



**Quadrangle Architects Limited**  
901 King Street West, Suite 701Toronto, ON M5V 3H5  
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# 340 Mill Road

Etobicoke, ON M9C 4Y9

for  
MOHICAN HOLDINGS LIMITED

Project No. 16019  
Date 2019-05-17  
Issued for Rezoning Application



## ARCHITECTURAL DRAWINGS

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The STATS below are based on requirements as per the Toronto City-Wide Zoning bylaw 569-2013 and the Toronto Green Standard v3

VEHICULAR PARKING	Existing Parking						
	Level	EXISTING		TOTAL			
		Resident	Visitor				
	Surface	98	32		130		
	P1	166	0		166		
	TOTAL EXISTING				296		
	Parking Proposed						
	Level	PROPOSED		EXISTING TO REMAIN		TOTAL	
		Resident	Visitor	Resident	Visitor		
	Surface	0	3	0	25	28	
AMENITY SPACE	P1	59	36	51	7	153	
	P2	118	0	N/A	N/A	118	
	P3	118	0	N/A	N/A	118	
	P4	88	0	N/A	N/A	88	
	TOTAL PROPOSED	383	39	51	32	505	
	Included in the TOTAL above:						
	Number of Accessible Parking Spaces			14	14		
	Amenity Area Exist.			Required	Provided		
	Existing Interior Amenity			0.00 sm	97.10 sm		
	Existing Exterior Amenity			0.00 sm	580.5 sm		
BICYCLE PARKING	Amenity Area Proposed						
	TOTAL Proposed Indoor + Outdoor Amenity			764.00 sm	764.00 sm		
	Interior Amenity			382.00 sm	382.00 sm		
	Outdoor Amenity			382.00 sm	382.00 sm		
	Amenity Area Total (Existing+Proposed)						
	TOTAL Indoor + Outdoor Amenity				1,441.60 sm		
	Total Outdoor Amenity				962.50 sm		
	Total Indoor Amenity				479.10 sm		
	Bicycle Zone 2			Required	Provided		
	Existing Bike Spaces			0	0		
LOADING / GARBAGE	Proposed Bike Spaces						
	Long Term	(0.68/unit)	0.68	x	191	130	134
	Short Term	(0.07/unit)	0.07	x	191	14	14
	TOTAL	(for proposed Residential Units)			144	148	
	Residential - Proposed						
	> 400 Dwelling Units			Type G	1	1	
				Type C	1	1	
	Garbage Room Size (Residential only)				64sm	64sm	
	Bulk Waste Storage Room				10sm	17sm	

	Floor	GBA/Typ. Floor (sm)	No. Floors	GBA Gross Building Area (no exclusions)		569-2013 GFA Exempt* (sm)	City-Wide By-Law 569-2013		Suite Breakdown								Notes:
				GFA (Res)			Bach <45sm	1 Bdrm	1 Bdrm +Den	2 Bdrm	2 Bdrm +Den	3 Bdrm	Total Suites				
				sm	sf									sm	sf		
EXISTING TOWER	TOTAL EXISTING* (19 Storeys Total)	1,473	19	27,949.2	300,852.9	689.50	27,259.7	293,423.8	0	36	0	135	0	54	225	*Approximate GFA of the existing building	
NEW PODIUM / TOWER	Mech Penthouse		1	350.0		350.0	0.0										
	Per Floor 7-19	743					703.0		0	3	2	2	0	2	9		
	Total Typical 7-19		13	9,659.0	103,972.0	520.0	9,139.0	98,374.6	0	39	26	26	0	26	117		
	Floor 6		1	725.0	7,804.1	41.0	684.0	7,362.8	0	3	2	2	0	2	9		
	Per Floor 4-5	1,488					1,419.0		0	0	9	5	0	1	15		
	Total Typical 4-5		2	2,976.0	32,034.4	138.0	2,838.0	30,549.0	0	0	18	10	0	2	30		
	Floor 3		1	1,536.0	16,533.9	69.0	1,467.0	15,791.2	0	0	9	6	0	1	16		
	Floor 2		1	1,421.0	15,296.0	69.0	1,352.0	14,553.3	0	0	6	6	0	1	13		
	Ground		1	1,587.0	17,082.9	297.0	1,290.0	13,885.9	0	1	1	4	0	0	6		
BELOW GRADE	P1		1	4,256.6	45,817.6	4,256.6	138.0	1485.5									
	P2		1	4,299.5	46,280.0	4299.5	135.3	1,456.4									
	P3		1	4,299.5	46,280.0	4299.5	135.3	1,456.4									
	P4		1	3,413.0	36,737.5	3,413.00	118.3	1273.4									
TOTAL PROPOSED				Indoor Amenity Deduction			17,296.9										
			19	34,522.6			16,914.9		0	43	62	54	0	32	191		
									0.0%	22.5%	32.5%	28.3%	0.0%	16.8%	100%	% of Suite Type	
GFA USE Breakdown	Total Proposed RESIDENTIAL 16,915 sm Total Existing RESIDENTIAL 27,259.74 sm																
Area Totals & FSI	Total Combined Existing and New Gross Floor Area Total Proposed Floor Space Index (FSI)							44,174.6 3.24									

PROJECT STATISTICS SUMMARY	
Municipal Address:	340 Mill Road
Lot Area	13,625 sm
By-law 569-2013: RA (f24; au62.0; d1.94) (x73)	
Prevailing By-law: Former City of Etobicoke By-law 1993-84	
Established Grade: (By-Law 569-2013, along lot lines adjacent to streets)	137.71
Building Height (Storeys): (excl. Mech Penthouse)	19
Building Height above Established Grade: (excl. Mech Penthouse)	60.9m
	(sm)
Proposed Residential GFA	16,914.90
Existing Residential GFA	27,259.74
Total Combined Existing and Proposed Residential GFA	44,174.64
Existing Floor Space Index (FSI)	1.99
Combined Existing and Proposed Floor Space Index (FSI)	3.24
Number of Existing Residential Suites	225
Number of Proposed Residential Suites	191
	(sm)
Total Residential Interior Amenity Space Provided	386.00
Total Residential Exterior Amenity Space Provided (Required + Replaced)	382.00
Combined Existing and Proposed Vehicle Parking Spaces Provided	505
Proposed Bicycle Parking Spaces Provided	148
Total Type G Loading Spaces Provided	1
Total Type C Loading Spaces Provided	1

Toronto Green Standard Statistics template Version 3  
Mid to High Rise Residential and all New Non-Residential Development

General Project Description	Proposed
Total Gross Floor Area (sm)	16,914.9
Breakdown of project components (sm):	
Residential	16,914.9
Retail	0
Commercial	0
Industrial	0
Institutional/other	0
Total number of residential units (new)	191

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

Automobile Infrastructure	Required*	Proposed	Proposed %
Number of parking spaces	449	505	112%
Number of parking spaces dedicated for priority LEV parking		N/A	
Number of parking spaces with EVSE**	84	84	100%

\*Refer to the parking ratio proposed in the current TIS prepared by WSP  
\*\*20% EVSE parking spaces applied to new parking

Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (residential)	130	134	103%
Number of long-term bicycle parking spaces (all other uses)		N/A	
Number of long-term bicycle parking (all uses) located on:	130	134	103%
a) first storey of building	0	0	
b) second storey of building	0	0	
c) first level below-ground	132	134	
d) second level below-ground	0	0	
e) other levels below-ground	0	0	
Number of short-term bicycle parking spaces (residential)	14	14	100%
Number of short-term bicycle parking spaces (all other uses)	N/A	N/A	
Number of male shower and change facilities (non-residential)	N/A	N/A	
Number of female shower and change facilities (non-residential)	N/A	N/A	

Tree Planting & Soil Volume	Required	Proposed	Proposed %
Total Soil Volume Required (40% of the site area x 66sm x 30m <sup>3</sup> )	N/A	N/A	N/A

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16019 PROJECT SCALE PN HT  
DRAWN REVIEWED

SITE STATISTICS

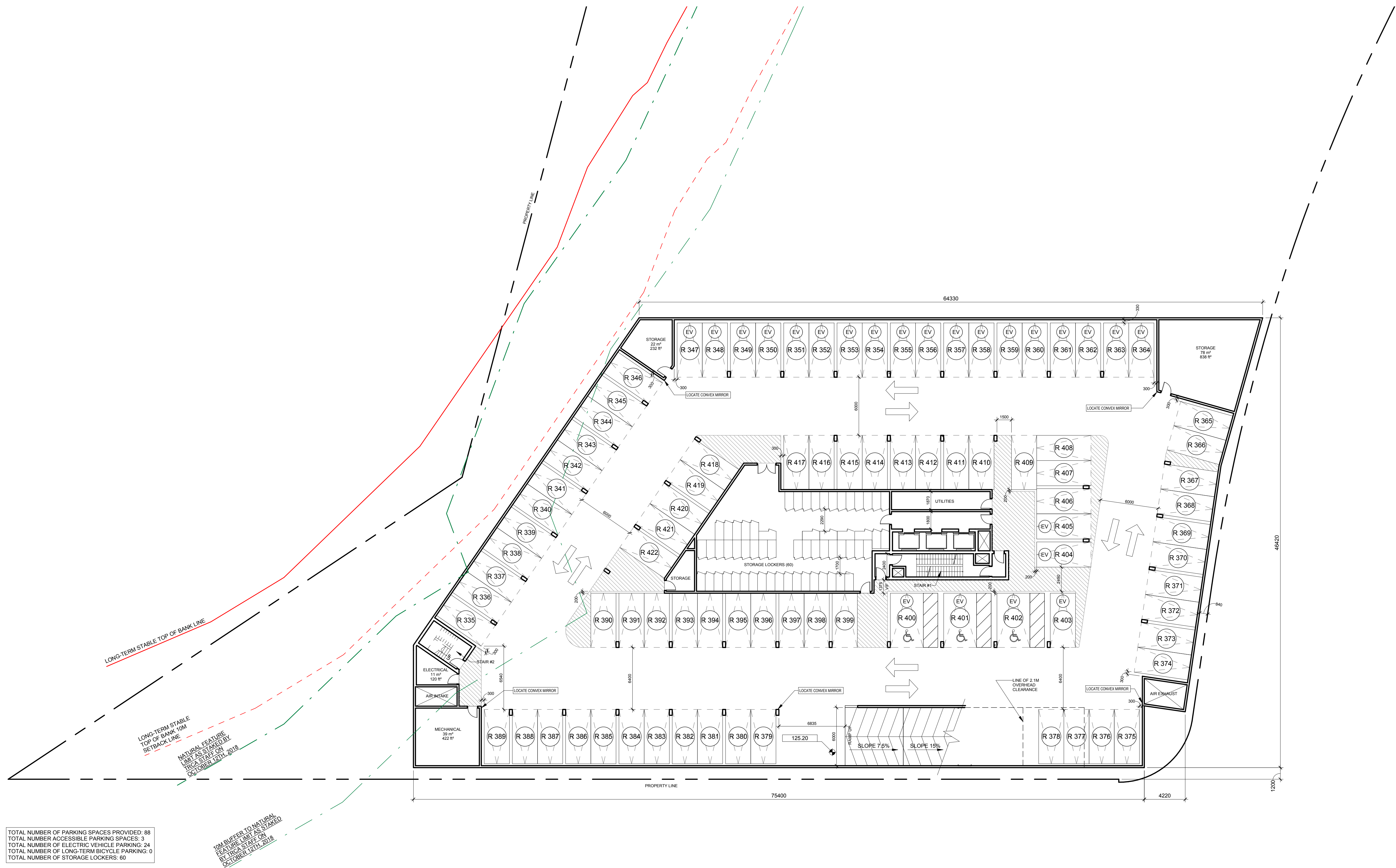
A100

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TOTAL NUMBER OF PARKING SPACES PROVIDED: 68  
TOTAL NUMBER ACCESSIBLE PARKING SPACES: 3  
TOTAL NUMBER OF ELECTRIC VEHICLE PARKING: 24  
TOTAL NUMBER OF LONG-TERM BICYCLE PARKING: 0  
TOTAL NUMBER OF STORAGE LOCKERS: 60

SEE REFERENCE TO NATURAL  
FEATURE LINE (EXISTING)  
OCCUPYING 120' x 100'

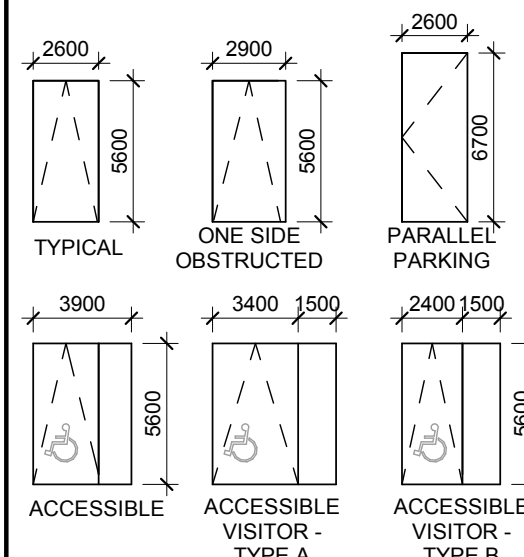
1  
A151  
Underground Parking Level P4  
SCALE: 1:200

PARKING NOTES:

- MINIMUM PARKING SPACE SIZES (UNLESS OTHERWISE NOTED):
  - 2500mm WIDE X 5600mm LONG (NO SIDES OBSTRUCTED)
  - 2500mm WIDE X 5600mm LONG (ONE SIDE OBSTRUCTED)
  - 3200mm WIDE X 5600mm LONG (TWO SIDES OBSTRUCTED)
- MAINTAIN MINIMUM DRIVE AISLE WIDTH OF 6000mm UNLESS OTHERWISE NOTED
- MAINTAIN MINIMUM HEADROOM CLEARANCE OF 2100mm THROUGHOUT
- ALL SPACES NOT EQUIPPED WITH EVSE WILL HAVE PROVISIONS FOR FUTURE INSTALLATION

PARKING LEGEND:

(#) PARKING SPACE  
R = RESIDENT PARKING  
V = VISITOR PARKING  
E = EXISTING PARKING  
L = LEV PARKING  
EV = ELECTRIC VEHICLE SUPPLY EQUIPMENT



VERTICAL BIKE RACK

EXISTING TO REMAIN

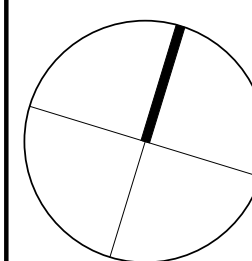
PEDESTRIAN AISLES

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PROJECT SCALE DRAWN REVIEWED

UNDERGROUND PARKING  
LEVEL P4

A151

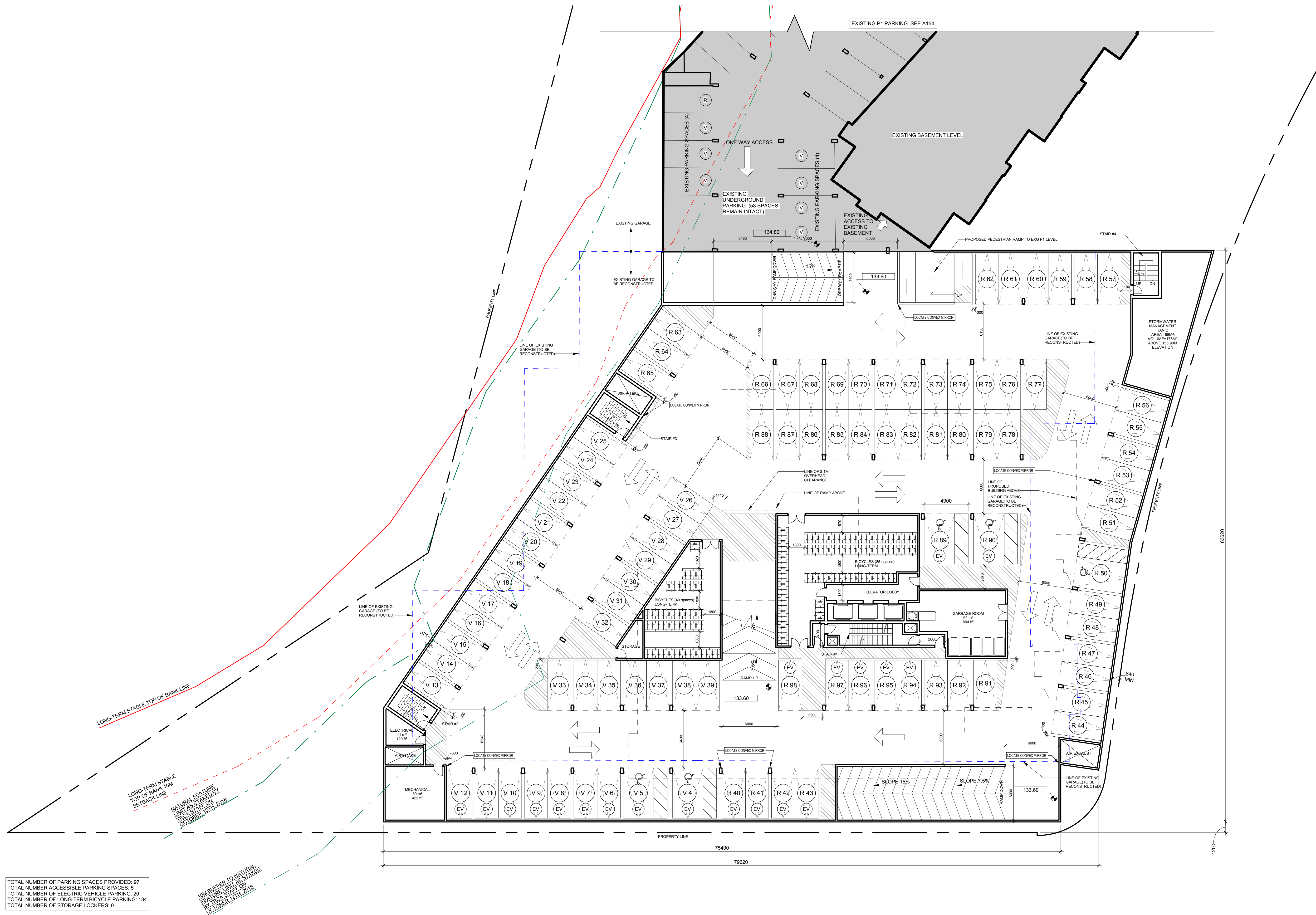
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1 Underground Parking Levels P3 and P2  
A152 SCALE: 1 : 200





TOTAL NUMBER OF PARKING SPACES PROVIDED: 97  
TOTAL NUMBER ACCESSIBLE PARKING SPACES: 6  
TOTAL NUMBER OF ELECTRIC VEHICLE PARKING: 20  
TOTAL NUMBER OF LONG-TERM BICYCLE PARKING: 134  
TOTAL NUMBER OF STORAGE LOCKERS: 0

10M BUFFER TO NATURAL  
FEATURES (SEE SITE PLAN)  
SEE 10M BUFFER TO  
NATURAL FEATURE  
SEE 10M BUFFER TO  
NATURAL FEATURE  
SEE 10M BUFFER TO  
NATURAL FEATURE

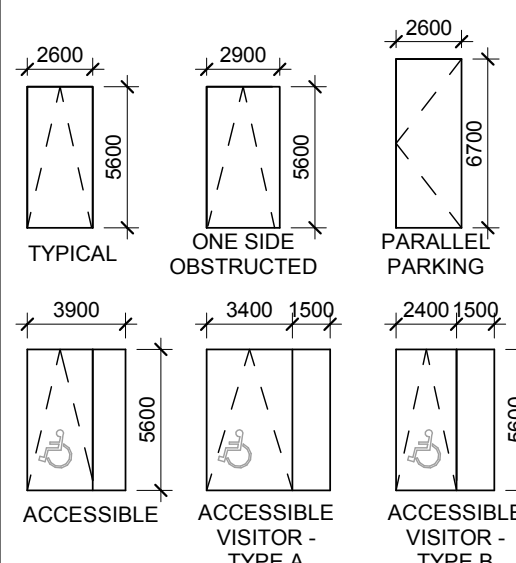
1 Underground Parking Level P1  
SCALE: 1:200

#### PARKING NOTES:

- MINIMUM PARKING SPACE SIZES (UNLESS OTHERWISE NOTED):
  - 2600mm WIDE X 5600mm LONG (NO SIDES OBSTRUCTED)
  - 2600mm WIDE X 5600mm LONG (ONE SIDE OBSTRUCTED)
  - 3000mm WIDE X 5600mm LONG (TWO SIDES OBSTRUCTED)
- MAINTAIN MINIMUM DRIVE AISLE WIDTH OF 6000mm UNLESS OTHERWISE NOTED
- MAINTAIN MINIMUM HEADROOM CLEARANCE OF 2100mm THROUGHOUT
- ALL SPACES NOT EQUIPPED WITH EVSE WILL HAVE PROVISIONS FOR FUTURE INSTALLATION

#### PARKING LEGEND:

(#) PARKING SPACE  
R = RESIDENT PARKING  
V = VISITOR PARKING  
E = EXISTING PARKING  
L = LEV PARKING  
EV = ELECTRIC VEHICLE SUPPLY EQUIPMENT



600  
300  
150  
VERTICAL BIKE RACK

EXISTING TO REMAIN

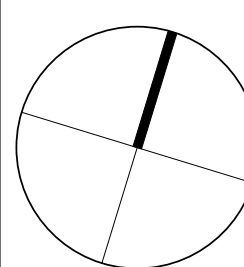
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PROJECT SCALE DRAWN REVIEWED

UNDERGROUND PARKING  
LEVEL P1

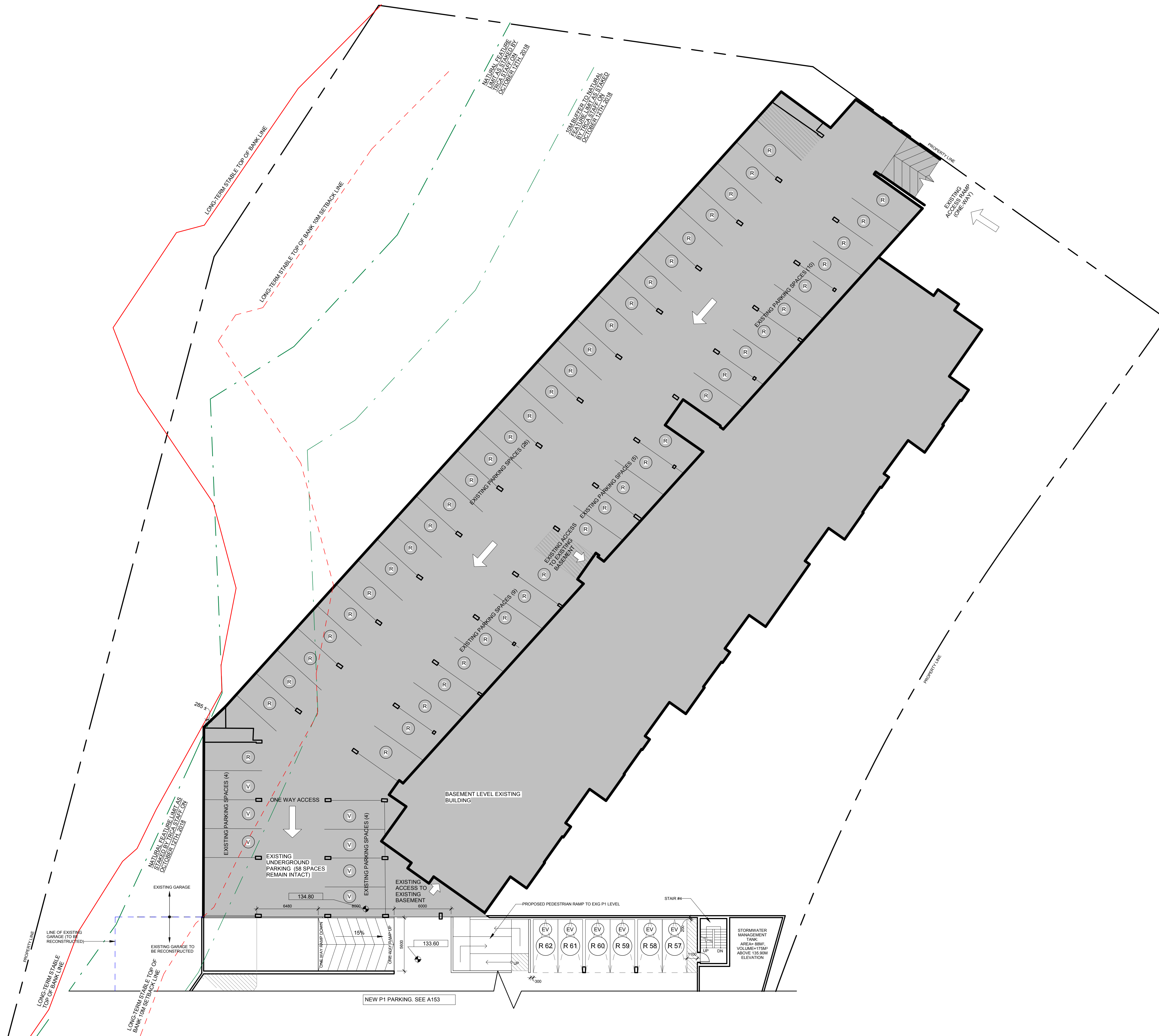
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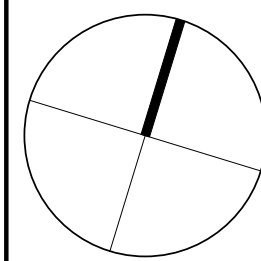
C:\Users\Project\Documents\AS\_1619\_340 Mill Road\_2017.dwg

1  
A154 Existing Underground Parking Level P1  
SCALE: 1 : 200



Date	No.	Description
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16019 1 : 200 PN HT  
PROJECT SCALE DRAWN REVIEWED

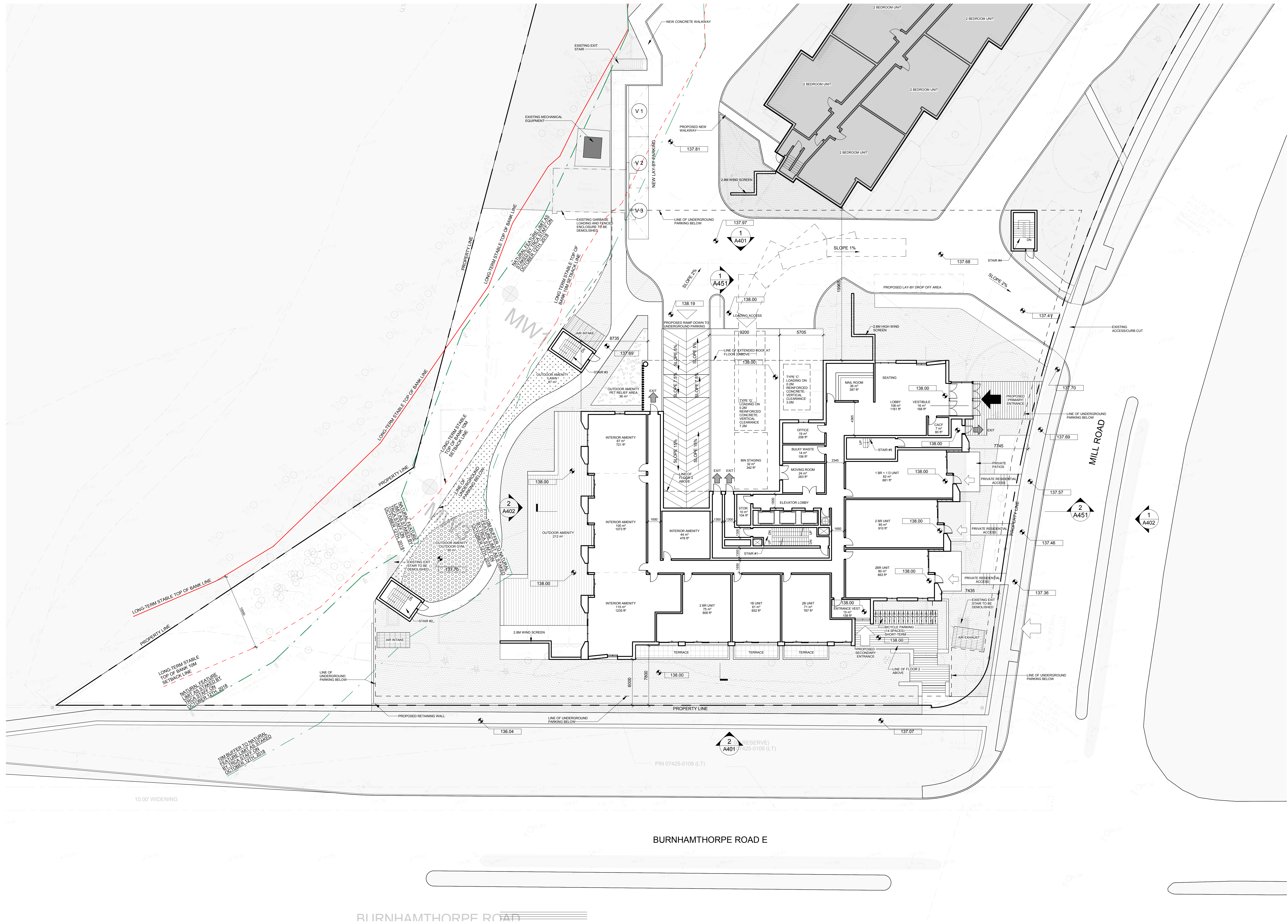
EXISTING UNDERGROUND  
PARKING LEVEL P1

**A154**

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1  
A201  
Ground Floor Plan  
SCALE: 1:200

- PROPERTY LINE
- LINE OF UNDER GROUND GARAGE BELOW
- NATURAL FEATURES LIMIT LINE
- NATURAL FEATURES LIMIT 10M BUFFER LINE
- LONG-TERM STABLE TOP OF BANK LINE
- LONG-TERM STABLE TOP OF BANK 10M SETBACK LINE
- PRIMARY BUILDING ENTRANCE
- SECONDARY ENTRANCE
- EXIT
- VEHICLE / LOADING ENTRANCE / EXIT
- FIRE HYDRANT
- SIAMSE CONNECTION
- MANHOLE COVER
- AREA DRAIN
- CATCH BASIN
- EXISTING LIGHT
- SPOT ELEVATION REFERENCE
- F.F.E. FINISH FLOOR ELEVATION
- EXISTING TO REMAIN
- PLANTING
- SOD
- LOCKSTONE PAVING
- GRAVEL
- BUILDING SECTION REFERENCE
- ELEVATION REFERENCE

Date	No.	Description
2019-05-17	1	Rezoning Application

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1	A400	ELEVATION REFERENCE
2	A451	BUILDING SECTION REFERENCE

19-05-17	Rezoning Application
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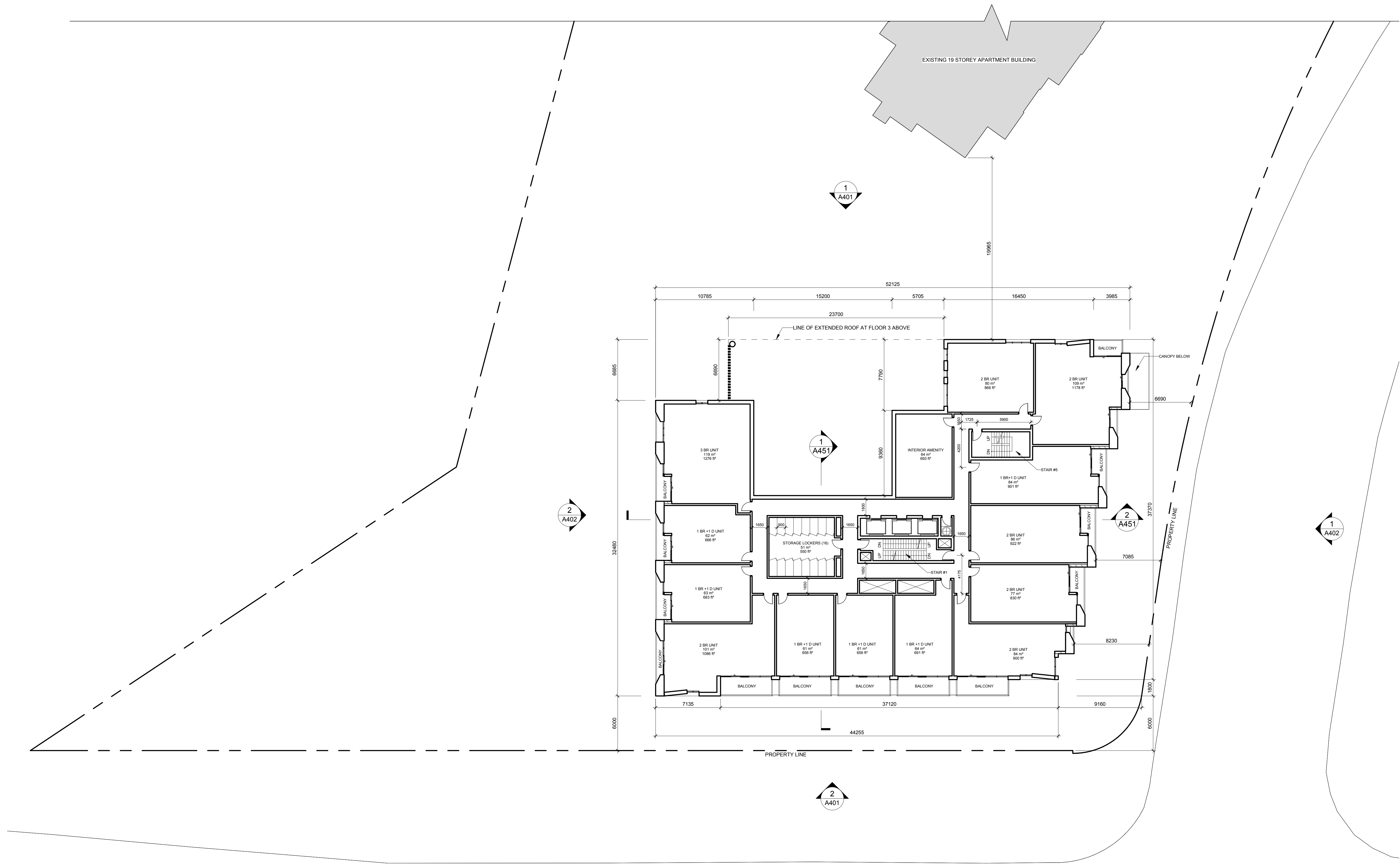
16019 As indicated PN HT  
PROJECT SCALE DRAWN REVIEWED

GROUND FLOOR PLAN

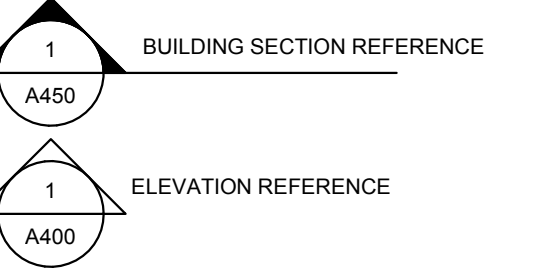
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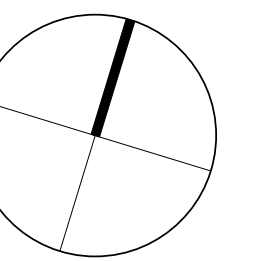


1  
A202  
Plan of Floor 2  
SCALE: 1 : 200



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PLAN OF FLOOR 2

**A202**

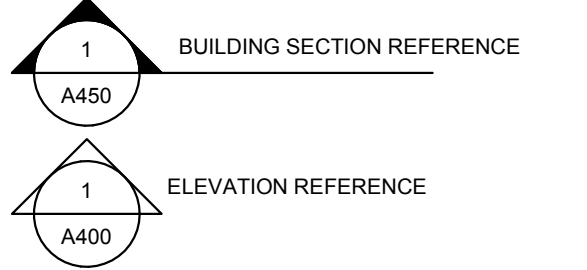
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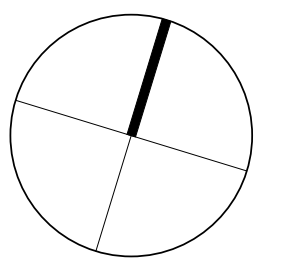
1  
A203

Plan of Floor 3  
SCALE: 1 : 200



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PLAN OF FLOOR 3

**A203**

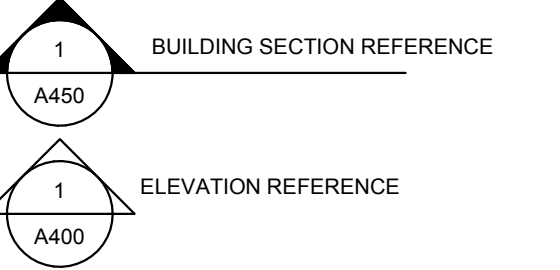
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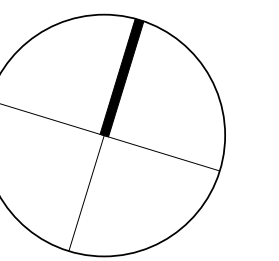


1  
A204  
Plan of Floors 4  
SCALE: 1 : 200



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PLAN OF TYPICAL FLOORS 4  
TO 5

A204

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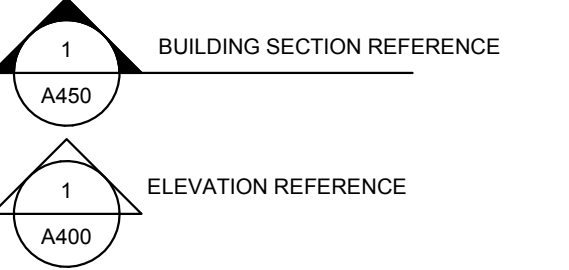
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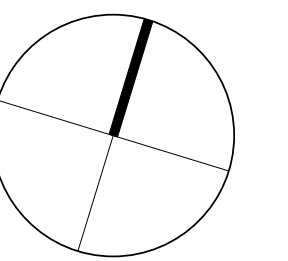
1  
A205

Plan of Floor 6  
SCALE: 1 : 200



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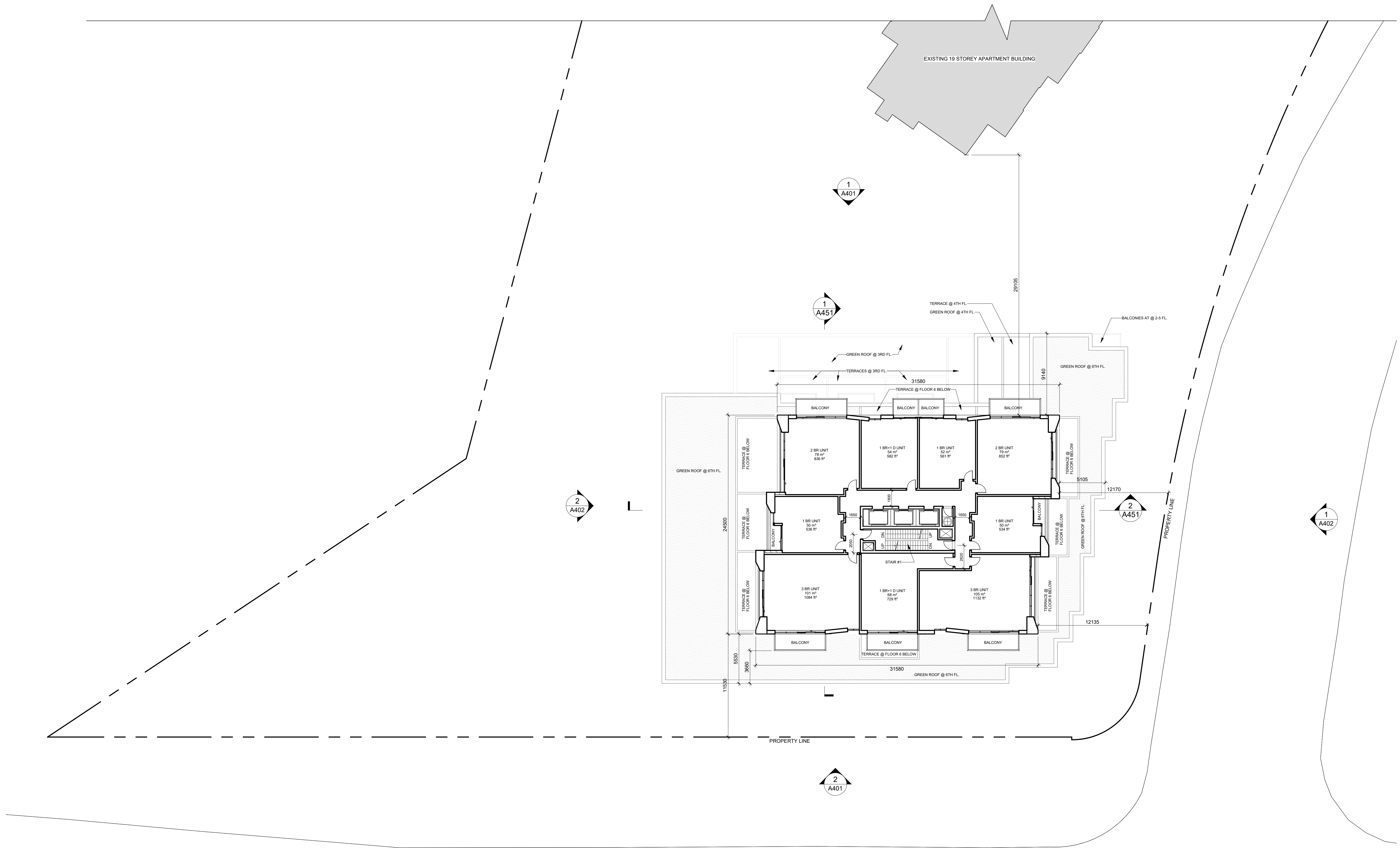
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PLAN OF FLOOR 6

**A205**

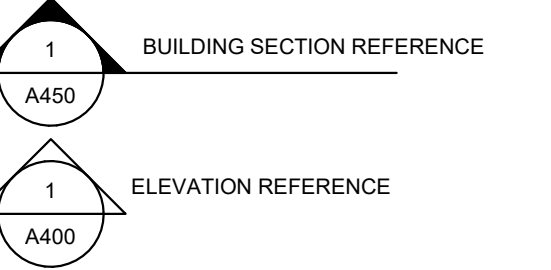
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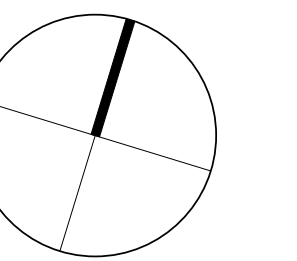
1  
A206

Plan of Typical Floors 7 to 19  
SCALE: 1" = 200'



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PLAN OF TYPICAL FLOORS 7  
TO 19

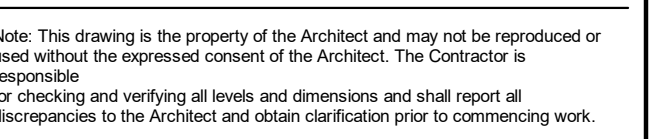
A206

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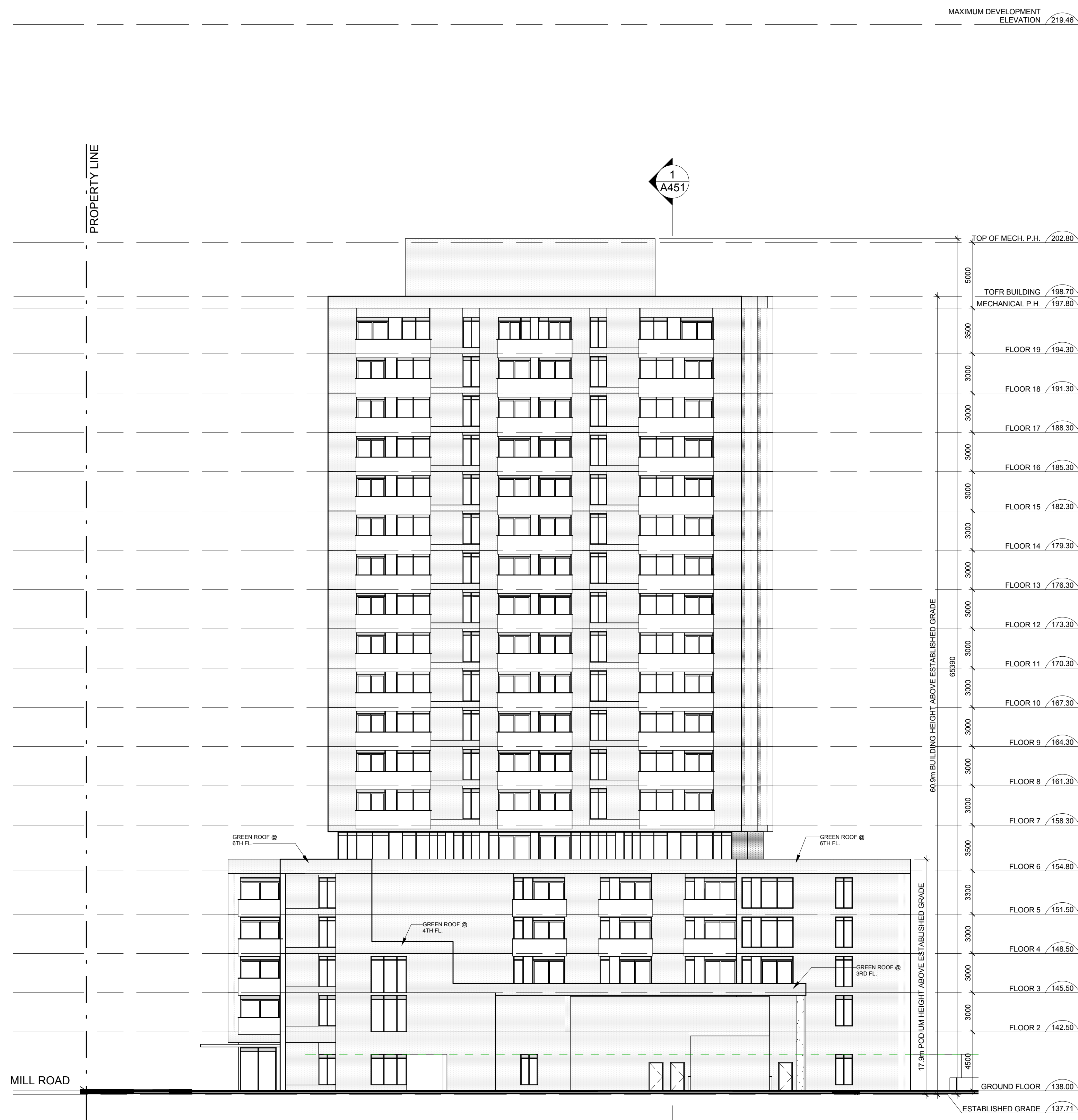




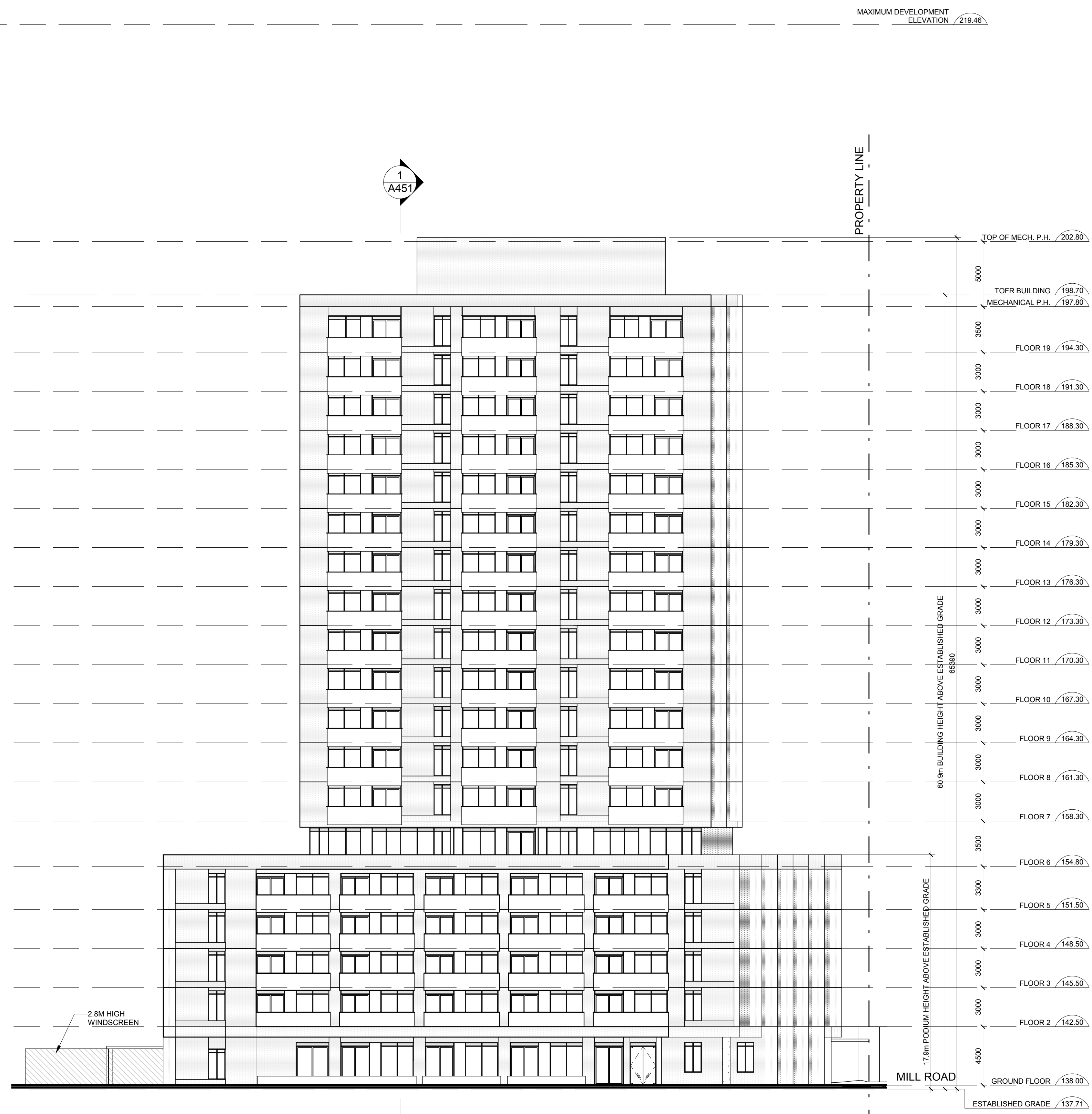
1 Roof Plan  
A207 SCALE: 1 : 200







1  
A401 NORTH ELEVATION



2  
A401 SOUTH ELEVATION

Date	No.	Description
2019-05-17	1	Rezoning Application

REVISION RECORD

2019-05-17	1	Rezoning Application
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ISSUE RECORD

**Quadrangle**

Quadrangle Architects Limited  
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340 Mill Road

Etobicoke, ON M9C 4Y9  
for  
MOHICAN HOLDINGS LIMITED

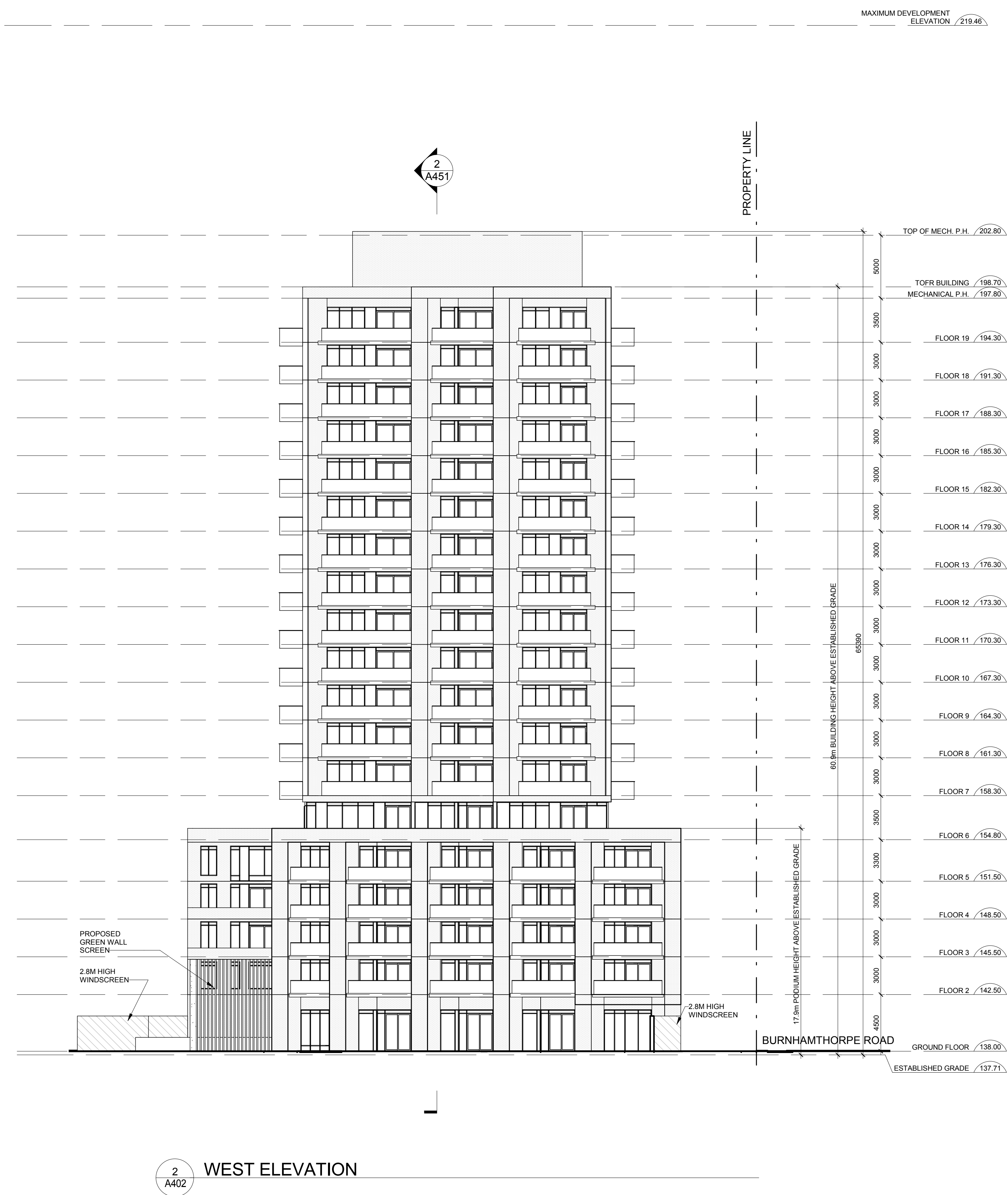
16019 1 : 200 PN HT  
PROJECT SCALE DRAWN REVIEWED

BUILDING NORTH AND SOUTH  
ELEVATIONS

**A401**

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Date	No.	Description
REVISION RECORD		

2019-05-17	Rezoning Application
ISSUE RECORD	

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16019 1 : 200 PN HT  
PROJECT SCALE DRAWN REVIEWED

BUILDING EAST AND WEST  
ELEVATIONS

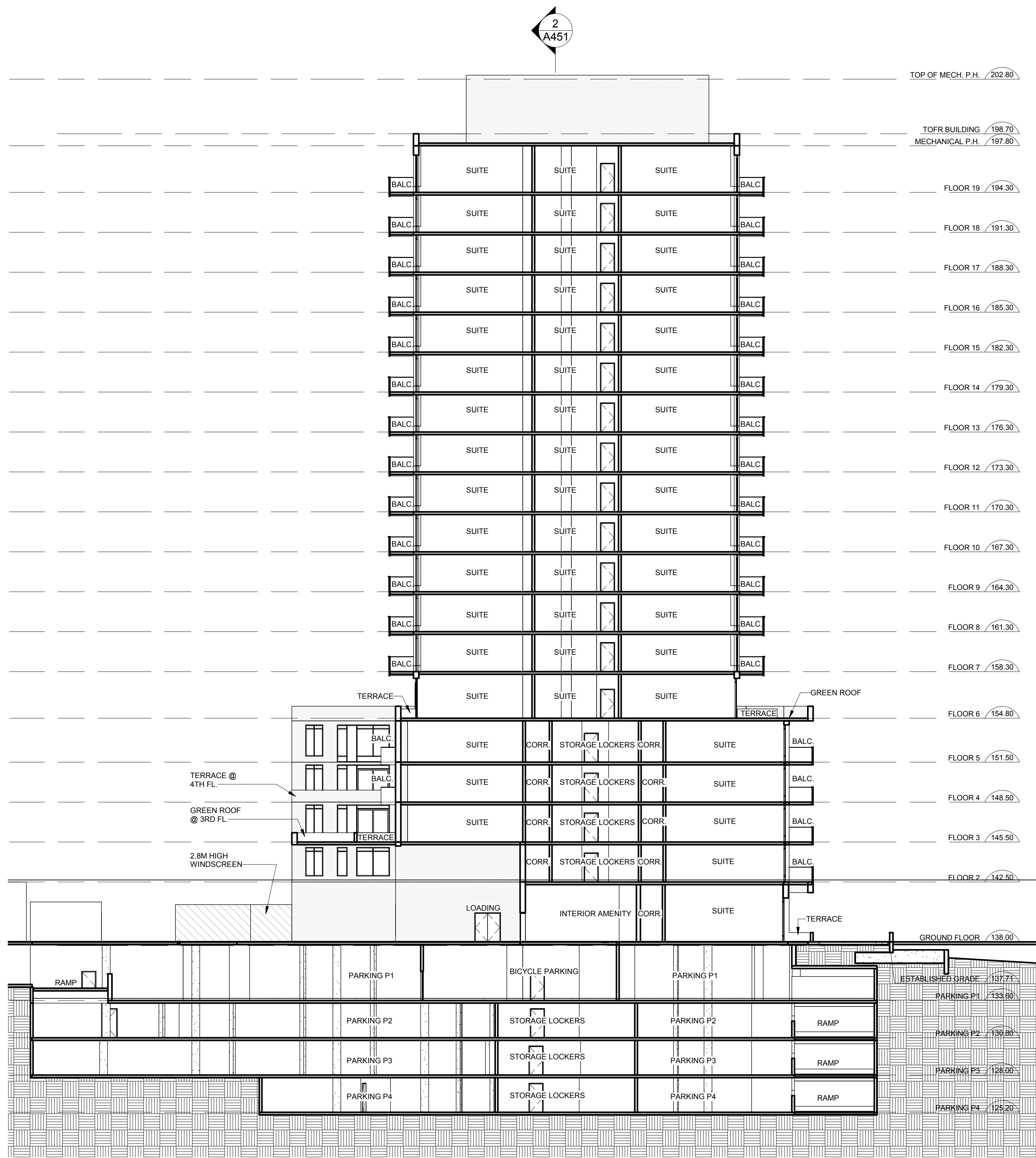
A402

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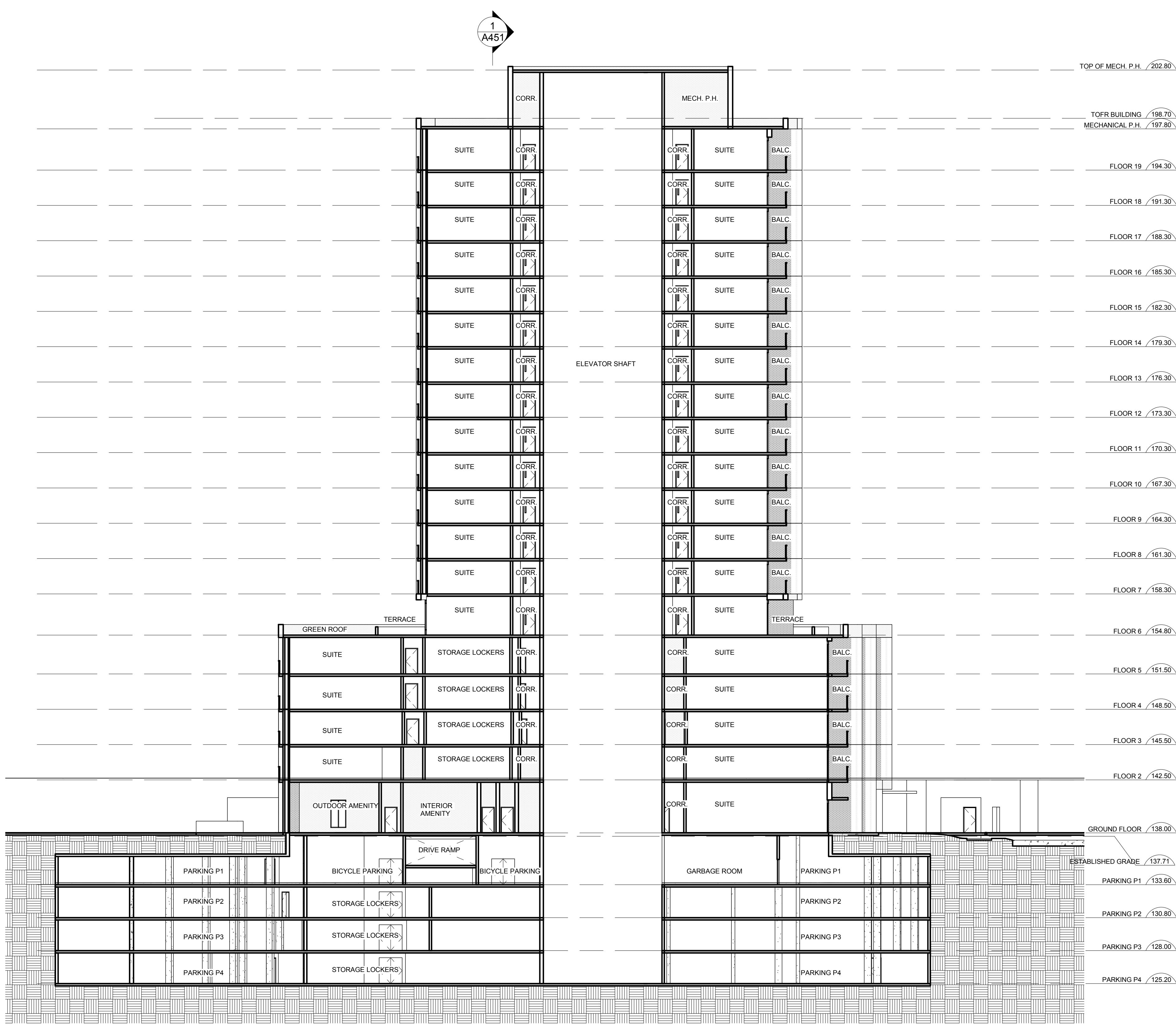


MAXIMUM DEVELOPMENT  
ELEVATION /219.48/

MAXIMUM DEVELOPMENT  
ELEVATION /219.48/



1  
A451  
NORTH-SOUTH SECTION



2  
A451  
EAST-WEST SECTION

Date No. Description  
REVISION RECORD

2019-05-17 Rezoning Application  
ISSUE RECORD

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16019 1:200 PN HT  
PROJECT SCALE DRAWN REVIEWED

BUILDING SECTIONS

A451

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