FINAL PROJECT MULTI-STOREY BUILDING

STUDIO 5 - ARCH31452

FALL 2021 - DECEMBER 13TH, 2021

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This project's design was developed upon two important characteristics, the solar path, and the neighborhood context. As a result of these factors, we started our first development phase. When analyzing the start of the design of our project our intention was to make the building design feel welcomed in the district but also modern, as a result we took inspiration of the shape and design from the neighboring buildings. The first debate we faced was whether to make the retail spaces faced towards Queen Street to attract more public, or to demonstrate the residential space. In the future development of this new construction, we aim to utilize the sun exposure but incorporate ways to eliminate harsh sun rays. This obstacle can be prevented with angled curtain walls, that way the sun is still being utilized without being overused.

DESIGN CONCEPT

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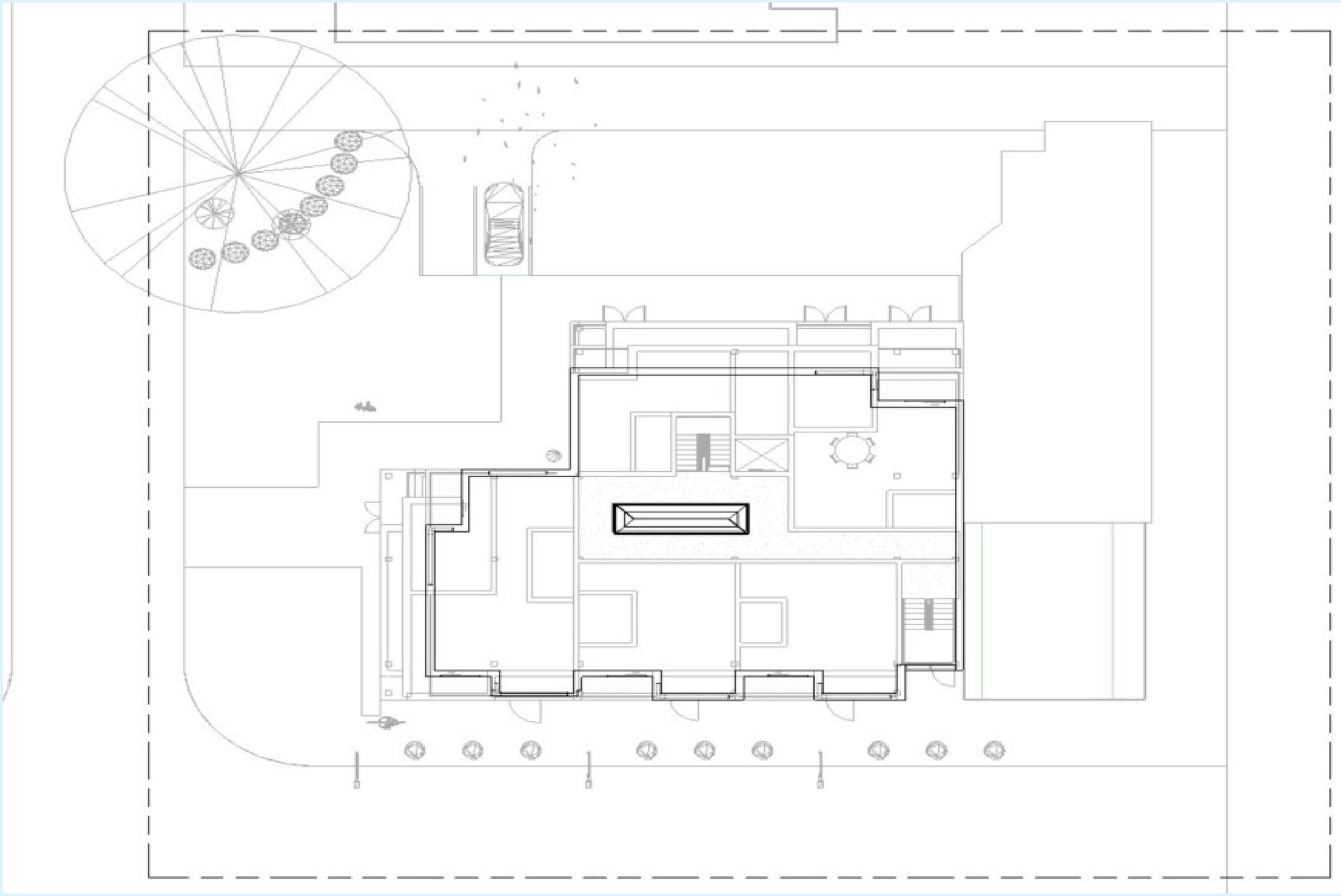

AOSP - SITE PLAN

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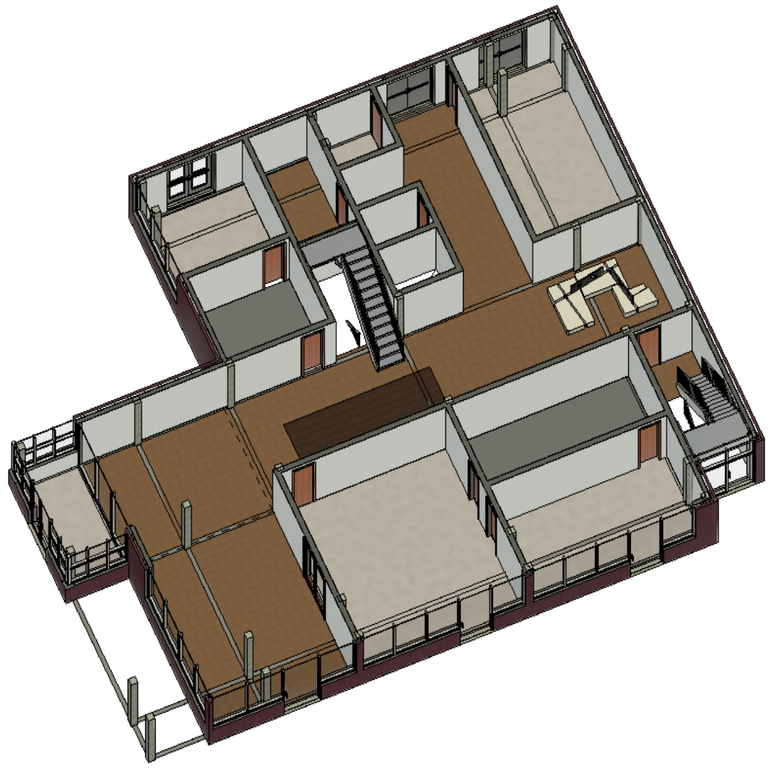
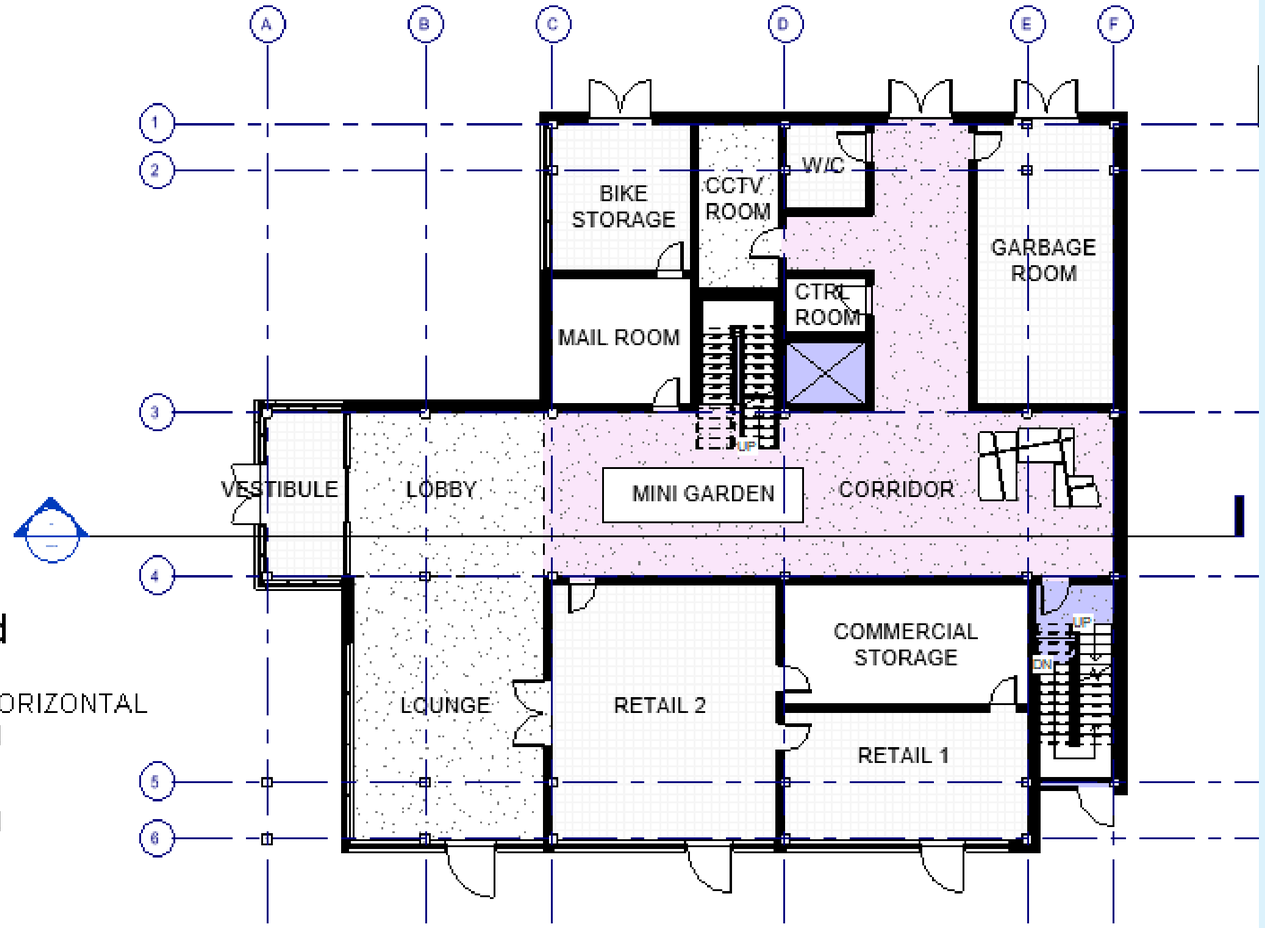
GROUND FLOOR UNIT SIZES

ROOM	SUITE AREA
VESTIBULE	10 m²
LOBBY	25 m²
MINI GARDEN	9 m²
CORRIDOR	98 m²
LOUNGE	40 m²
RETAIL 1	25 m²
RETAIL 2	46 m²
COMMERCIAL STORAGE	23 m²
BIKE STORAGE	16 m²
MAIL ROOM	14 m²
CCTV ROOM	10 m²
W/C	5 m²
CONTROL ROOM	3 m²
GARBAGE ROOM	31 m²





Room Legend

- CORRIDOR/HORIZONTAL CIRCULATION
- VERTICAL CIRCULATION

A00 - GROUND FLOOR PLAN

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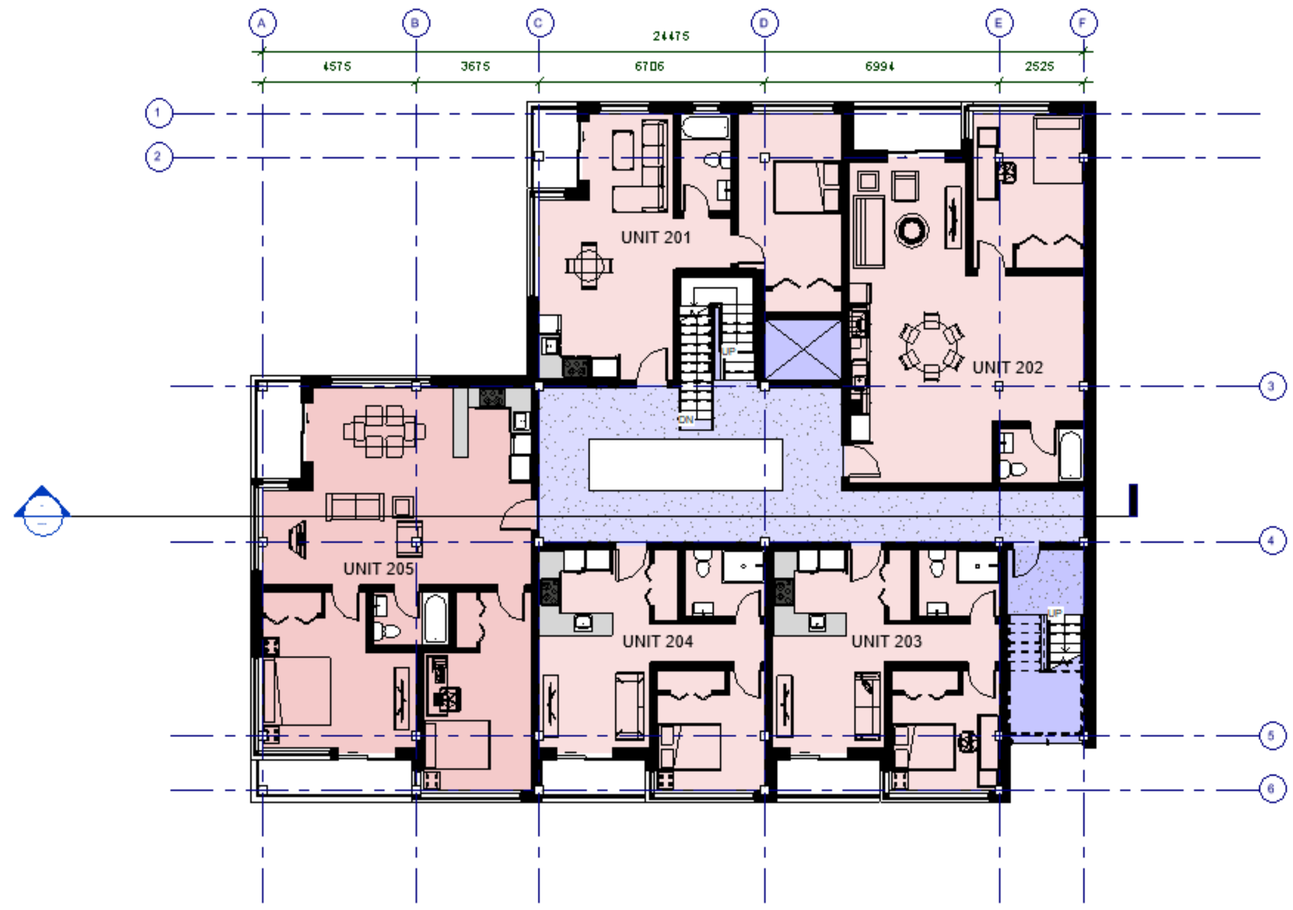
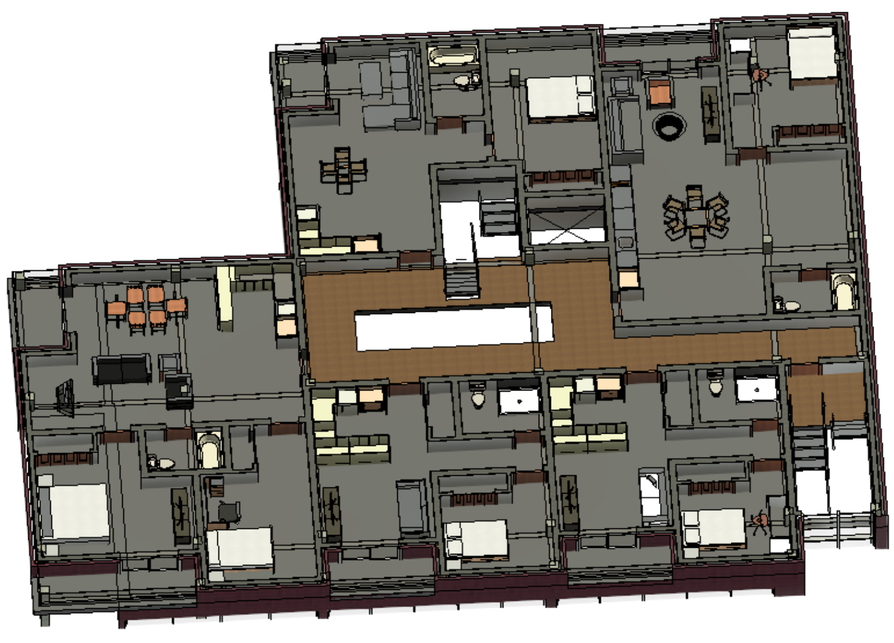
TYPICAL FLOOR UNIT SIZES

ROOM	SUITE AREA
UNIT 201	53 m²
UNIT 202	69 m²
UNIT 203	42 m²
UNIT 204	42 m²
UNIT 205	83 m²
HORIZONTAL CIRCULATION	43 m²
VERTICAL CIRCULATION	23 m²

Room Legend

- 1 BEDROOM
- 2 BEDROOMS
- HORIZONTAL CIRCULATION
- VERTICAL CIRCULATION





A01 - TYPICAL RESIDENTIAL FLOOR

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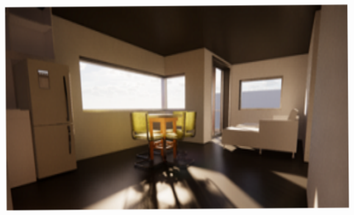
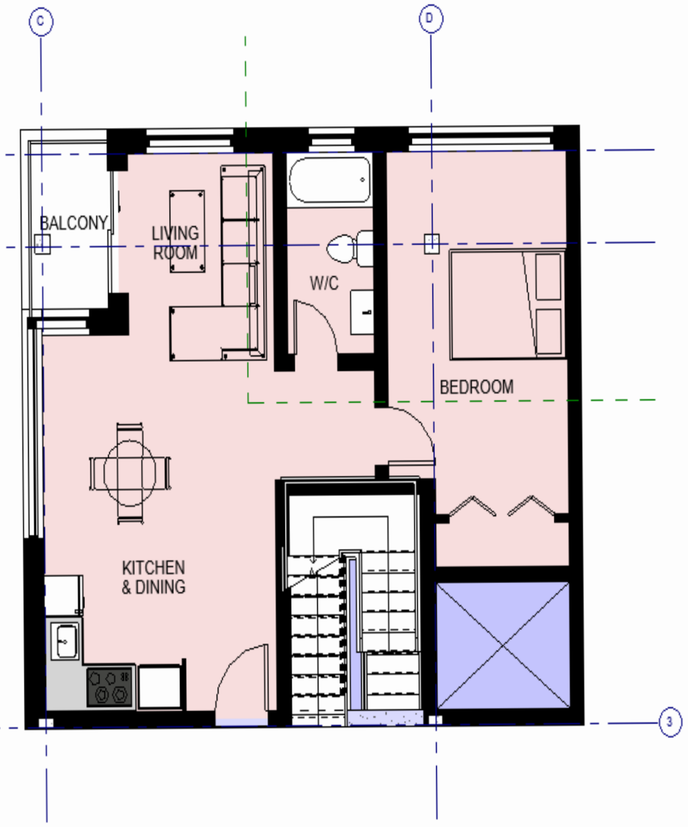
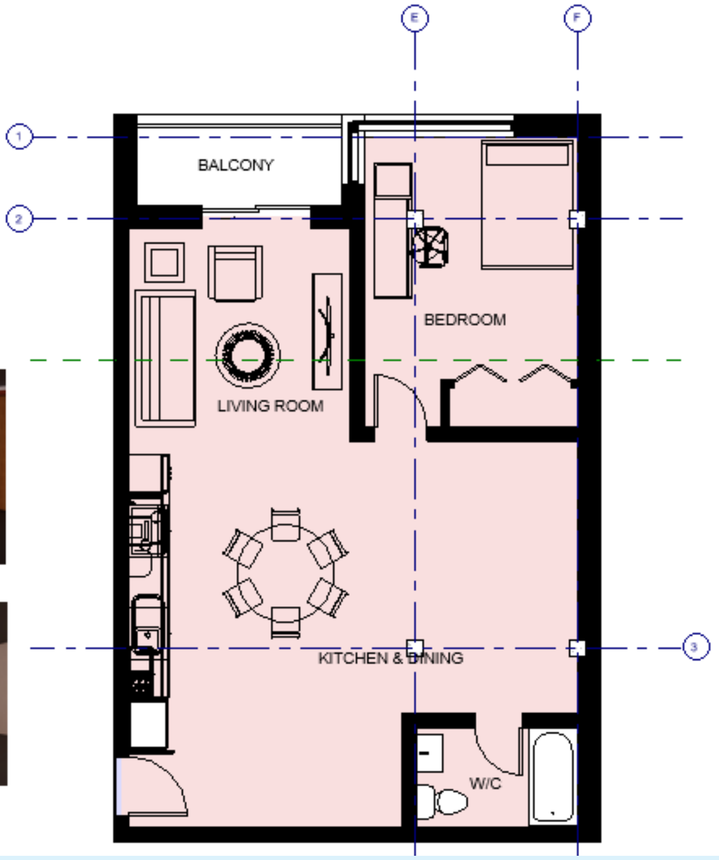
UNIT 201	
ROOM	AREA
BEDROOM	17 m²
BATHROOM	4 m²
KITCHEN/DINING/LIVING ROOM	30 m²
BALCONY	4 m²





UNIT 202	
ROOM	AREA
BEDROOM	13 m²
BATHROOM	4 m²
KITCHEN/DINING/LIVING ROOM	48 m²
BALCONY	5 m²



A01 A - UNIT 201 & 202

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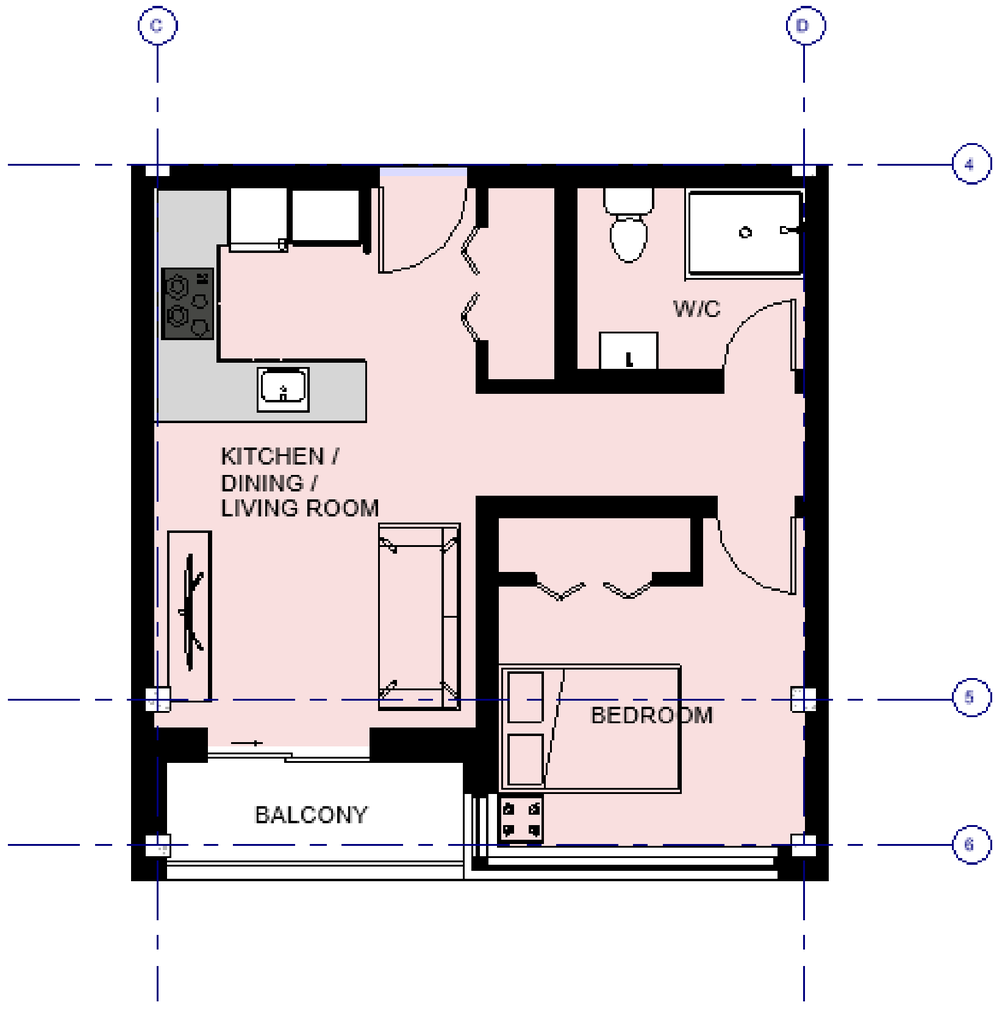
UNIT 203 & 204	
ROOM	**AREA**
BEDROOM	10 m²
BATHROOM	5 m²
KITCHEN/DINING/LIVING ROOM	25 m²
BALCONY	4 m²



A01 B - UNIT 203 & 204

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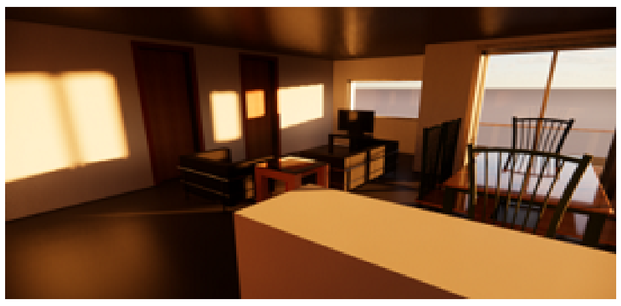
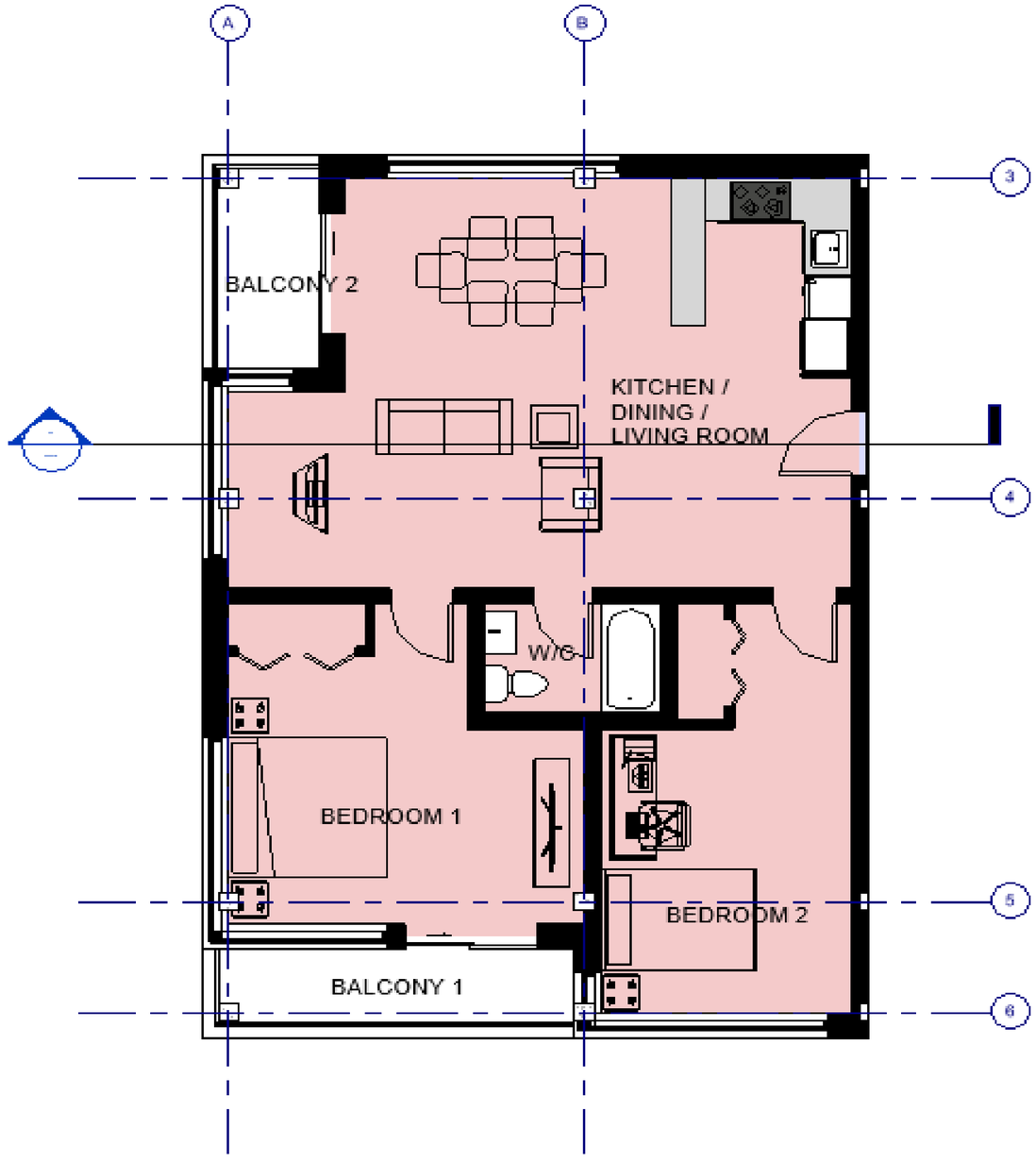
UNIT 205	
ROOM	**AREA**
BEDROOM 1	18 m²
BEDROOM 2	17 m²
BATHROOM	3 m²
KITCHEN/DINING/LIVING ROOM	41 m²
BALCONY 1	6 m²
BALCONY 2	5 m²





A01 C - UNIT 205

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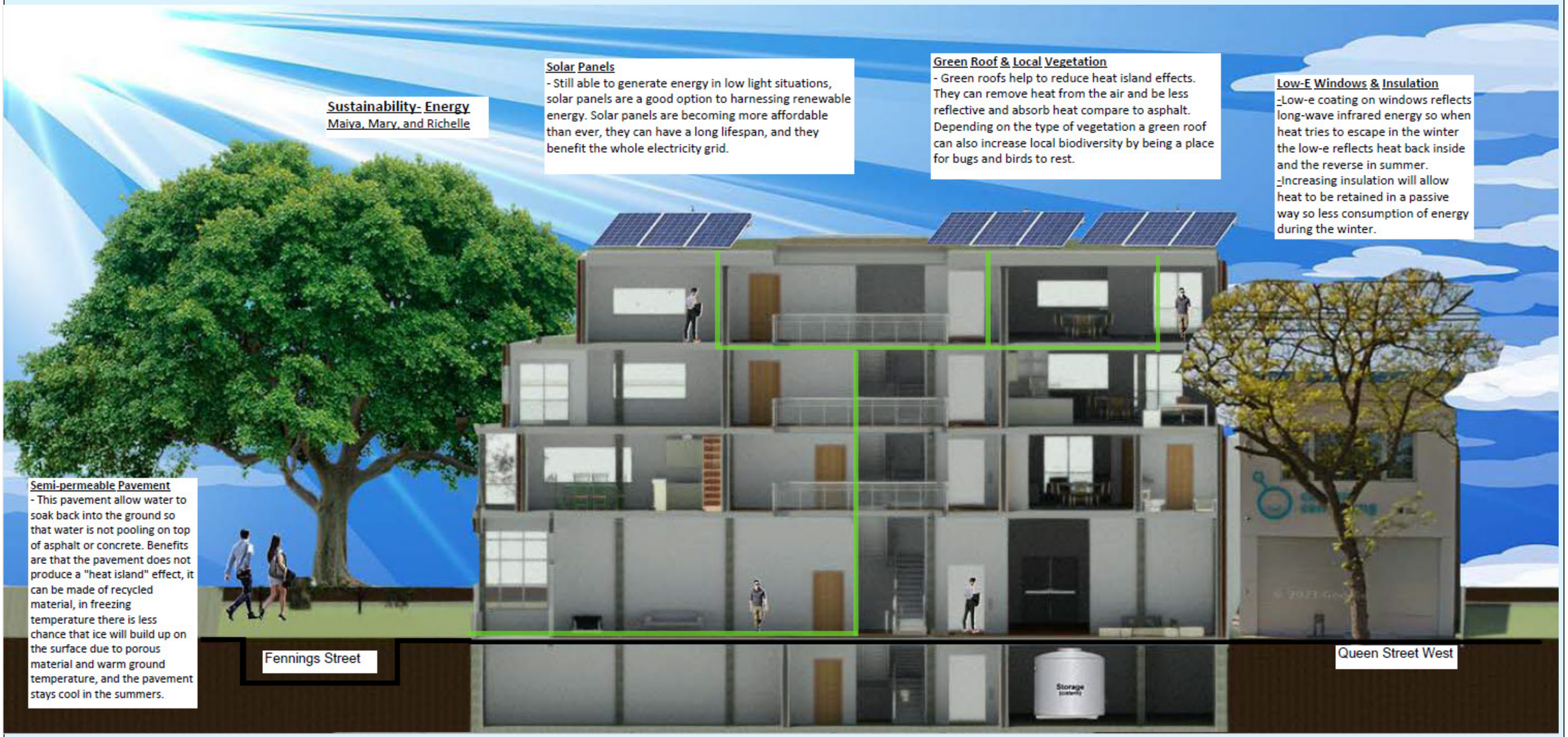

A02 - SUSTAINABILITY DESIGN

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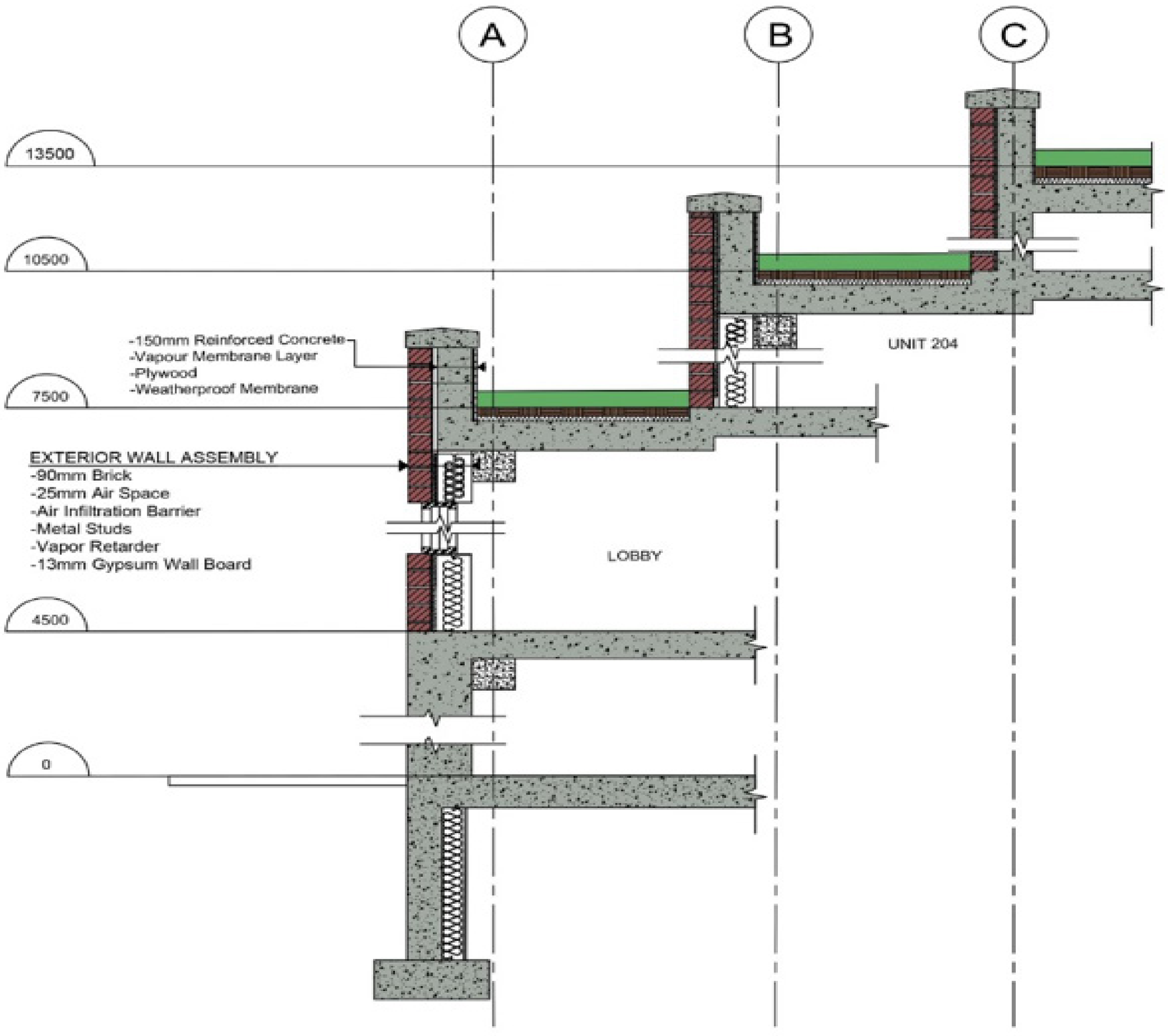

A03 - WALL SECTION

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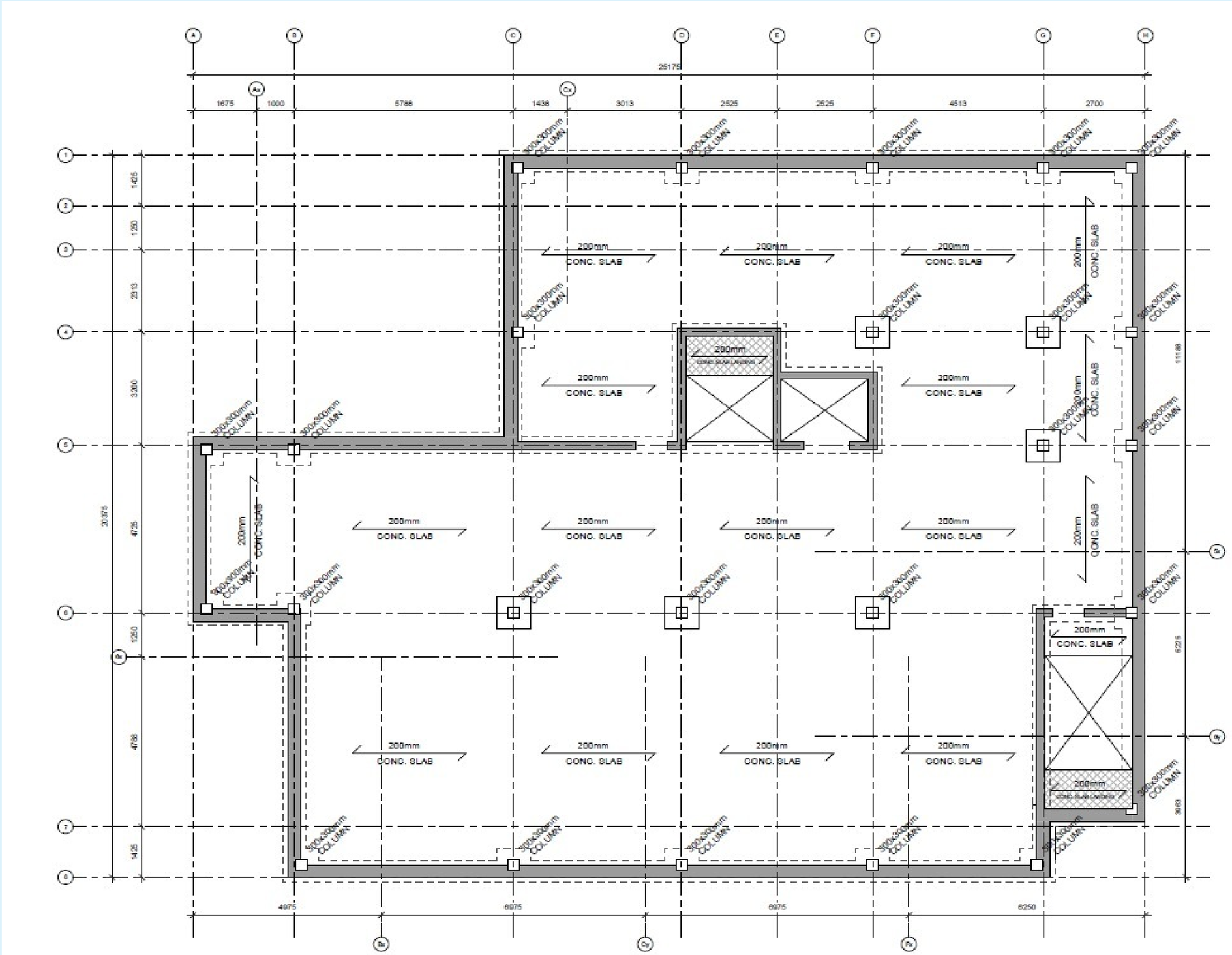

S100 - STRUCTURAL BASEMENT PLAN

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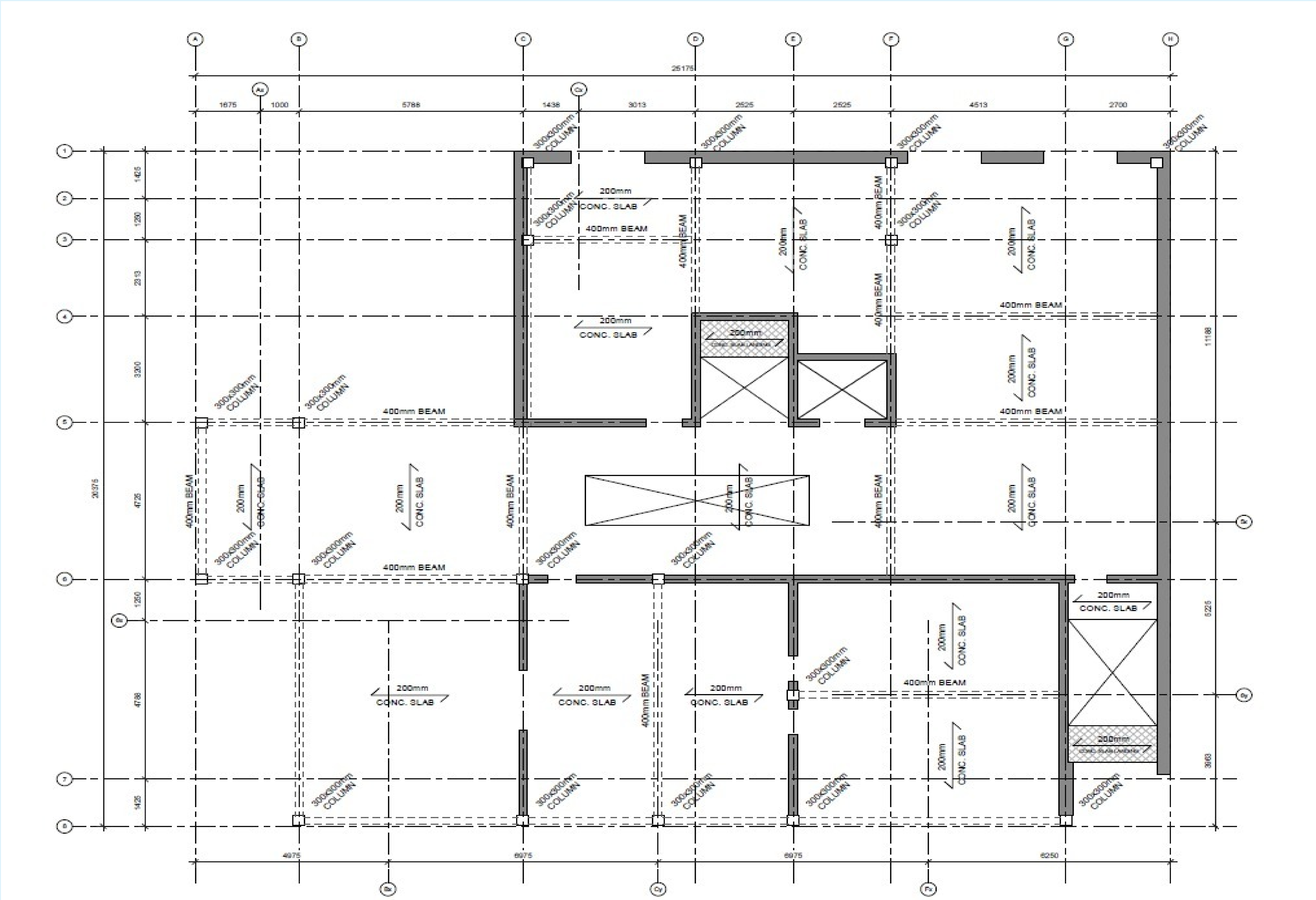

S101 - STRUCTURAL GROUND PLAN

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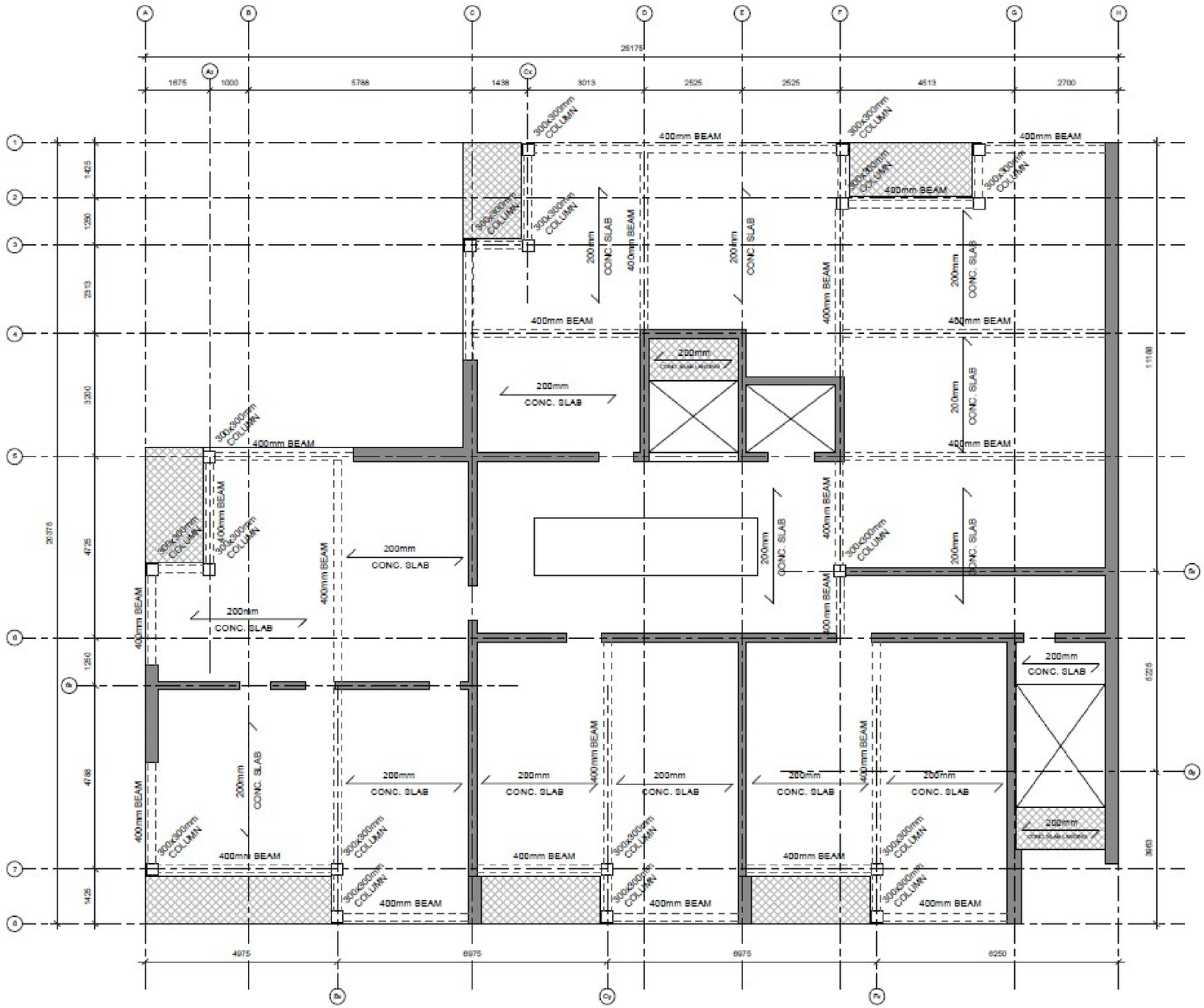

S102 -STRUCTURAL SECOND FLOOR PLAN

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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

General Project Description	Proposed
Total Gross Floor Area	2000sqm
Breakdown of project components (m²)	
Residential	1908sqm
Retail	45sqm
Commercial	47sqm
Industrial	0
Institutional/Other	0
Total number of residential units	13

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

Automobile Infrastructure	Required	Proposed	Proposed %
Number of Parking Spaces	2	2	
Number of parking spaces dedicated for priority LEV parking	N/A	0	
Number of parking spaces with EVSE	2	2	

Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (residential)	9	18	
Number of long-term bicycle parking spaces (all other uses)	0	0	
Number of long-term bicycle parking (all uses) located on:	9	18	
a) first storey of building		8	
b) second storey of building		0	
c) first level below-ground		10	
d) second level below-ground		0	
e) other levels below-ground		0	

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TORONTO GREEN STANDARD

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Statistics Template - Toronto Green Standard Version 3.0

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

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (residential)	5	10	
Number of short-term bicycle parking spaces (all other uses)	0	0	
Number of male shower and change facilities (non-residential)	0	0	
Number of female shower and change facilities (non-residential)	0	0	

Tree Planting & Soil Volume	Required	Proposed	Proposed %
Total Soil Volume (40% of the site area ÷ 66 m^2 x 30 m^3).	154	163	

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	5	8	

UHI Non-roof Hardscape	Required	Proposed	Proposed %
Total non-roof hardscape area (m^2)	N/A	70sqm	
Total non-roof hardscape area treated for Urban Heat Island (minimum 50%) (m^2)	200sqm	215sqm	70%
Area of non-roof hardscape treated with: (indicate m^2)			
a) high-albedo surface material			
b) open-grid pavement			
c) shade from tree canopy			
d) shade from high-albedo structures			
e) shade from energy generation structures			
Percentage of required car parking spaces under cover (minimum 75%)(non-residential only)		90%	

Green & Cool Roofs	Required	Proposed	Proposed %
Available Roof Space (m^2)		375sqm	
Available Roof Space provided as Green Roof (m^2)		354sqm	90%
Available Roof Space provided as Cool Roof (m^2)			
Available Roof Space provided as Solar Panels (m^2)	N/A	180sqm	50%

TORONTO GREEN STANDARD

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Statistics Template - Toronto Green Standard Version 3.0

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

Water Efficiency	Required	Proposed	Proposed %
Total landscaped site area (m^2)		400sqm	
Landscaped site area planted with drought-tolerant plants (minimum 50%) (m^2 and %) (if applicable)	200	200	

Tree Planting Areas & Soil Volume	Required	Proposed	Proposed %
Total site area (m^2)		847	
Total Soil Volume (40% of the site area ÷ 66 m^2x 30 m^3)	154	215	
Total number of planting areas (minimum of 30m^3 soil)		50	
Total number of trees planted		3	
Number of surface parking spaces (if applicable)		2	
Number of shade trees located in surface parking area interior (minimum 1 tree for 5 parking spaces)		1	

Native and Pollinator Supportive Species	Required	Proposed	Proposed %
Total number of plants		20	
Total number of native plants and % of total plants (min.50%)		70%	

Bird Friendly Glazing	Required	Proposed	Proposed %
Total area of glazing of all elevations within 12m above grade (including glass balcony railings)		350	
Total area of treated glazing (minimum 85% of total area of glazing within 12m above grade) (m^2)	296	306	90%
Percentage of glazing within 12m above grade treated with:			
a) Low reflectance opaque materials		30%	
b) Visual markers		85%	
c) Shading		20%	

TORONTO GREEN STANDARD