALE
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1 Site Elevation - Gerrard St West
 1 : 500



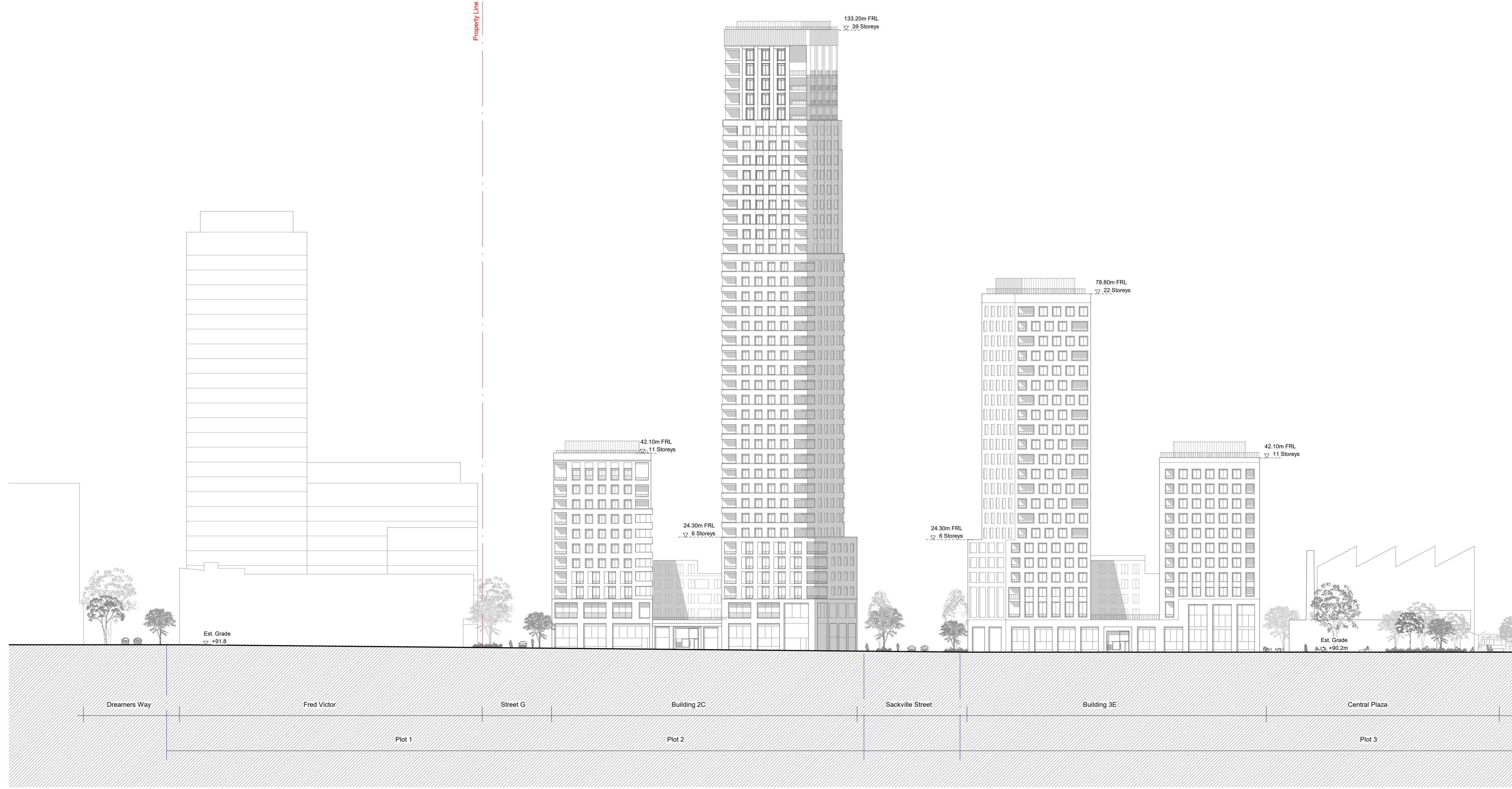


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1 Site Elevation - Oak St West
 1 : 500

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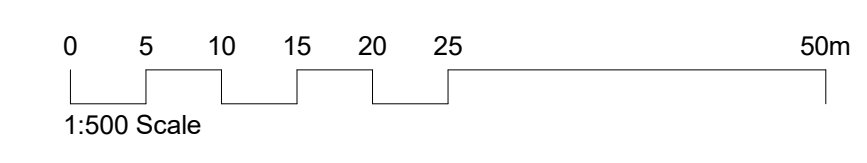


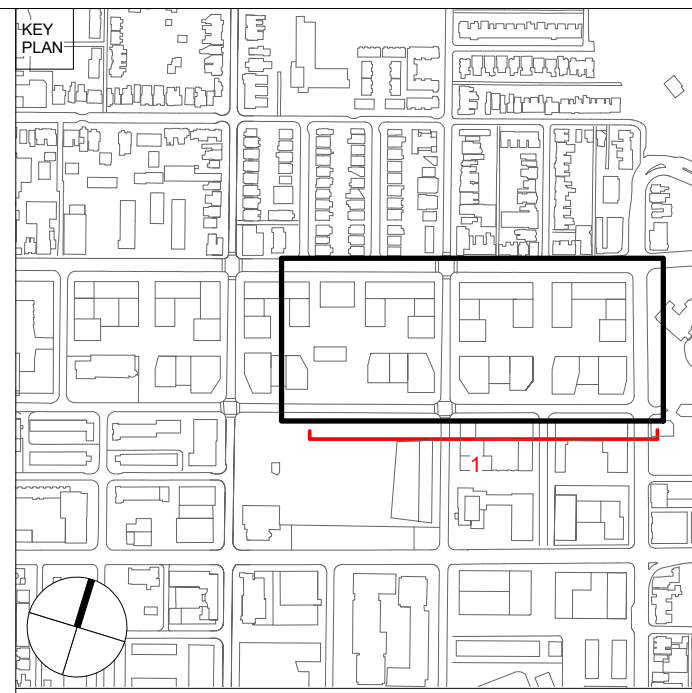
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PROJECT
Regent Park Phases 4 & 5

TITLE
Conceptual Elevation - Oak St. - West

DRAWING NUMBER	REVISION	
577 - KCA-WE-XX-DR - A - 3006	P05	
STATUS	STAGE	
S4 - Suitable for Stage Approval	P3	
REVISION DATE	DRAWN BY	SCALE
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04/01/22	PK/RM	577



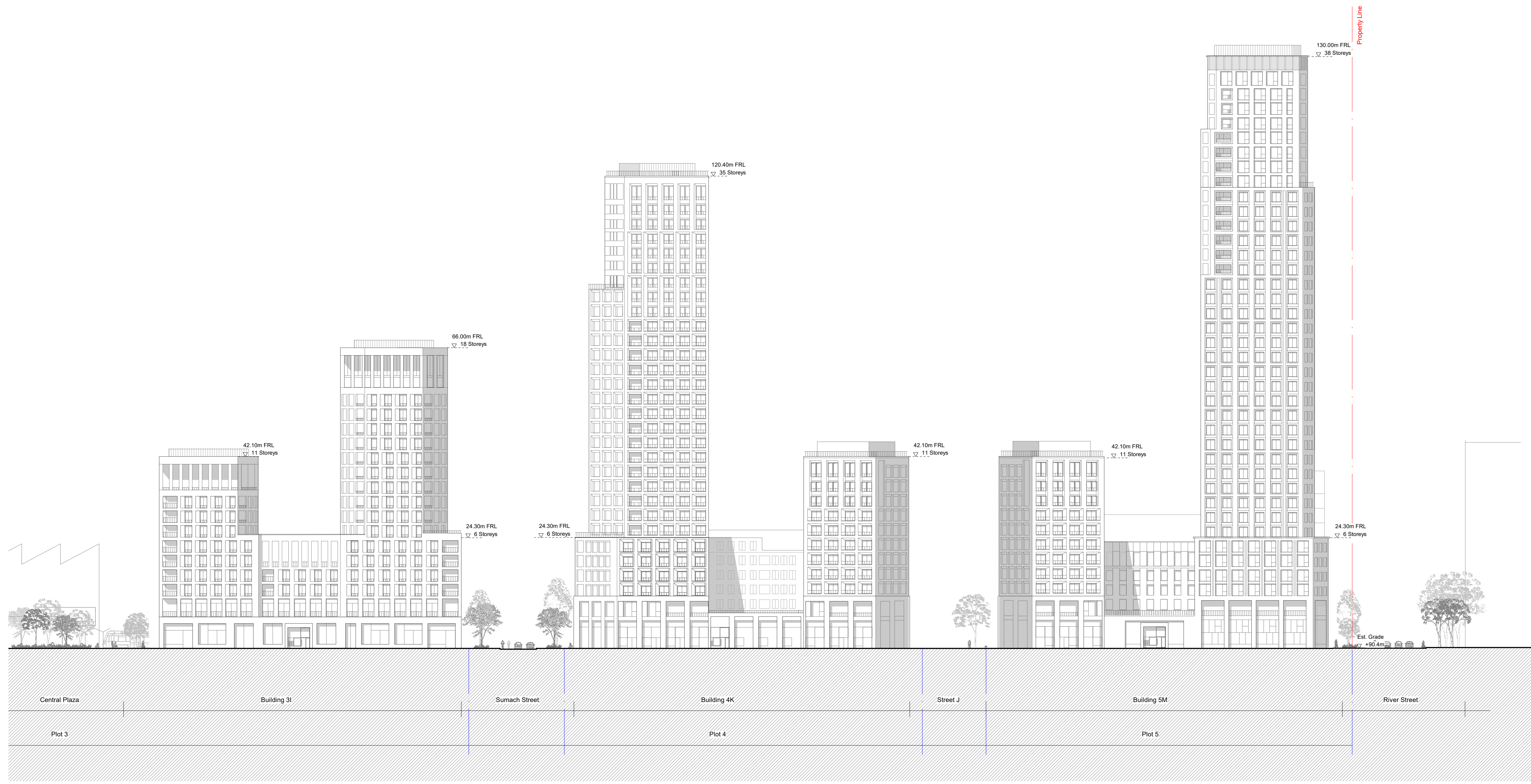


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- Plot Boundary
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1 Site Elevation - Oak St East
 1 : 500

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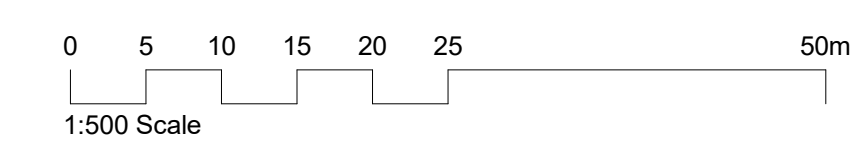


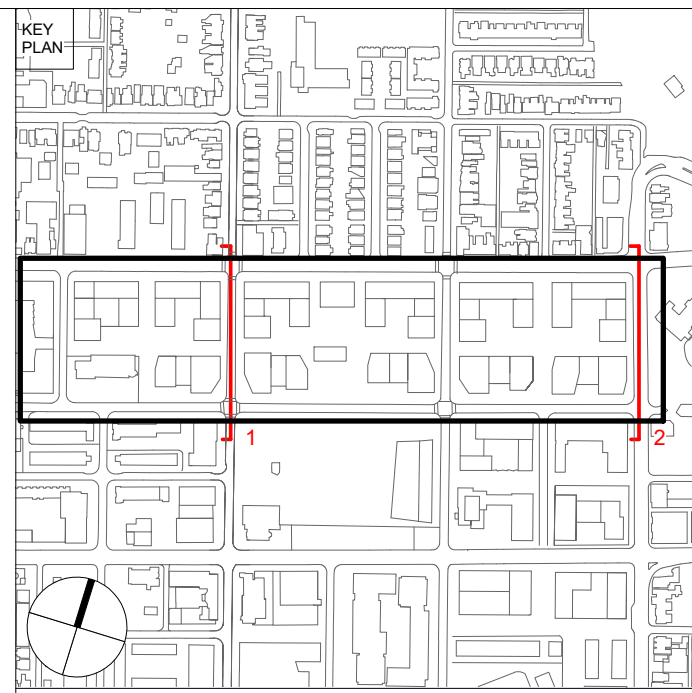
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PROJECT
Regent Park Phases 4 & 5

TITLE
Conceptual Elevation - Oak St. - East

DRAWING NUMBER	REVISION	
577 - KCA-EA-XX-DR-A - 3007	P05	
STATUS	STAGE	
S4 - Suitable for Stage Approval	P3	
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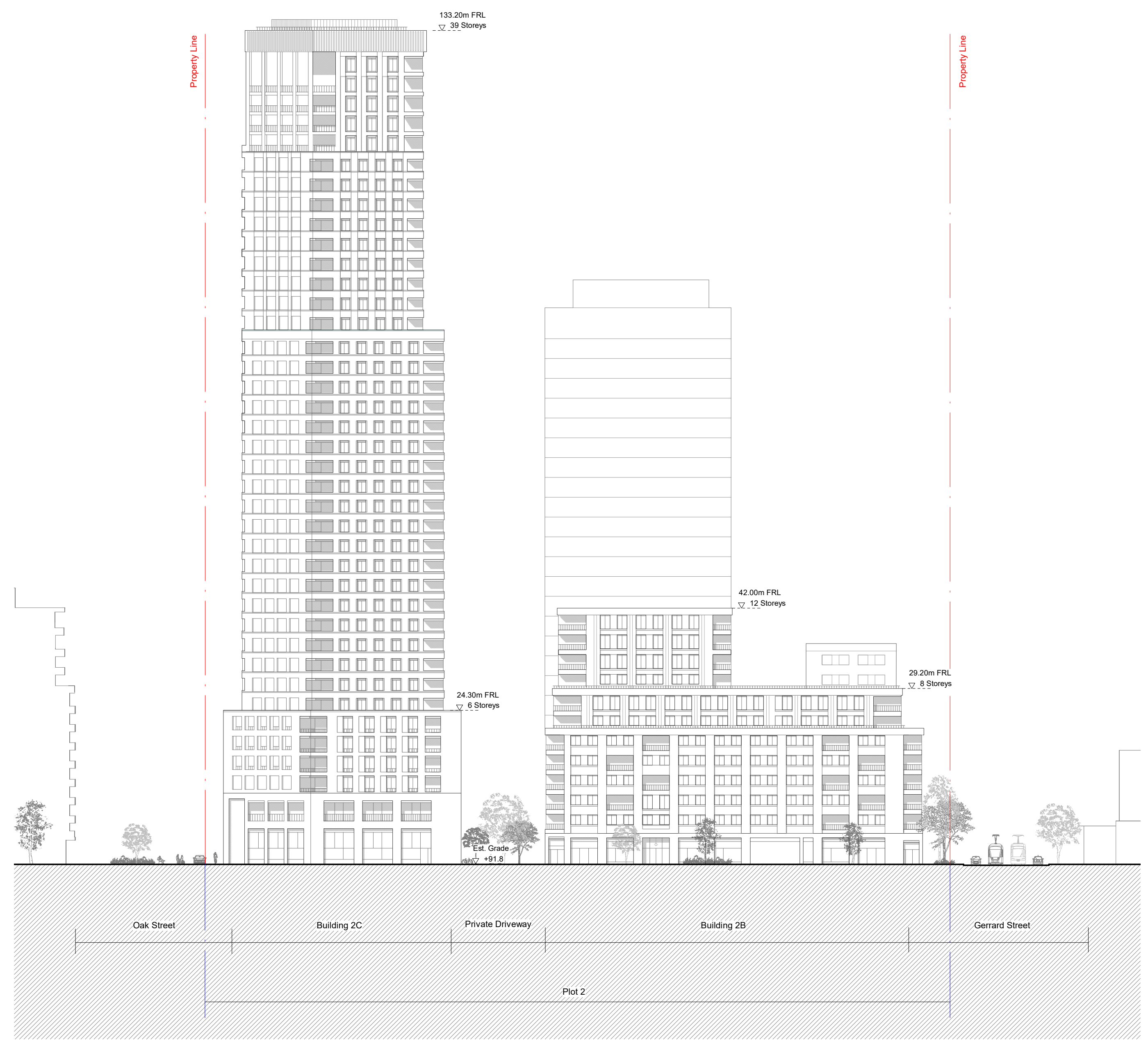


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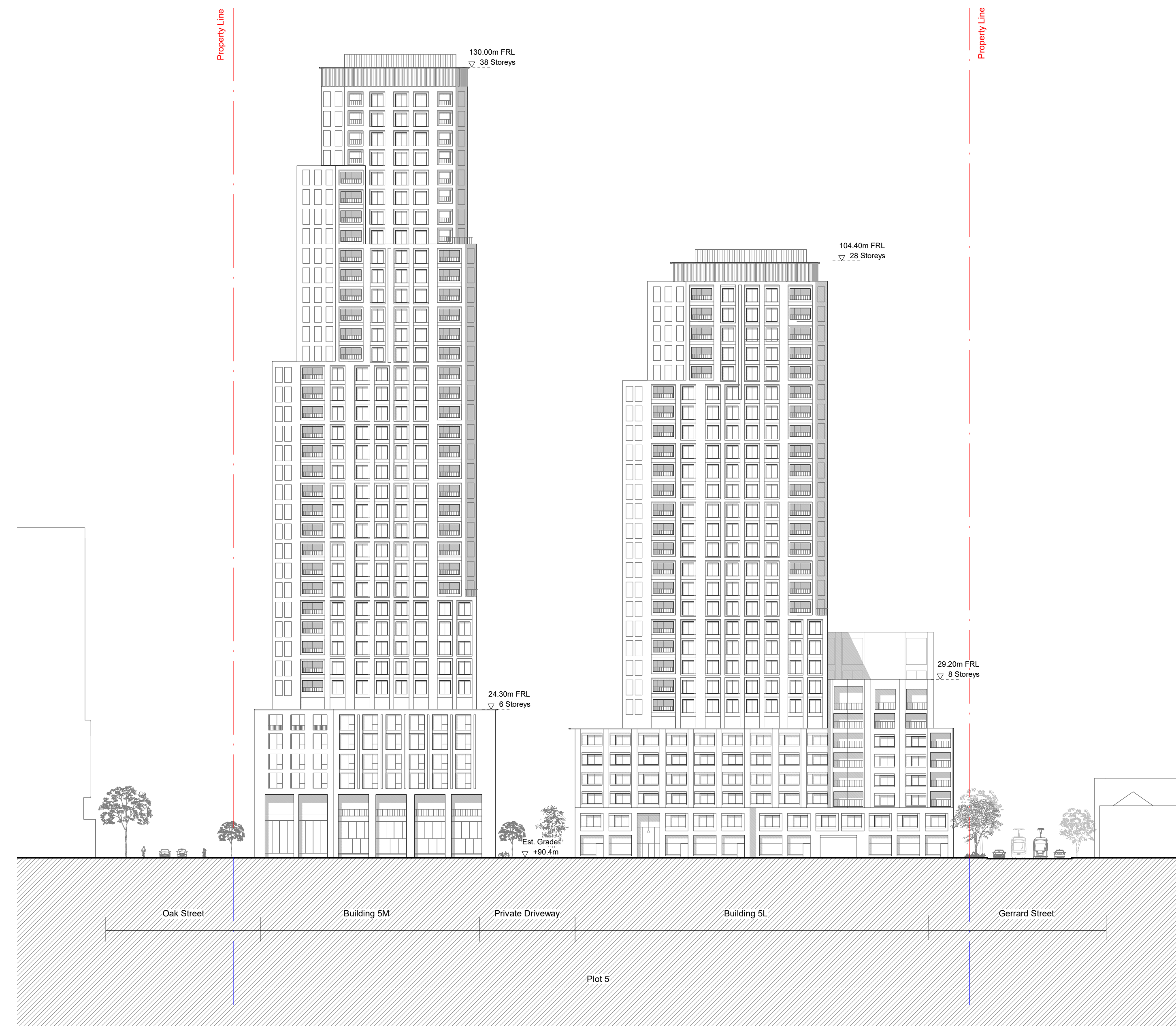
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- Phases 4&5 Property Line
- Plot Boundary
- City of Toronto Owned Lands Right of Way



1 Site Elevation - Sackville St.
 1 : 500



2 Site Elevation - River St.
 1 : 500

P05 S4 P3 - Issued for ZBA	04/10/23
P04 S3 P3 - Draft for Client Review	03/24/23
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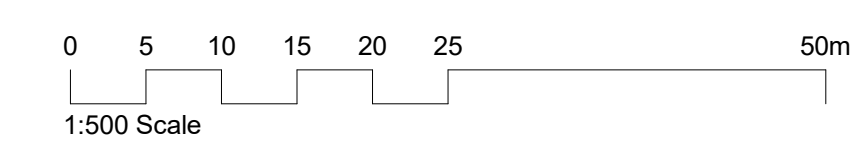


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PROJECT
Regent Park Phases 4 & 5

TITLE
Conceptual Elevation - Sackville and River

DRAWING NUMBER	REVISION	
577 - KCA - XX - XX - DR - A - 3008	P05	
STATUS	STAGE	
S4 - Suitable for Stage Approval	P3	
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Site Areas

Gross Site Area (inc. public streets) sqm	64405
Net Site Area (ex. public streets) sqm	56316

	North (Gerrard St)	East (River St)	South (Oak St)	West (Dreamers Way)
Frontage	555.6m	120.3m	490.3m	81.3m
Existing Lot Line Setbacks (minimum)	6.1m	4.8m	0.0m	7.8m
Proposed Lot Line Setbacks (minimum)	3m	3m	3m	3m

Area of Public Streets (sqm)	Sackville St	Street G	Sumach St	Street J	Total
	2169	1806	2307	1807	8089

	Plot 1	Plot 2	Plot 3	Plot 4	Plot 5
Plot Area (sqm)	5525	8264	23489	9417	9621
Grade	91.8	91.8	90.2	90.4	90.4
Maximum Building Heights (m)	86.8	134.1	78.8	120.4	130.8
Below Grade GFA (sqm)	0	0	0	0	0

	Total
Existing Ground Floor Area (sqm)	17191
Proposed Ground Floor Area (sqm)	29780
Lot Coverage Ratio	0.53
Floor Space Index	5.68

Open Space

	Area of POPs (sqm)
Area of the central plaza	5520
Area of linear strip	9327
Total	14847

Total GFA Per Tenure

Tenure	Use	Gross Construction Area (sqm)	Gross Floor Area (sqm)*
TCHC	Community Space	3,951	3,714
	Non Residential	5,973	5,616
	Residential	152,344	143,203
	Total	162,268	152,533
MARKET	Non Residential	5,154	4,845
	Residential	170,651	160,413
	Total	175,805	165,258
TPL	Library	2,423	2,277
	Total	2,423	2,277
Total		340,496	320,068

*GFA to GFA based on 94% efficiency

Total GFA Per Plot & Building

Plot	Building	Total GFA (sqm)	GFA Breakdown per Use (sqm)			
			Residential	Non Residential*	Community Space	Library
1	A	33,442	30,970	1,078	1,395	
	B	23,188	21,853	1,334		
	C	37,441	37,441			
3	D	19,198	17,605	1,594		
	E	25,240	24,618	623		
	F	4,554	1,518	759	2277	
	G	405	405			
	H	19,664	18,002	1,662		
	I	22,128	21,523		605	
4	J	23,340	22,046	1,294		
	K	36,850	36,850			
5	L	35,562	34,609	953		
	M	39,054	38,099		955	
Total		320,064	303,616	10,461	3,714	2,277

*Non residential includes retail and office

Total Unit Count per Tenure

Tenure	Type	Number
TCHC	RGI	633
	Affordable	637
	Total:	1270
Market		1976
Total		3,246

Residential Unit Mix

Plot	Building	Tenure	Type	Units											
				1 Bed	1 Bed Plus*	2 Bed	2 Bed Plus*	3 Bed	3 Bed Plus*	4 Bed	4 Bed Plus*	5 Bed	5 Bed Plus*	Total Units	
1	A	TCHC	RGI	48	58	71	82	89	103	111	134.5	134	152	202	
			Affordable	16	5	53	18	56	19	17	6	9	3	72	
2	B	Market		27	9	27	9	27	9					269	
				146	41	50	15	13	4					462	
				251	70	86	25	23	7					217	
3	D	Market		118	33	40	12	11	3					303	
				165	46	57	16	15	4					0	
															0
															0
															148
															10
4	I	TCHC	RGI	10	3	52	18	68	23	5	2	3	1	185	
			Affordable	147	40	51	15	14	4					271	
			Market	245	69	85	25	23	7					454	
5	L	TCHC	RGI	5	2	17	6	38	13	8	3	5	1	98	
			Affordable	38	10	67	21	51	16	7	2	1	0	213	
			Market	48	14	93	30	98	31	16	5	7	0	342	
			Total	1202	337	726	226	485	156	60	20	28	6	3246	
			Percentage	37.0%	10.4%	22.4%	7.0%	14.9%	4.8%	1.8%	0.6%	0.9%	0.2%	100.0%	
			Percentage	47.4%		29.3%		19.7%		2.5%		1.0%			

*25% of units are assumed plus sided. These units are a mixture of Barrier Free/Accessible Units and Growing Up Guidelines

Residential Amenity Space

Required Area (2 sqm per unit)	Indoor		Outdoor		Total Amenity Space (sqm)
	Provided Area (sqm)	Required Area	Provided Area (sqm)	Required Area	
6492	6492	0	0	0	6492

Bicycle Parking

Plot	Building	Units	Required				Provided*				
			Non Residential/Comm. unit (sqm)	Long Term (0.9 per unit)	Short Term (0.1 per unit)	Long & Short Term (0.5 per 100 sqm)	Total per Underground	Residential (0.9 per unit)	Short Term (0.1 per unit)	Long & Short Term (0.5 per 100 sqm)	Total per Underground
1	A	274	2473	247	27	12	286	215	33	56	271
			1334	242	27	7					
			0	416	46	0	738	725	71		796
3	D	303	1594	195	22	8					
			623	273	30	3	531	525	123	20	668
			0	4554	0	0	23				0
			0	405	0	0	2	25			0
			158	1662	142	16	8				0
			185	605	167	19	3	354	429	128	19
4	J	271	1294	244	27	6					
			0	409	45	0	731	591	129		720
5	L	311	953	280	31	5					
			955	308	34	5	663	760	71	28	859
			342								
Total		2921	325	82	3245	522	123	3890			

*Bicycle parking estimated from illustrative scheme and subject to change at Site Plan

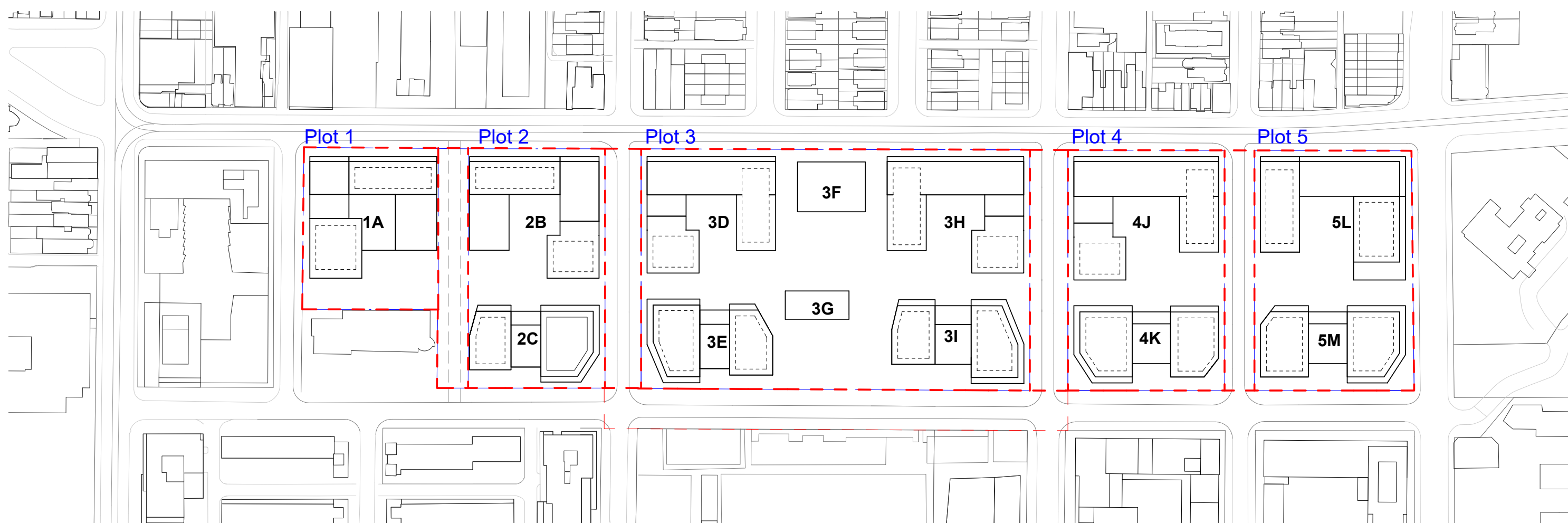
Loading

Plot	Building	Provided Loading Space			
		Type A	Type B	Type C	Type G
1	A	0	1	0	1
		0	1	0	1
		0	1	0	1
3	D	0	1	0	1
		0	0	0	0
		0	0	0	0
		0	1	0	1
		0	1	0	1
		0	1	0	1
4	J	0	1	0	1
		0	1	0	1
5	L	0	1	0	1
		0	1	0	1
		0	1	0	1
Total		0	6	0	6

Car Parking

Required (0.4 per unit)	Provided	
	Visitor (0.06 per unit)	Visitor (0.06 per unit - Market only)
1298	119	119
1417	1417	

*parking estimated from illustrative scheme and subject to change at Site Plan



1 Key Plan - Site Statistics
1 : 2000

Toronto Green Standards (TGS)

Regent Park - Phases 4 & 5

Statistics Template - Toronto Green Standard Version 4.0
Mid to High Rise Residential and all New Non-Residential Development
and City Agency, Corporation & Division-Owned Facilities

The Toronto Green Standard Version 4.0 Statistics Template
Stand Alone Zoning Bylaw Amendment Applications
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/greenstandards

General Project Description	Required	Proposed	Proposed %
Total Gross Floor Area	320,064 m ²		
Breakdown of project components (m ²):			
Residential	303,616 m ²		
Retail	10,461 m ² (including TCH space)		
Commercial	3,714 m ² (community space)		
Institutional/Other	2,277 m ² (library)		
Total number of residential units	3,246 units		

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

Low Emissions Transportation	Required	Proposed	Proposed %
Number of Parking Spaces	1417	1417	100%
Number of EV Parking Spaces (Residential)	1417	TBD	TBD
Number of EV Parking Spaces (non-residential)	Included above		

Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (all uses)	3003	3368	112%
Number of long-term bicycle parking located on:			
a) first storey of building	Y		
b) second storey of building	Y		
c) first level below-ground	Y		
d) second level below-ground	N		
e) other levels below-ground	N		

Statistics Template - Toronto Green Standard Version 4.0
Mid to High Rise Residential and all New Non-Residential Development

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces	325	522	160%
Number of shower and change facilities (non-residential)	0	0	N/A

Tree Canopy
Total Soil Volume (40% of the site area = 66 m² x 30 m)
Soil volume provided within the site area (m³)
Soil Volume provided within the public boulevard (m³)

Tree Canopy	Required	Proposed	Proposed %
Total soil volume	11,710 m ³	19,750 m ³	168%
Soil volume provided within the public boulevard (m ³)	0	0	

Section 2: For Site Plan Control Applications

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (all uses) at grade or on first level below grade			
Number of publicly accessible bicycle parking spaces			
Number of energized outlets for electric bicycles			

Tree Canopy	Required	Proposed	Proposed %
Total site area (m ²)			
Total soil volume (40% of the site area = 66 m ² x 30 m)			
Total number of trees planted			
Number of surface parking spaces (if applicable)			
Number of shade trees located in surface parking area			

Landscaping & Biodiversity

Landscaping & Biodiversity	Required	Proposed	Proposed %
Total non-roof hard-scape area (m ²)			
Total non-roof hard-scape area treated for Urban Heat Island (minimum residential 75% or non-residential 50%)			
Area of non-roof hard-scape treated with: (indicate m ²)			
a) High-albedo surface material			
b) open-grid pavement			
c) shade from tree canopy			

Statistics Template - Toronto Green Standard Version 4.0
Mid to High Rise Residential and all New Non-Residential Development

Landscaping & Biodiversity	Required	Proposed	Proposed %
a) shade from high-albedo structures			
a) shade from energy generation structures			

Percentage of Lot Area as Soft Landscaping (non-residential only)
Total number of plants
Total number of native plants and % of total plants