

COORDINATION SET

17/06/05



2915-2917 Bloor Street West
Draft SPA

ZBA
ZBA Resubmission

April 15, 2016
December 21, 2016

SPA

June 05, 2017

CLIENT

Fieldgate Urban 5400 Yonge
Toronto, ON M2N 5R5

DESIGN TEAM

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DRAWING LIST

- A005 Statistics Summary
- A010 Renderings
- A011 Renderings
- A012 Renderings
- A101 Context Plan
- A102 Site Plan
- A201 P2 Level
- A202 P1 Level
- A203 Ground Floor Plan
- A204 Level 2
- A205 Level 3-5
- A206 Level 6
- A207 Level 7
- A208 Level 8
- A209 Level 9
- A210 Level 10
- A211 Roof Plan
- A301 North Elevation
- A302 East Elevation
- A303 South Elevation
- A304 West Elevation
- A401 North Elevation - Materials
- A402 East Elevation - Materials
- A403 South Elevation - Materials
- A404 West Elevation - Materials
- A501 Section A-A
- A502 Site Section
- A601 Sun Study - March 21
- A602 Sun Study - June 21
- A603 Sun Study - September 21



City Planning Division

Toronto Green Standard Version 2.0 Statistics Template

For Mid to High-Rise Residential and All Non-Residential Development

The Toronto Green Standard 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. Refer to the full Toronto Green Standard for Mid to High-Rise Residential and All Non-Residential Development (Version 2.0) for the complete set of standards and detailed specifications:
www.toronto.ca/greendev/standards

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**.

Toronto Green Standard Statistics		Proposed
General Project Description		
Total Gross Floor Area		11470
Breakdown of project components (m ²):		
Residential		10381
Retail		1088
Commercial		0
Industrial		0
Institutional/other		0
Total number residential units (residential only)		115

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

Automobile Infrastructure	Required	Proposed	Proposed (%)
Number of parking spaces	111	104	
Number of parking spaces with physical provision for future EV charging (residential)	NA	NA	
Number of parking spaces dedicated for priority parking: LEV, car pooling, car sharing (institutional/commercial)	NA	NA	
Cycling Infrastructure	Required	Proposed	Proposed (%)
Number of long-term bicycle parking spaces (residential)	79	79	
Number of long-term bicycle parking spaces (all other uses)	2	2	
Number of long-term bicycle parking spaces (residential and all other uses) located on:		26	
a) first storey of building			
b) second storey of building			
c) first level below-ground (also indicate % of net area of level occupied by bicycle parking)		21	
d) second level below-ground (also indicate % of net area of level occupied by bicycle parking)		32	
e) other levels below-ground (also indicate % of net area of level occupied by bicycle parking)			
Number of short-term bicycle parking spaces (residential only)	9	9	
Number of short-term bicycle parking spaces (all other uses)	6	12	
Number of male shower and change facilities (non-residential only)	NA	NA	
Number of female shower and change facilities (non-residential only)	NA	NA	
Storage and Collection of Recycling and Organic Waste	Required	Proposed	Proposed (%)
Waste storage room area (residential only) (m ²)	42	64	

Section 2: For Site Plan Control Applications

Cycling Infrastructure	Required	Proposed	Proposed (%)
Number of short-term bicycle parking spaces (residential and all other uses) at-grade or on first level below grade	15	21	
Urban Heat Island Reduction: At Grade	Required	Proposed	Proposed (%)
Total non-roof hardscape area (m ²)			
Total non-roof hardscape area treated for Urban Heat Island (minimum 50%) (m ² and %)			
Area of non-roof hardscape treated with: (indicate m ² and %)			
a) high-albedo surface material			
b) open-grid pavement			
c) shade from tree canopy			
d) shade from structures covered by solar panels			
Percentage of required car parking spaces under cover (minimum 50%)(non-residential only)			
Urban Heat Island Reduction: Roof	Required	Proposed	Proposed (%)
Available Roof Space (m ²)		719	
Available Roof Space provided as Green Roof (m ² and %)	288	288	40%
Available Roof Space provided as Cool Roof (m ² and %)	0	0	
Water Efficiency	Required	Proposed	Proposed (%)
Total landscaped site area (m ²)			
Landscaped site area planted with drought-tolerant plants (minimum 50%) (m ² and %)			
Urban Forest : Increase Tree Canopy	Required	Proposed	Proposed (%)
Total site area (m ²)		1,429	
Total number of trees planted (site area x 40% + 66)		0	
Number of surface parking spaces (if applicable)		0	
Number of shade trees located in surface parking area interior (minimum 1 tree for 5 parking spaces)		0	
Natural Heritage: Site	Required	Proposed	Proposed (%)
Total number of species planted			
Total number of native species planted and % of total species planted (minimum 50%)			
Bird Friendly Glazing	Required	Proposed	Proposed (%)
Total area of glazing of all elevations within 12m above grade (including glass balcony railings)		628	
Total area of treated glazing (minimum 85% of total area of glazing within 12m above grade) (m ² and %)	534	534	85%
Percentage of glazing within 12m above grade treated with:			
a) Low reflectance opaque materials			TBD
b) Visual markers			TBD
c) Shading			TBD
Storage and Collection of Recycling and Organic Waste	Required	Proposed	Proposed (%)
Waste storage area for bulky items and other (minimum 10m ²) (residential only)	10	10	

Statistics Summary

Municipal Address		2915 BLOOR ST.			
SITE	Site Area	2,319.3 sm	24,964.9 sf		
	Bloor St. Frontage	59.4 m	194.9 f		
BUILDING HEIGHT	Established Grade	117.4 m			
	Height	29.00 m			
GROSS FLOOR AREA	Residential GFA	10,354 sm	111,446 sf		
	Retail GFA	1,116 sm	12,012 sf		
	Total GFA	11,470 sm	123,458 sf		
FLOOR SPACE INDEX	Residential FSI	4.46			
	Retail FSI	0.48			
	Total FSI	4.95			
UNIT COUNT		unit count	% of total		
	Studio	0	0%		
	1BD	67	58%		
	2BD	44	38%		
	3BD	4	3%		
	Total Unit Count	115			
AMENITY SPACE		required	provided		
	Indoor	230 sm	242 sm		
	Outdoor	230 sm	130 sm		
Total Amenity Space		460 sm	373 sm		
PARKING COUNT		569-2013 (PA3)			
	Residential	89	88		
	Residential Visitor	11	16		
	Retail	11	0		
	Total Parking Count	111	104		
BICYCLE PARKING	Barrier-free spaces		2		
	included in total				
		569-2013			
	Long-Term Below-Grade Bicycle Spaces	79	79		
	Long-Term within suite Bicycle Spaces				
LOADING	Short-Term Residential Bicycle Spaces	9	9		
	Total Residential Bicycle Spaces	88	88		
	Long-Term Retail Bicycle Spaces	2	2		
	Short-Term Retail Bicycle Spaces	6	12		
	Total Retail Bicycle Spaces	8	14		
LOADING	Shared Type 'G'/'B' Loading Space	1	1		

TACT

Revision:
No. Date

01 2016/04/15 INITIAL ZBA
02 2016/12/21 ZBA RESUBMISSION
03 2017/06/05 INITIAL SPA

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job title & address
2915-2917 Bloor Street
West

client
Fieldgate Urban

sheet title
Statistics Summary

drawn by checked by
MM PJ

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2017/06/05 SPA

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1510

A005

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No.	Date
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Context Plan

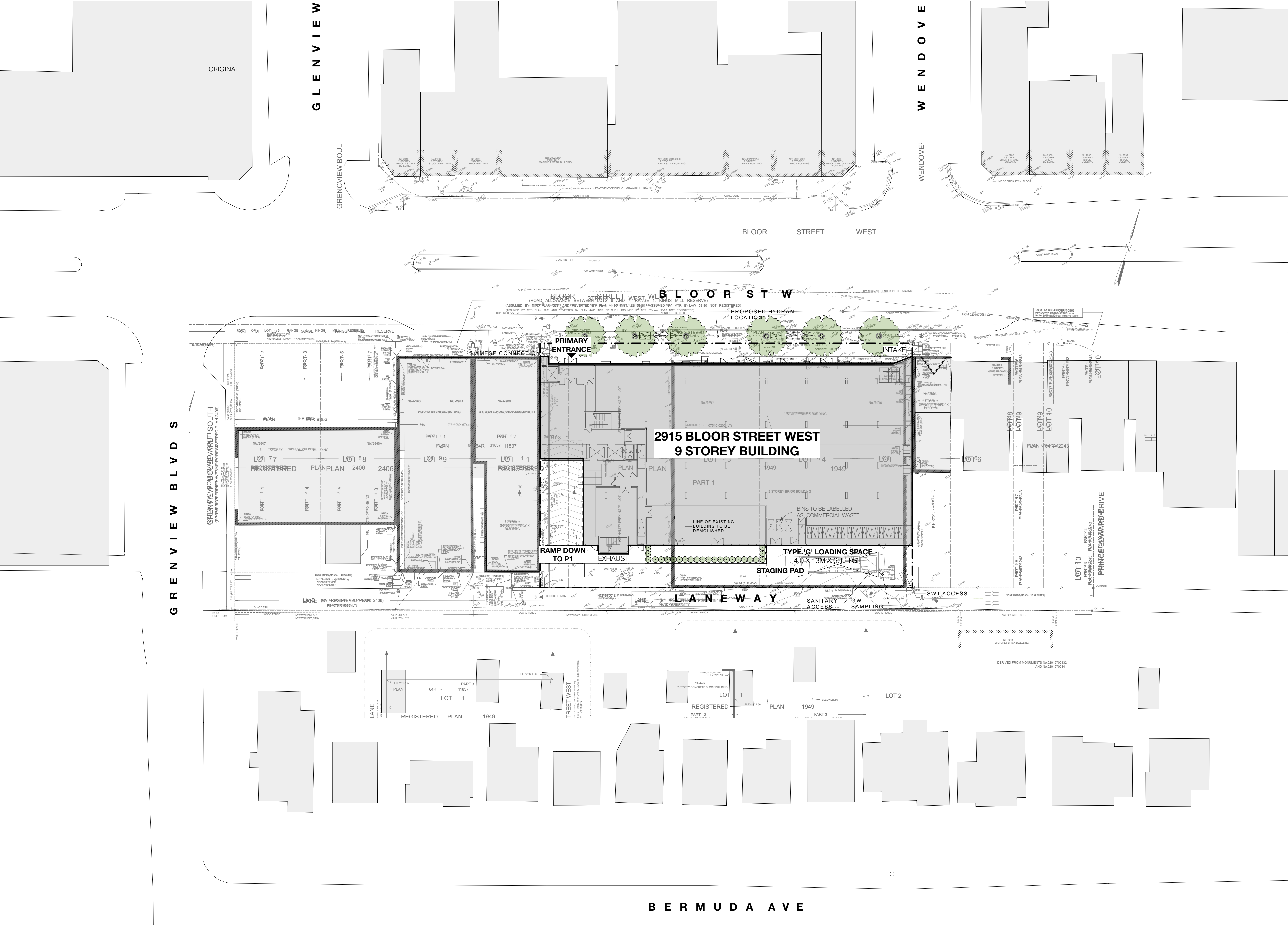
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client
Fieldgate Urban

sheet title
Site Plan

drawn by
MM

checked by
PJ

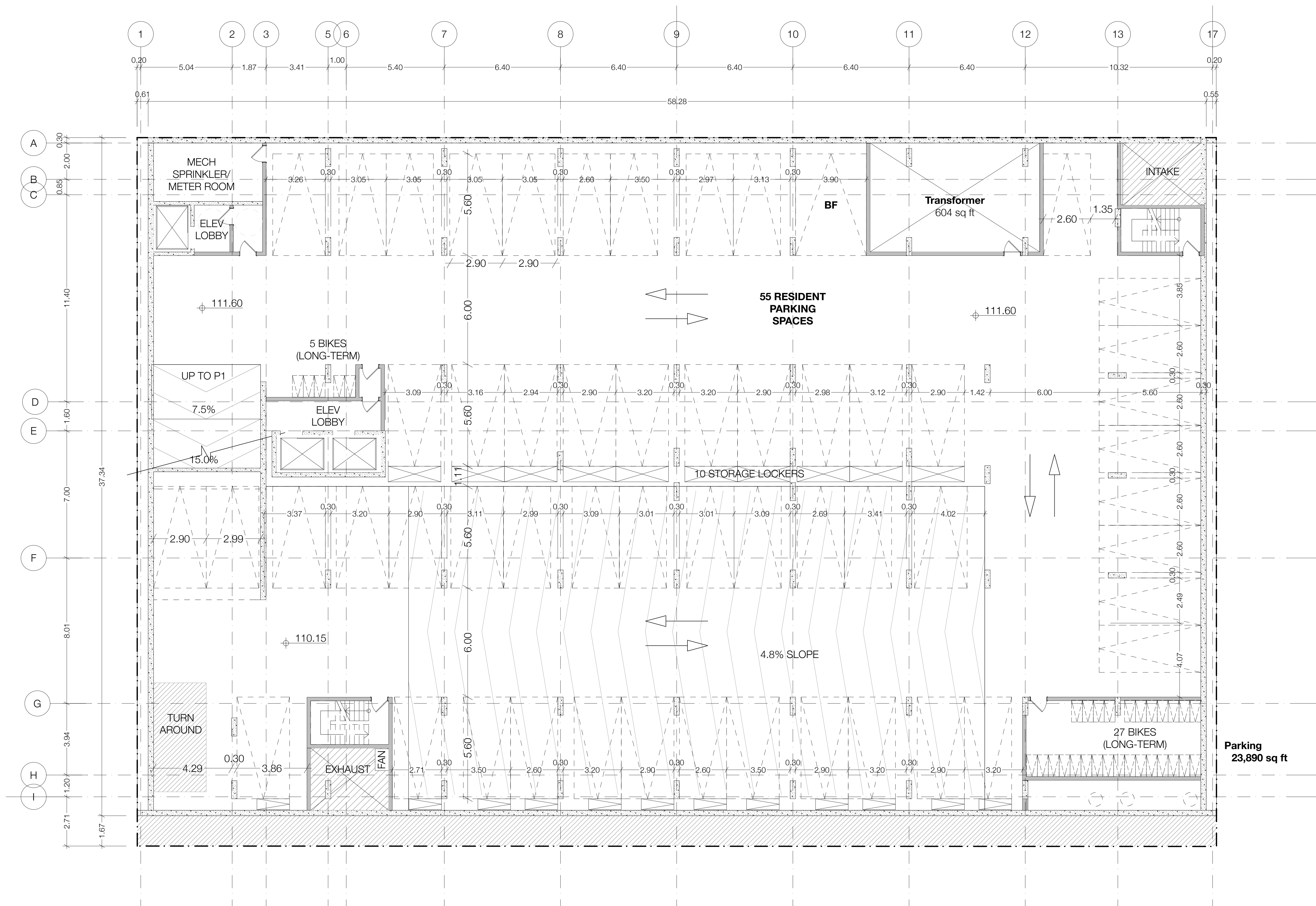
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2017/06/05 SPA

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1510

A102

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job title & address

**2915-2917 Bloor Street
West**

client

Fieldgate Urban

sheet title

P2 Level

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MM

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PJ

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2017/06/05 SPA

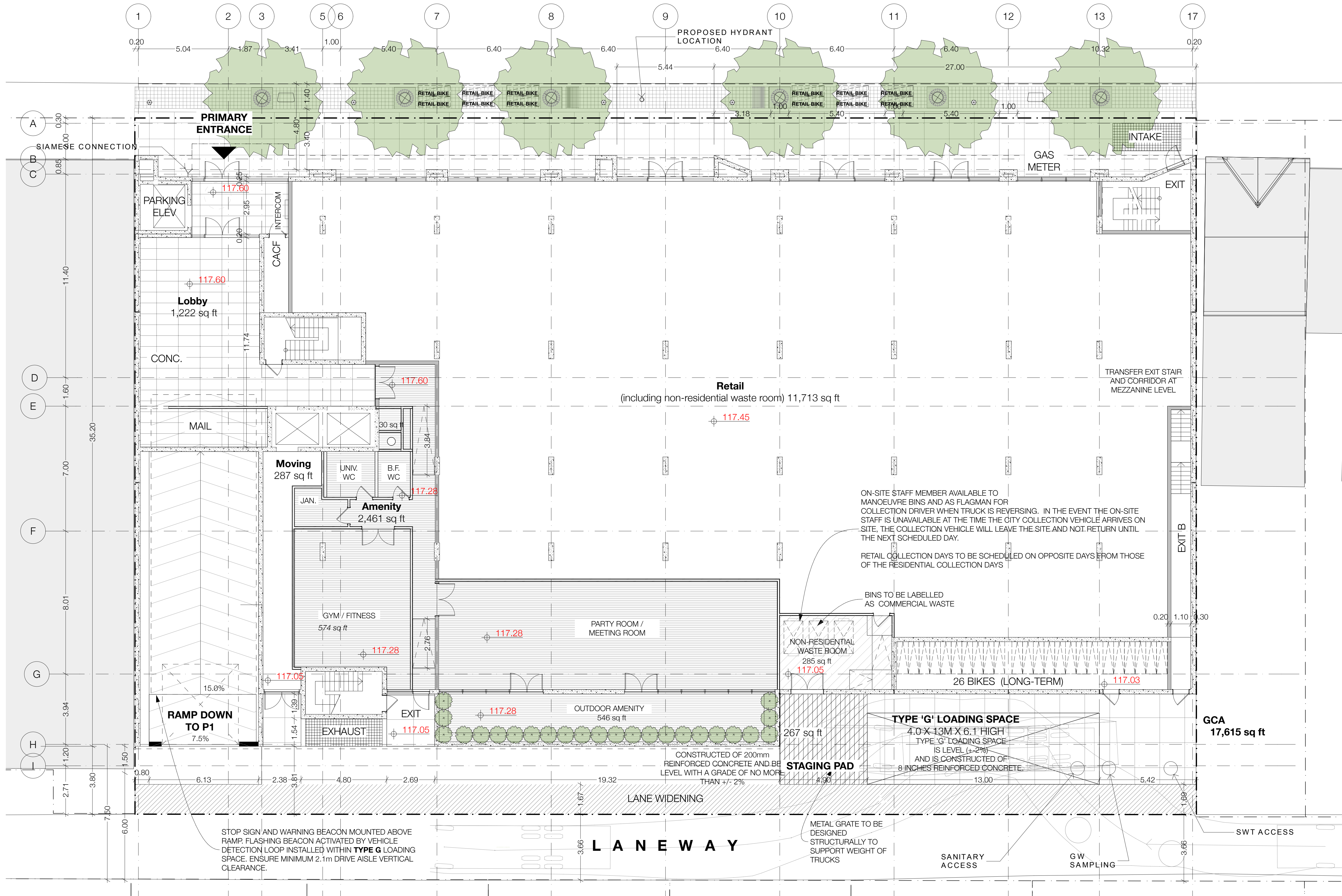
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2915-2917 Bloor Street West

client

Fieldgate Urban

sheet title

Ground Floor Plan

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issue date

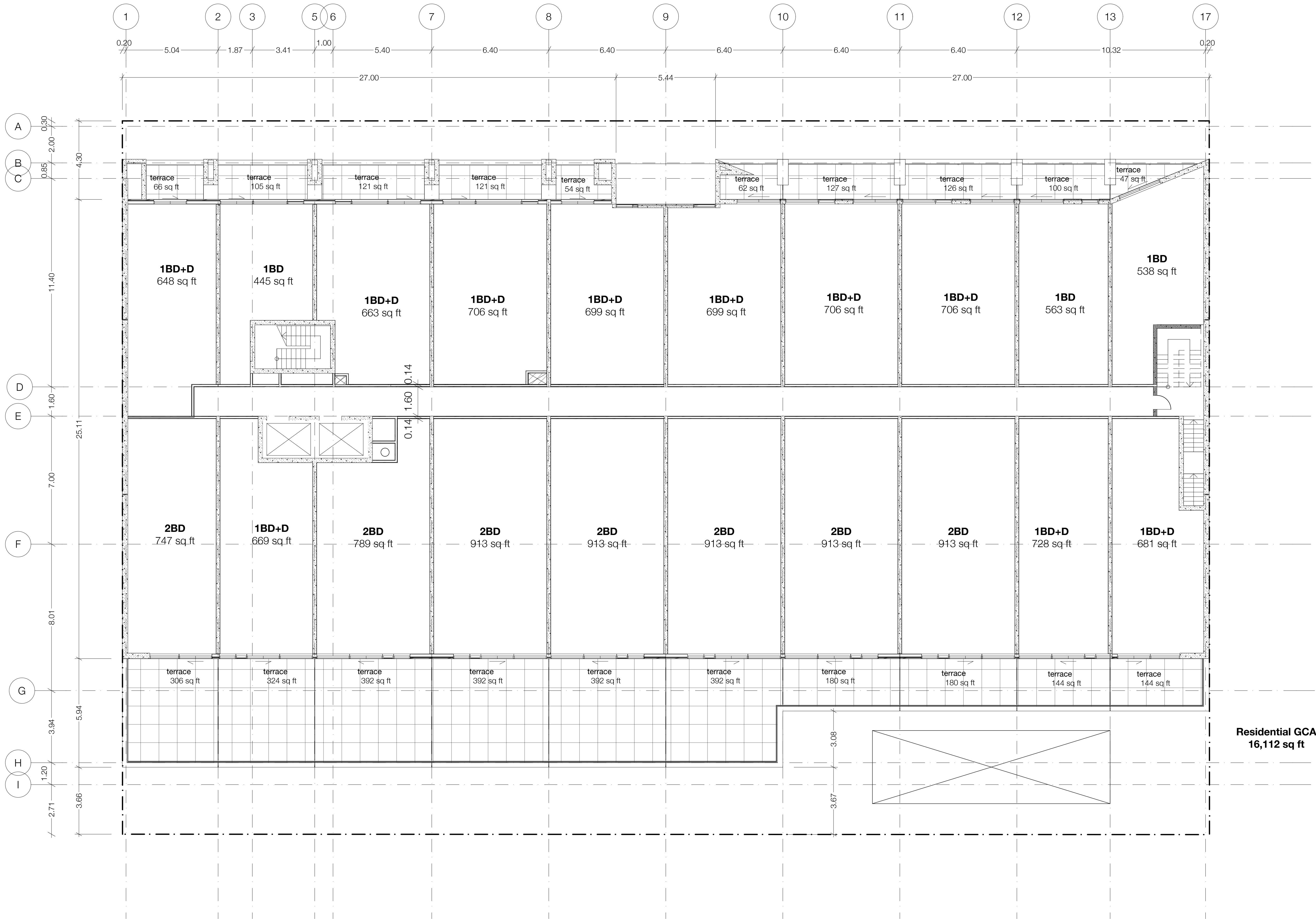
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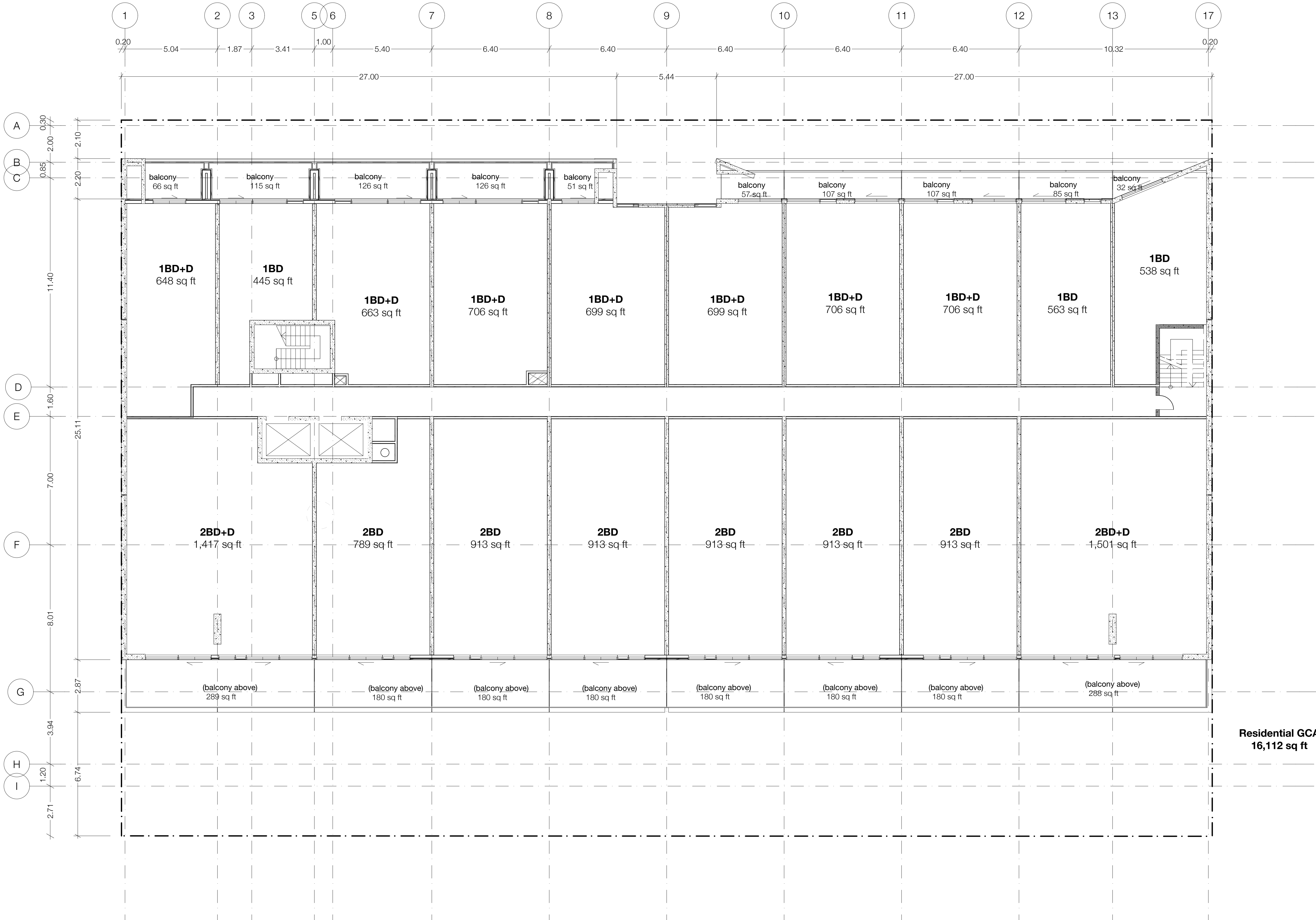
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client
Fieldgate Urban

sheet title
Level 3-5

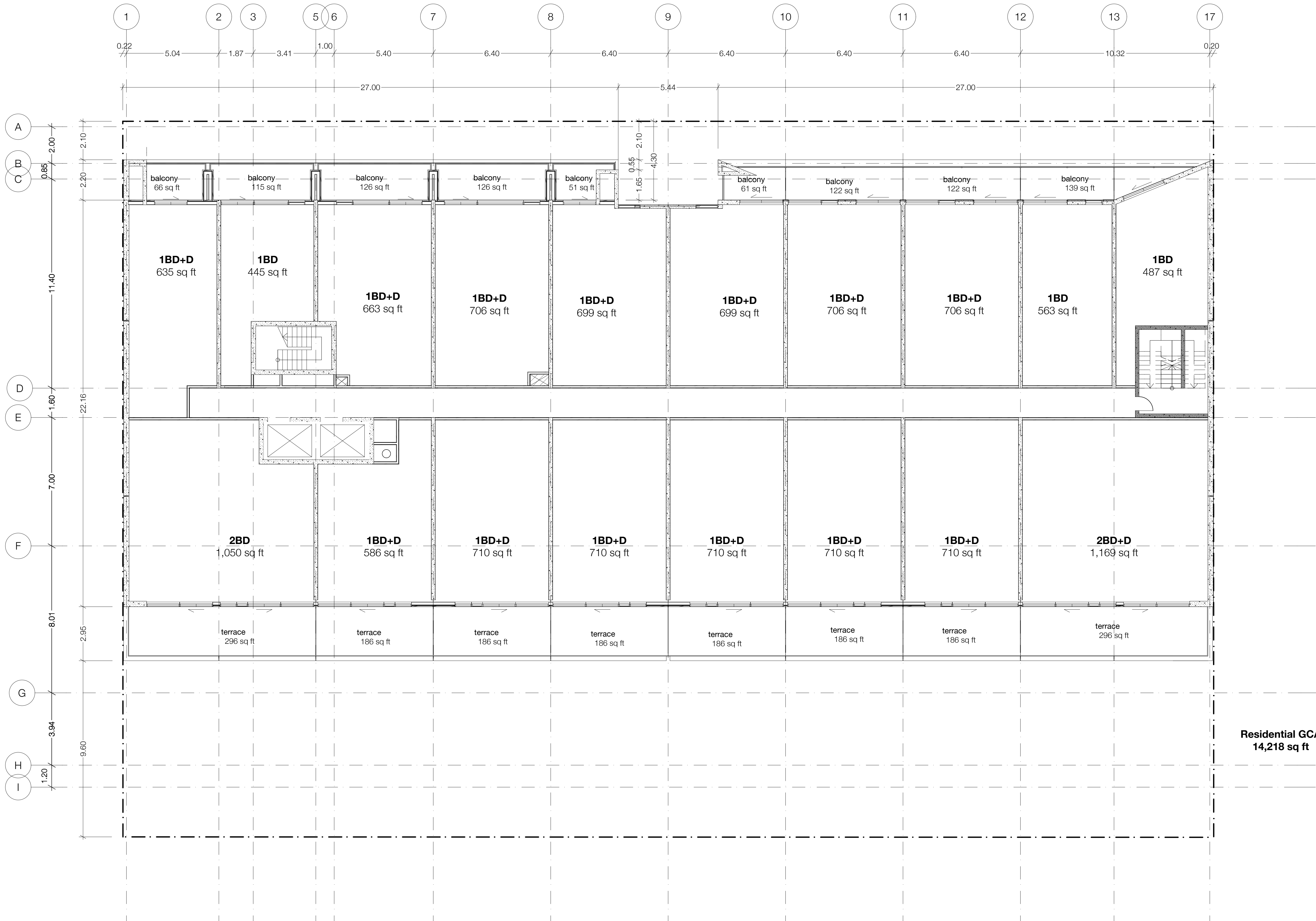
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client
Fieldgate Urban

sheet title
Level 6

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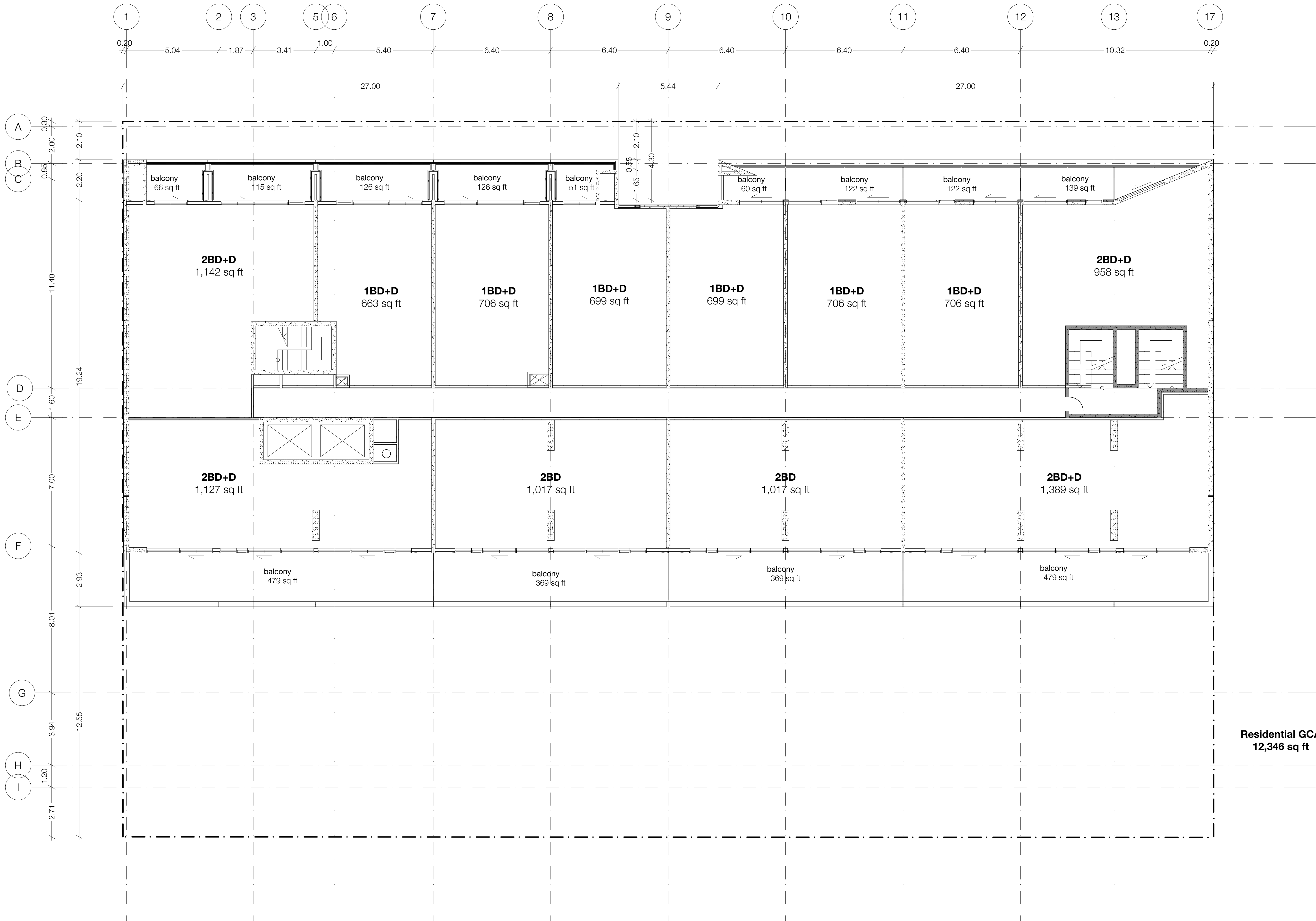
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Residential GCA
14,218 sq ft



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2915-2917 Bloor Street West

client
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sheet title
Level 7

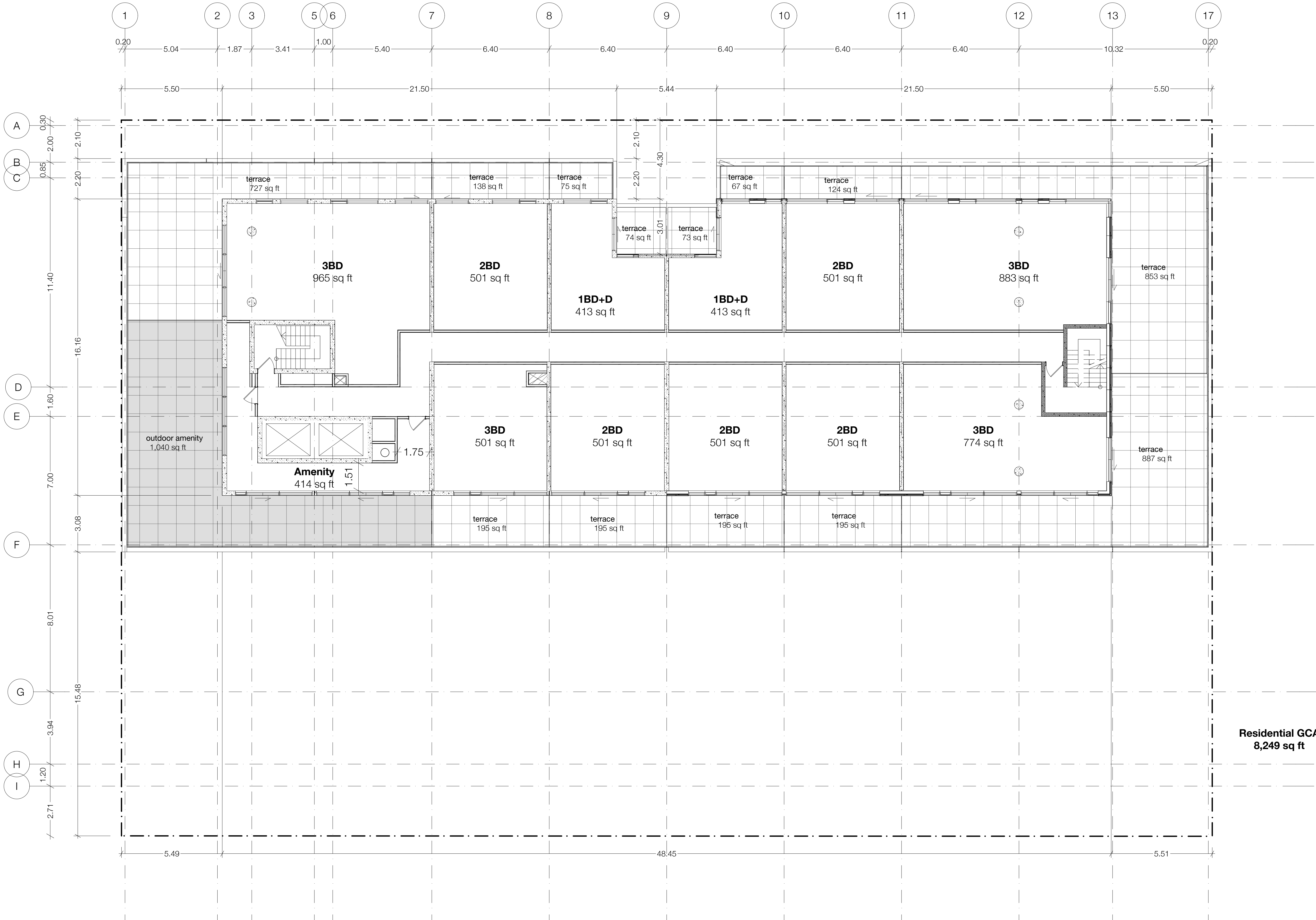
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client
Fieldgate Urban

sheet title
Level 8

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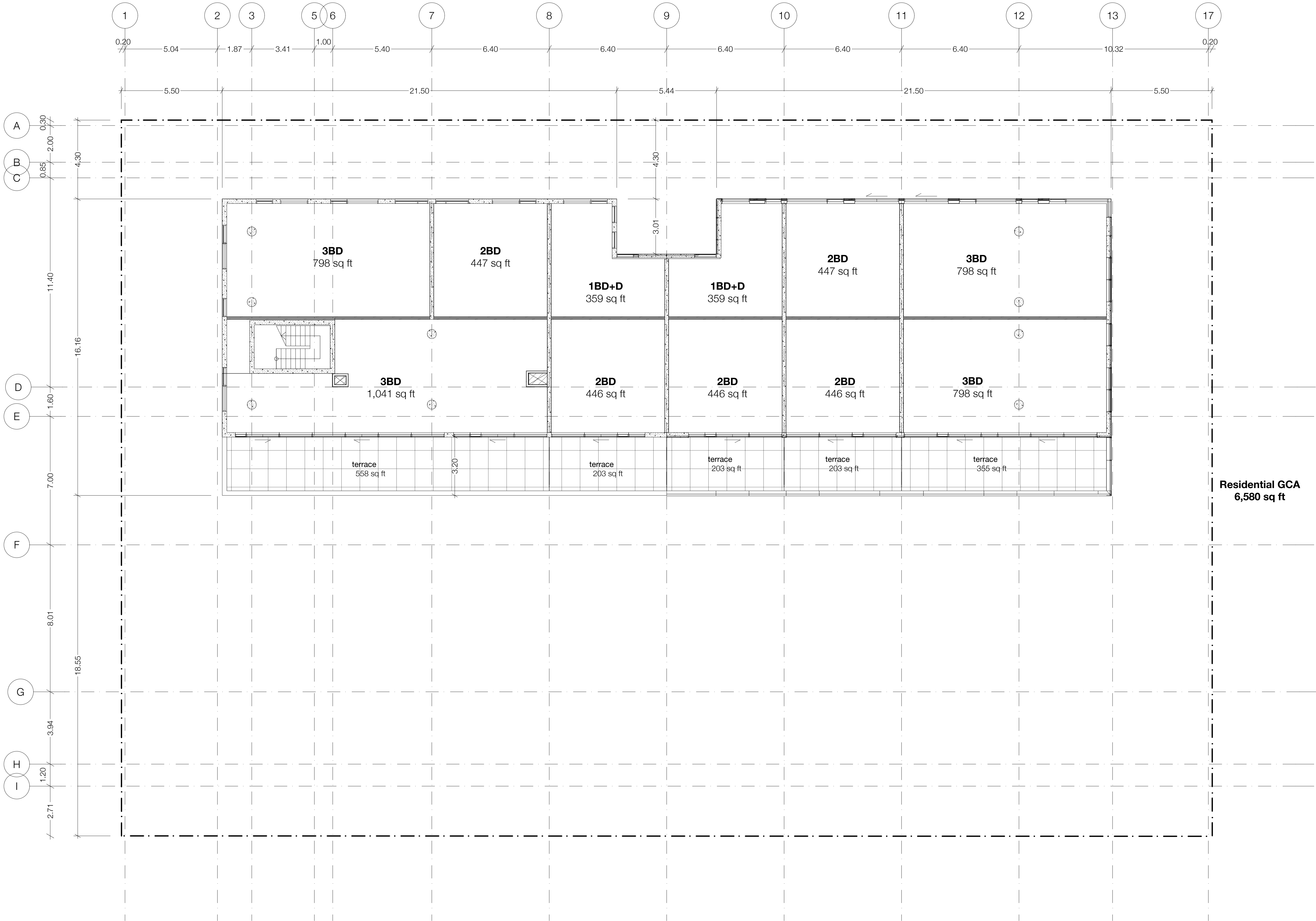
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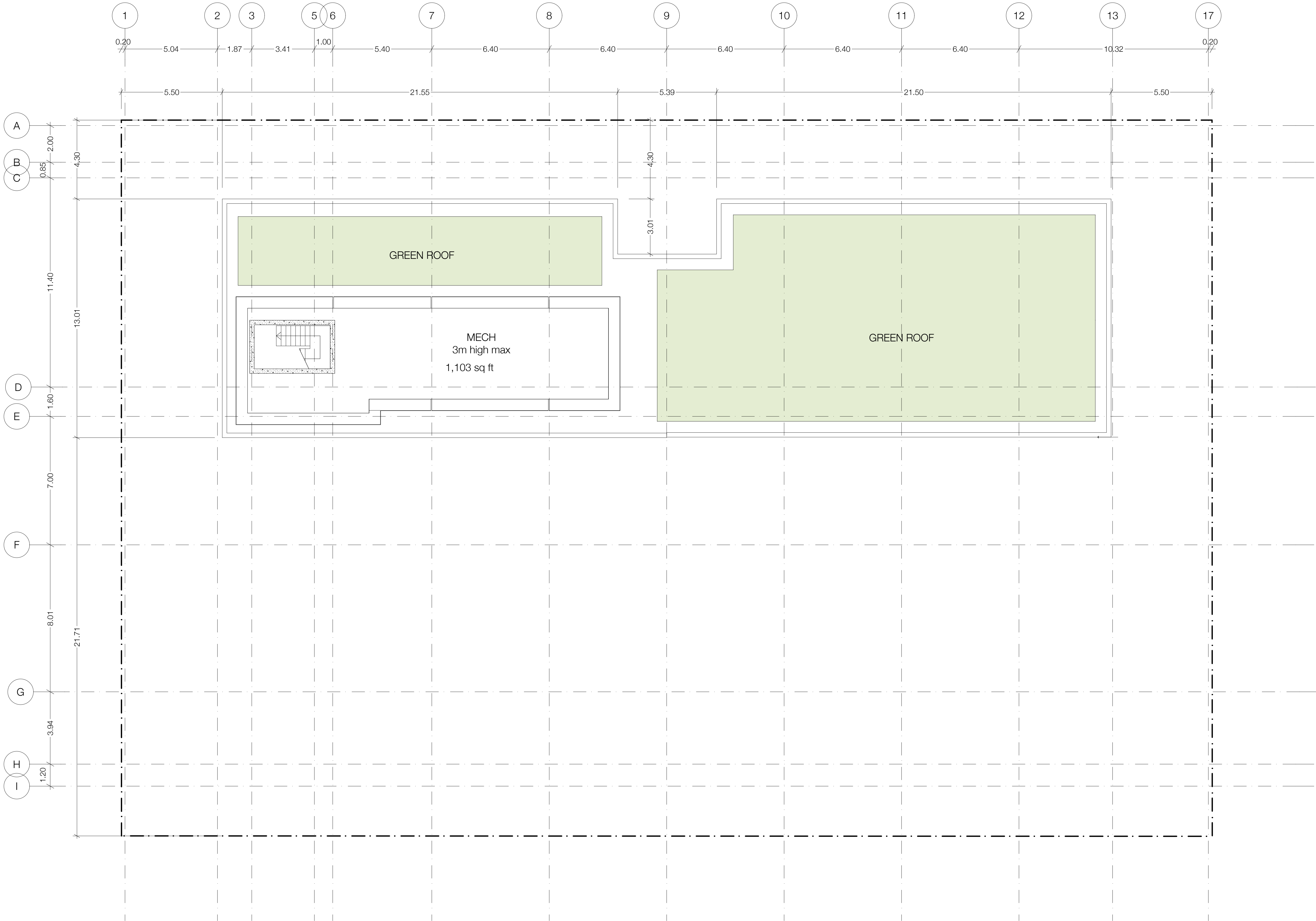
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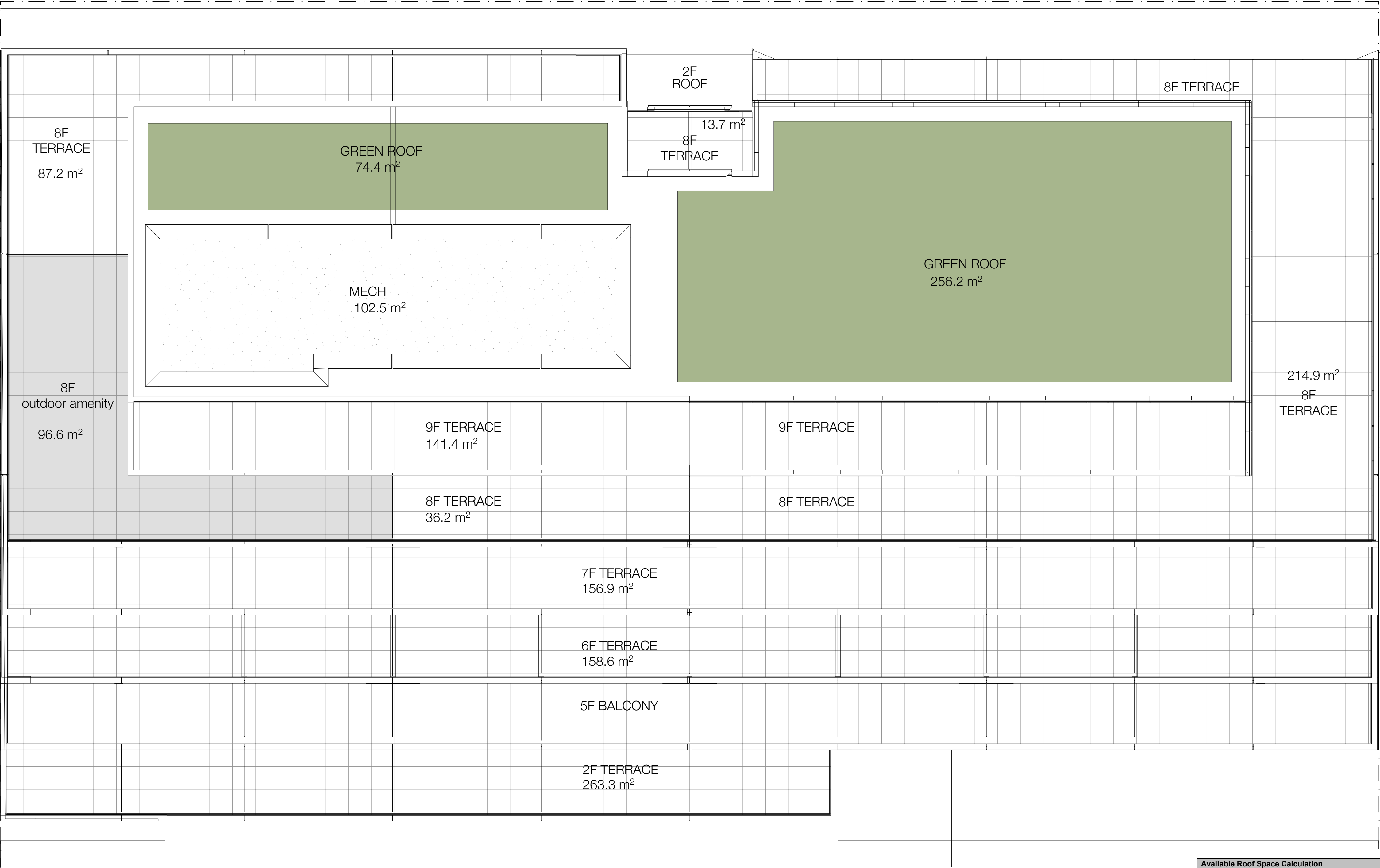
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TOTAL ROOF AREA: 1,888.4 m²

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client
Fieldgate Urban

sheet title
ROOF PLAN

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scale
1:100
job number
1510

Available Roof Space Calculation		Proposed
Gross Floor Area, as defined in Green Roof Bylaw (m²)		11062
Total Roof Area (m²)		1888
Area of Residential Private Terraces (m²)		1072
Rooftop Outdoor Amenity Space, if in a Residential Building (m²)		97
Area of Renewable Energy Devices (m²)		
Tower (s)Roof Area with floor plate less than 750 m²		
Total Available Roof Space (m²)		719
Green Roof Coverage		Required
Coverage of Available Roof Space (m²)		288
Coverage of Available Roof Space (%)		40%

Revision:
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01 2016/04/15 INITIAL ZBA

02 2016/12/21 ZBA RESUBMISSION

03 2017/06/05 INITIAL SPA

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job title & address

2915-2917 Bloor Street West

client

Fieldgate Urban

sheet title

North Elevation

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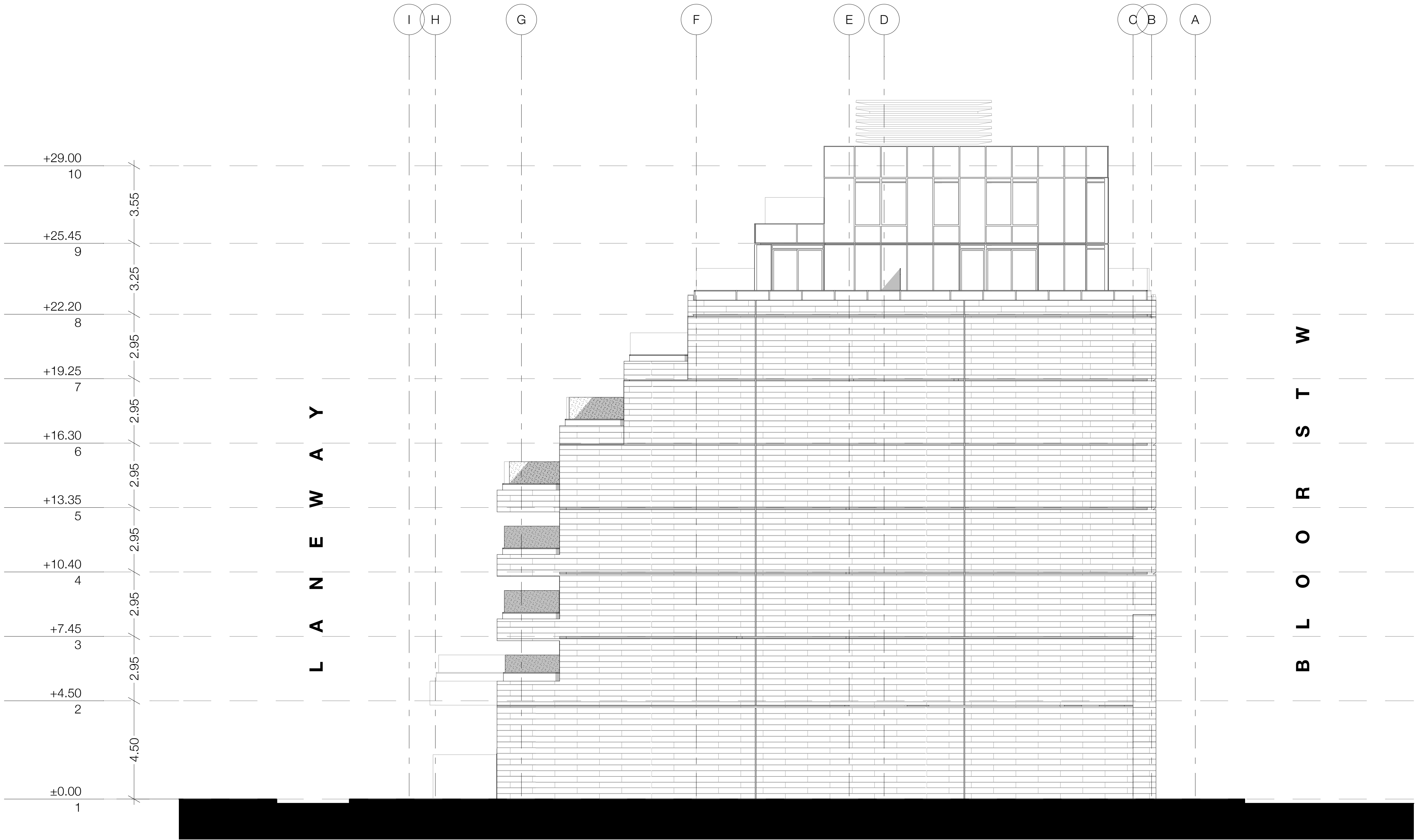
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client
Fieldgate Urban

sheet title
East Elevation

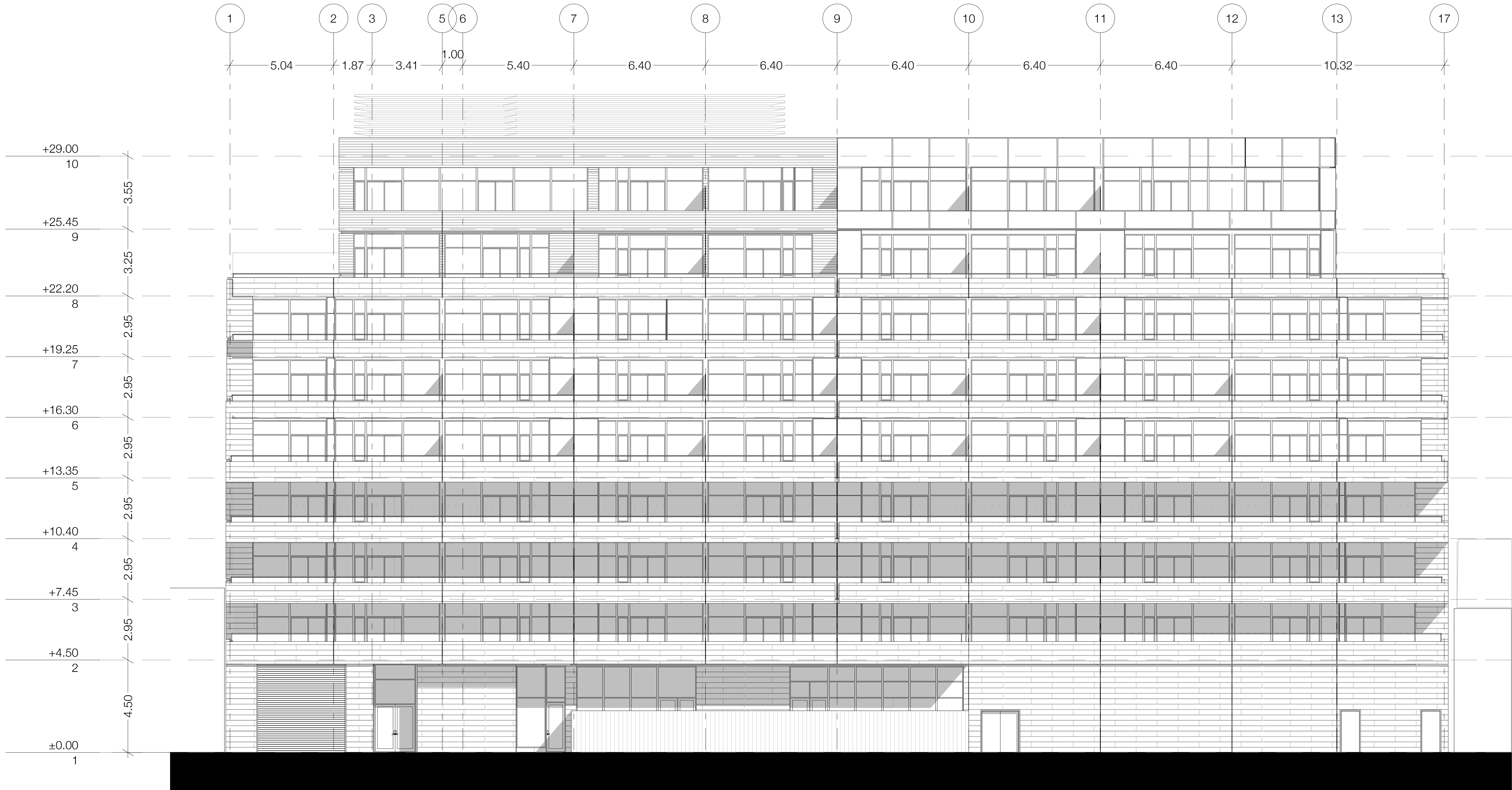
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South Elevation

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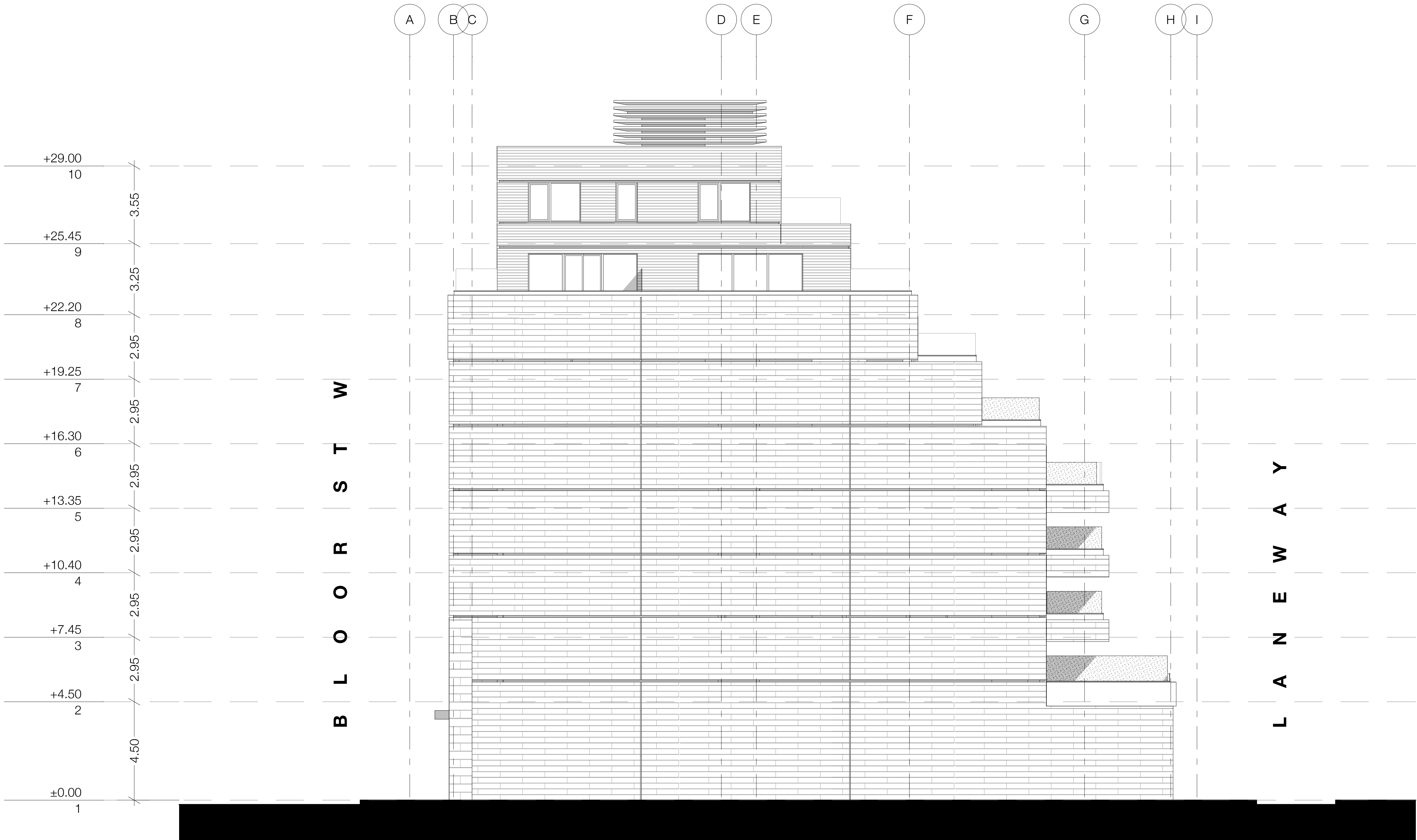
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job title & address
2915-2917 Bloor Street West

client
Fieldgate Urban

sheet title
West Elevation

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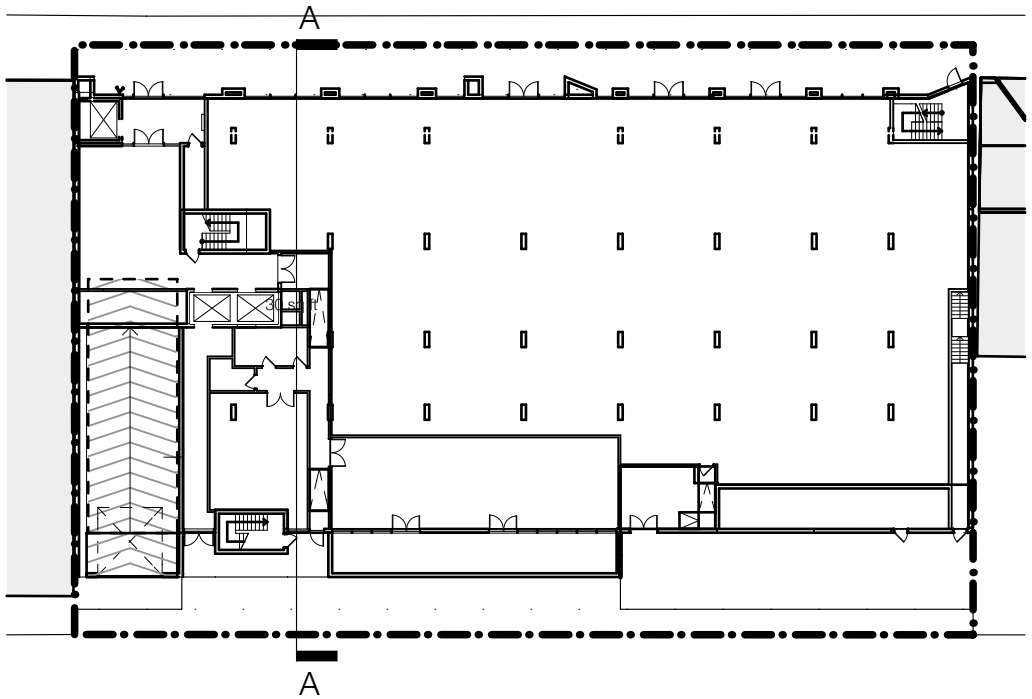
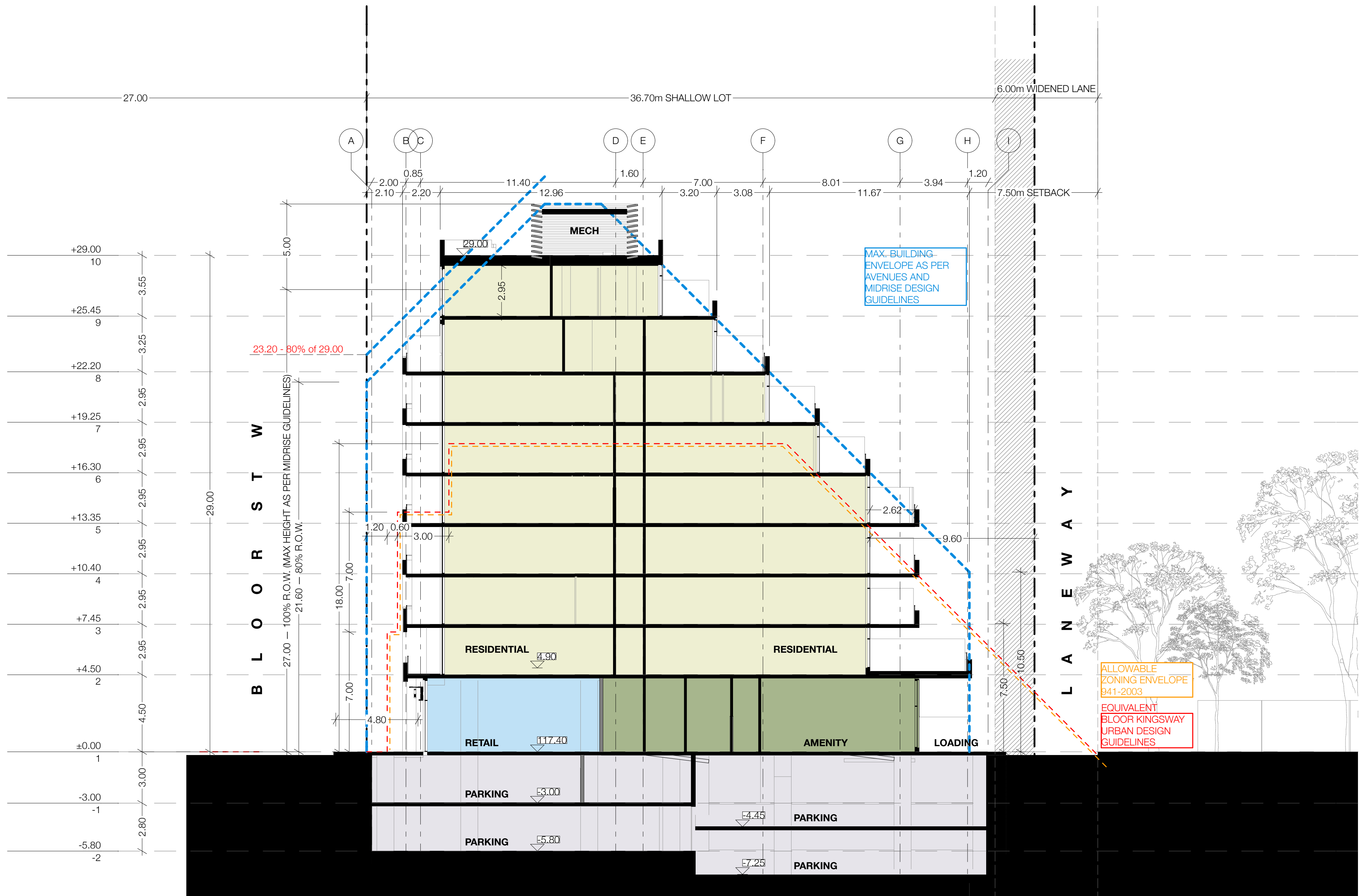
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Revision:		
No.	Date	
01	2016/04/15	INITIAL ZBA
02	2016/06/29	REVISED FOR CLARIFICATION
03	2016/12/19	ZBA RESUBMISSION
04	2017/06/05	INITIAL SPA



KEY PLAN

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Site Plan Key Plan
File: Fieldgate Bloor v31.pln
full sheet size: 22 x 34 inches

job title & address
2915-2917 Bloor Street West

client
Fieldgate Urban

sheet title
Section A-A

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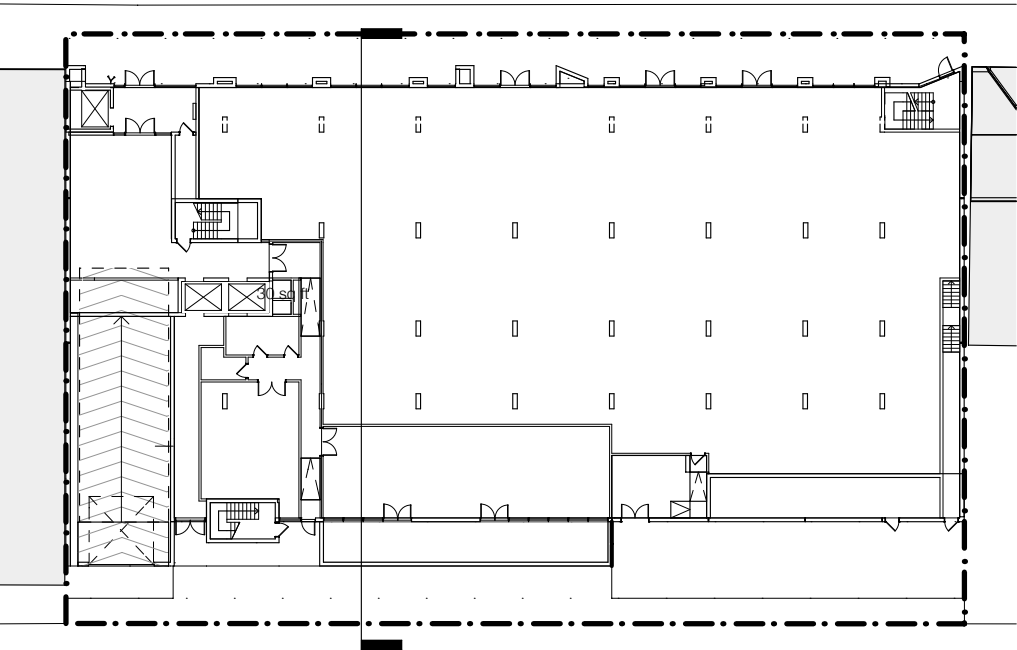
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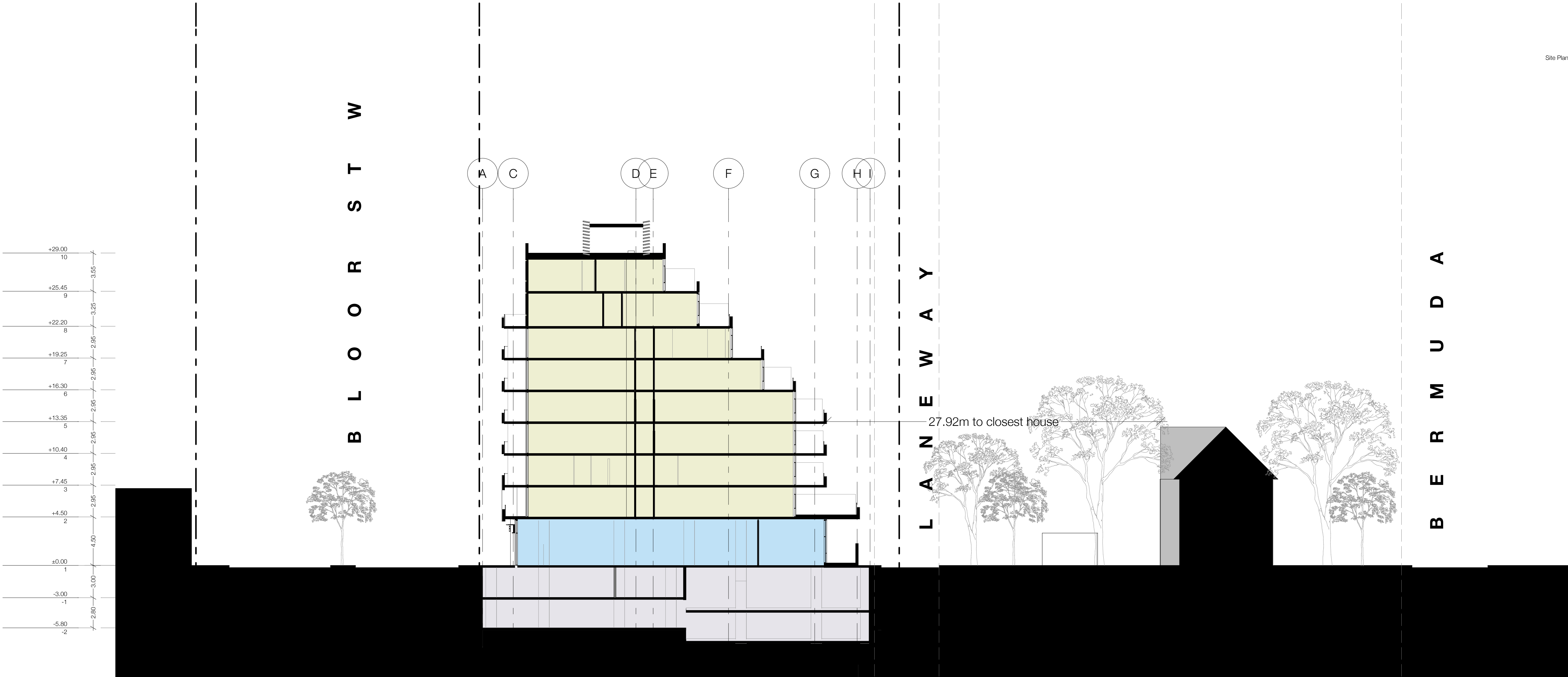
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03	2017/06/05	INITIAL SPA



KEY PLAN



Site Plan Key Plan

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file: Fieldgate Bloor v31.pln

full sheet size: 22 x 34 inches

job title & address
2915-2917 Bloor Street West

client
Fieldgate Urban

sheet title
Site Section

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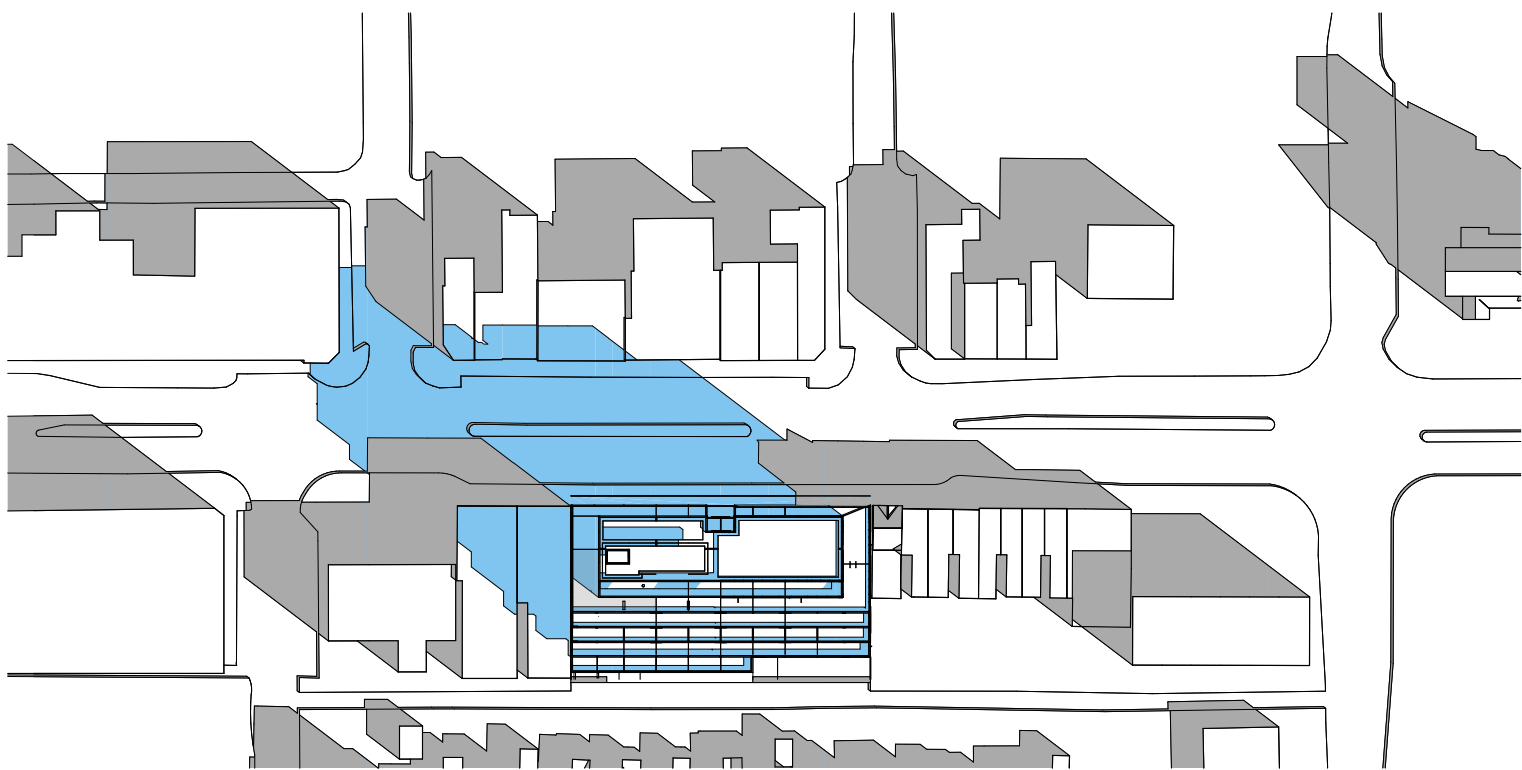
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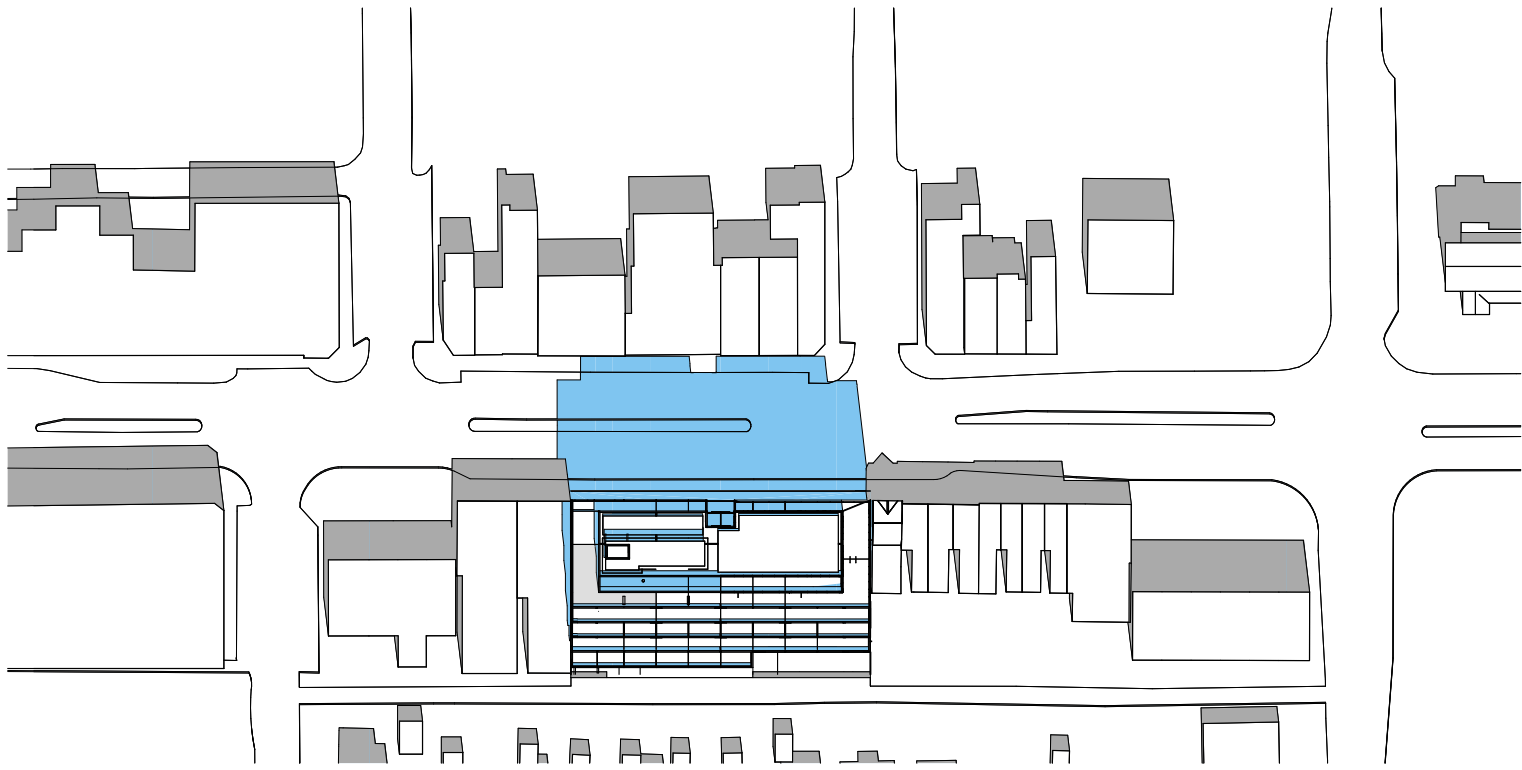
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job number

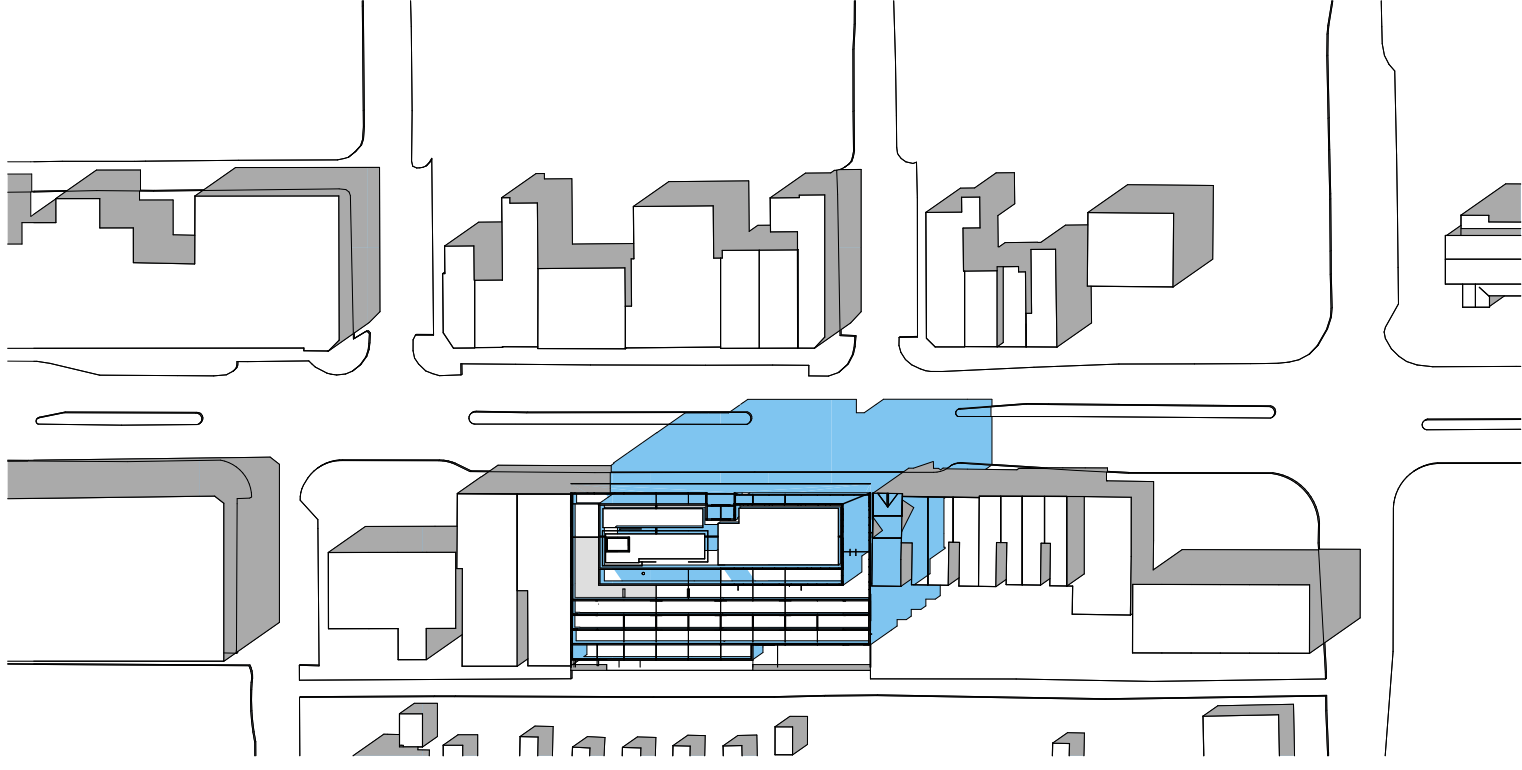
1510



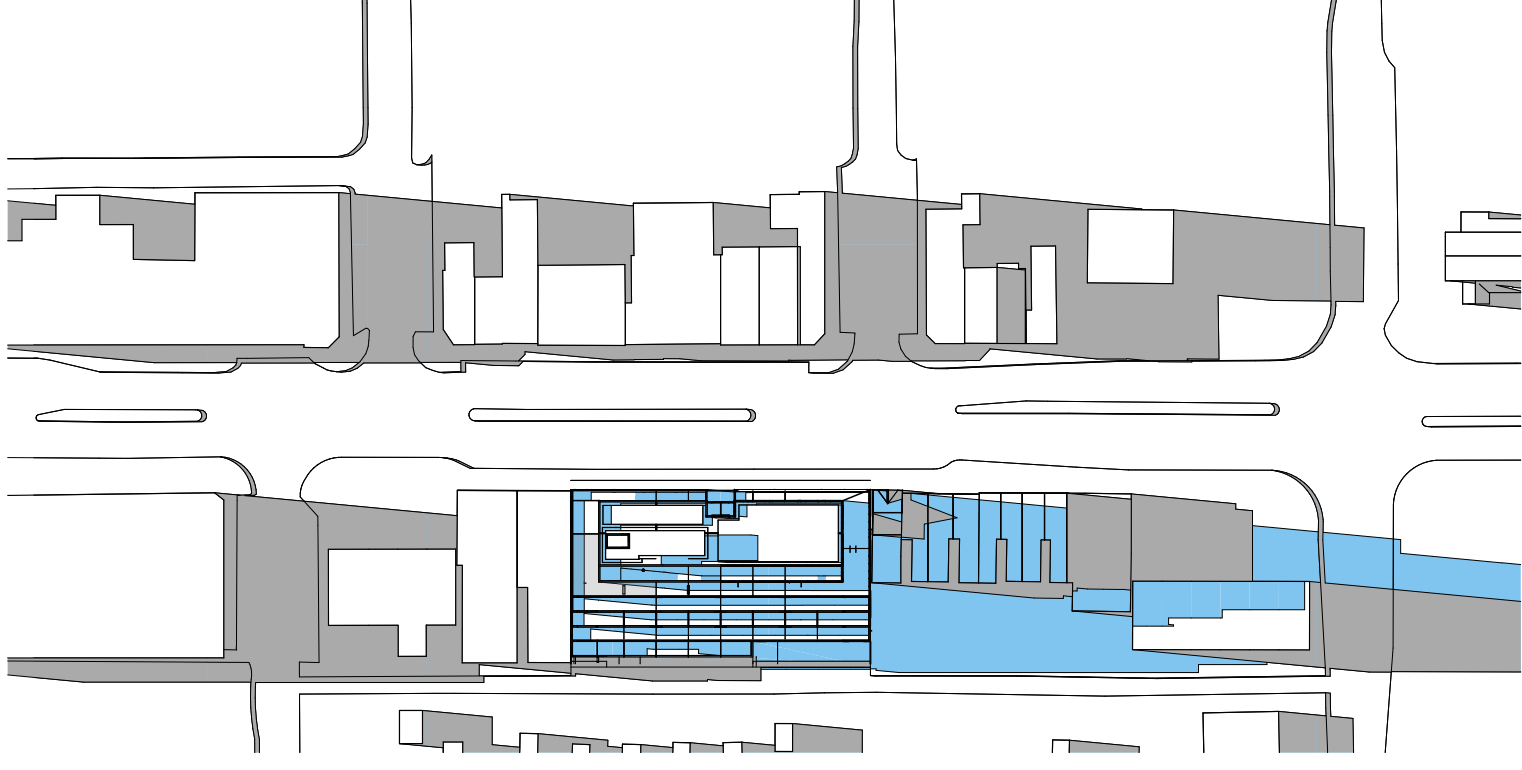
March 21 9:18am



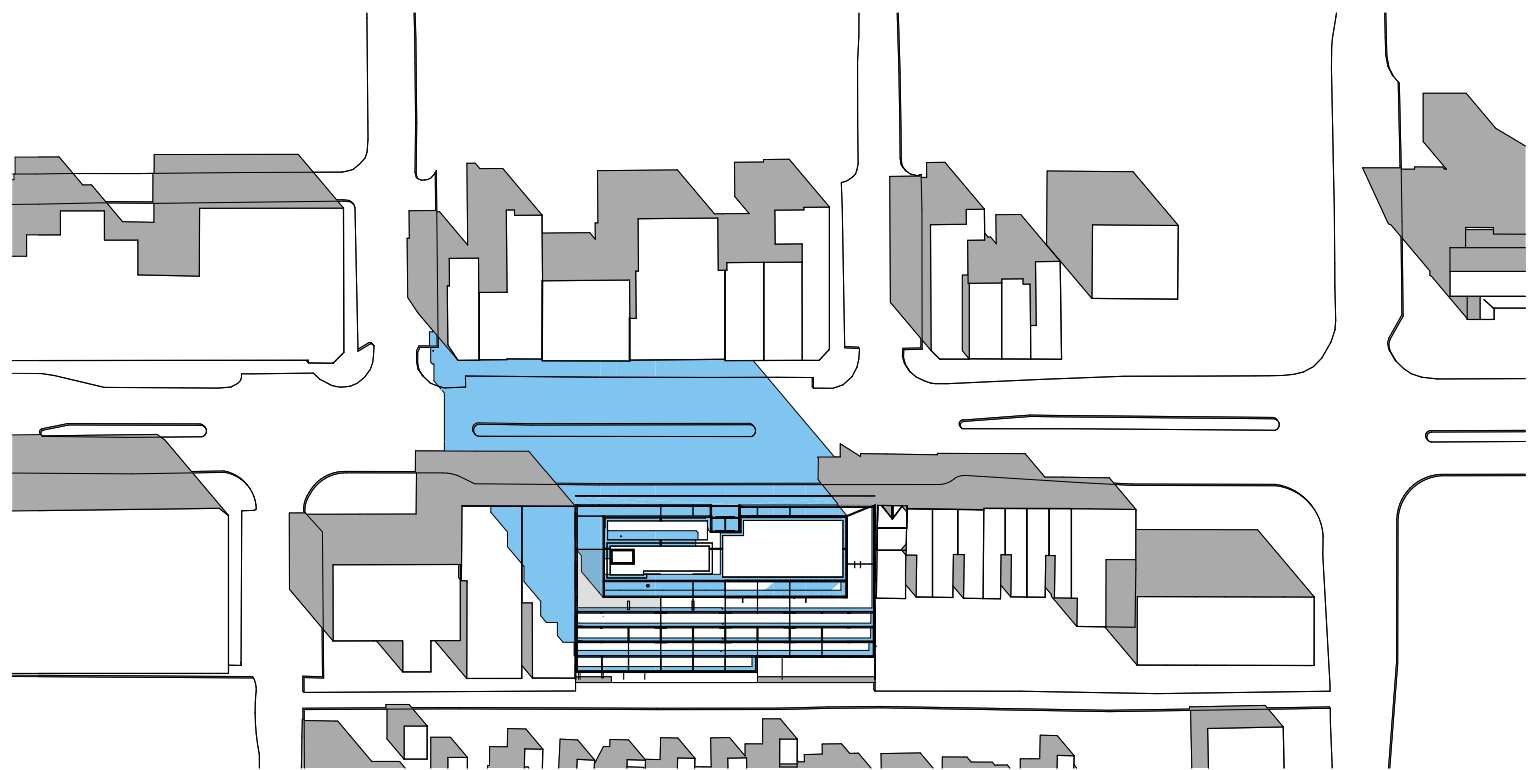
March 21 12:18pm



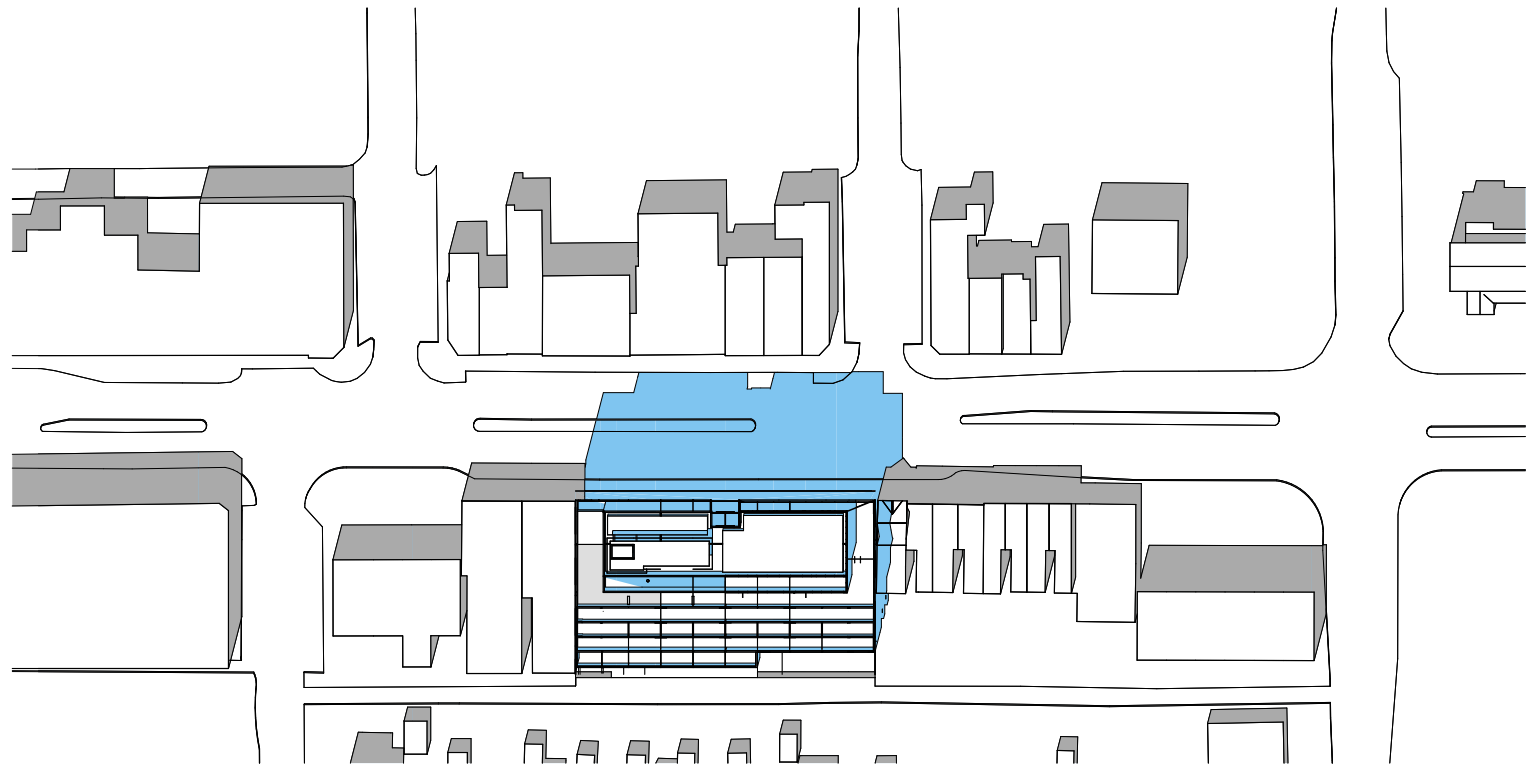
March 21 3:18pm



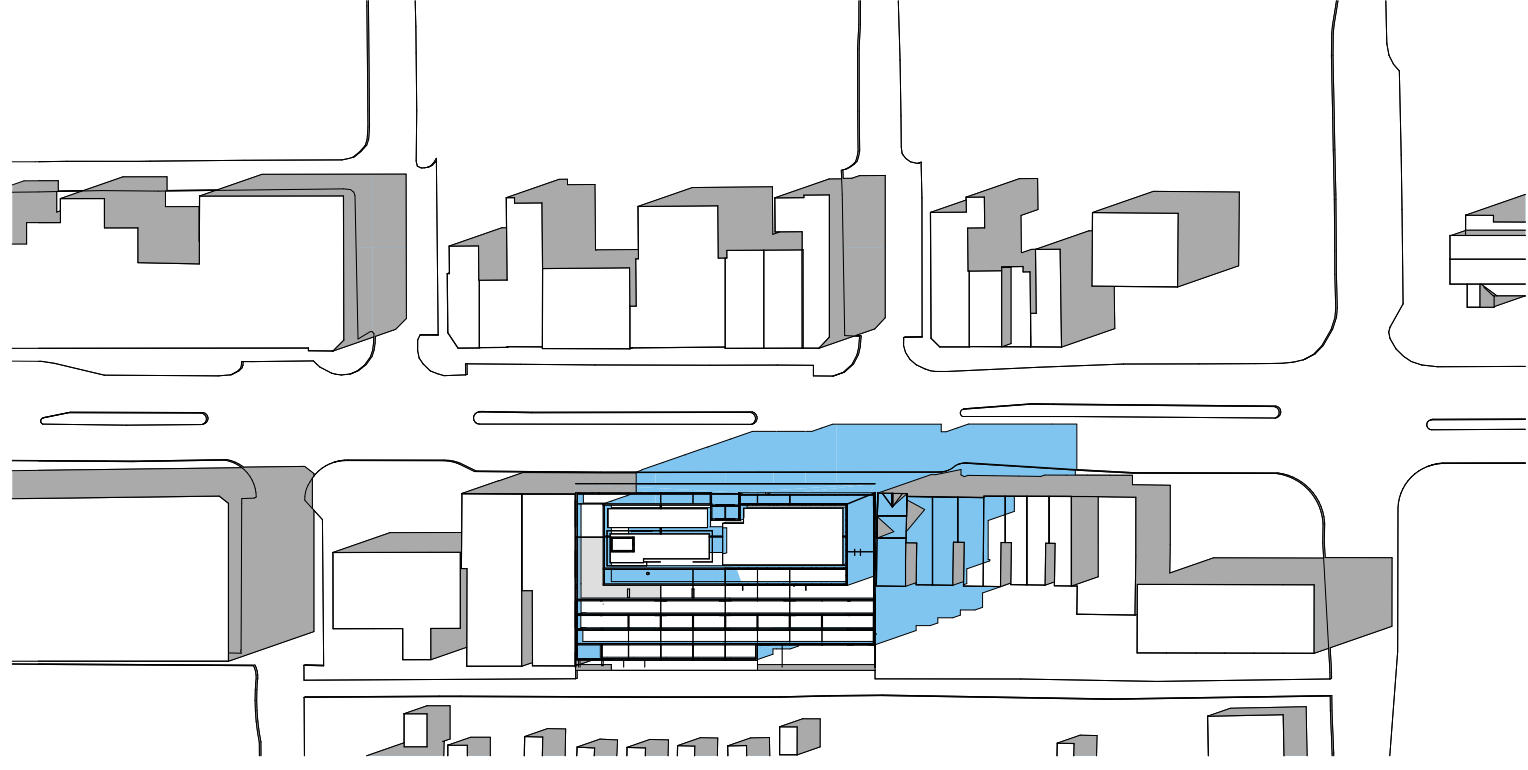
March 21 6:18pm



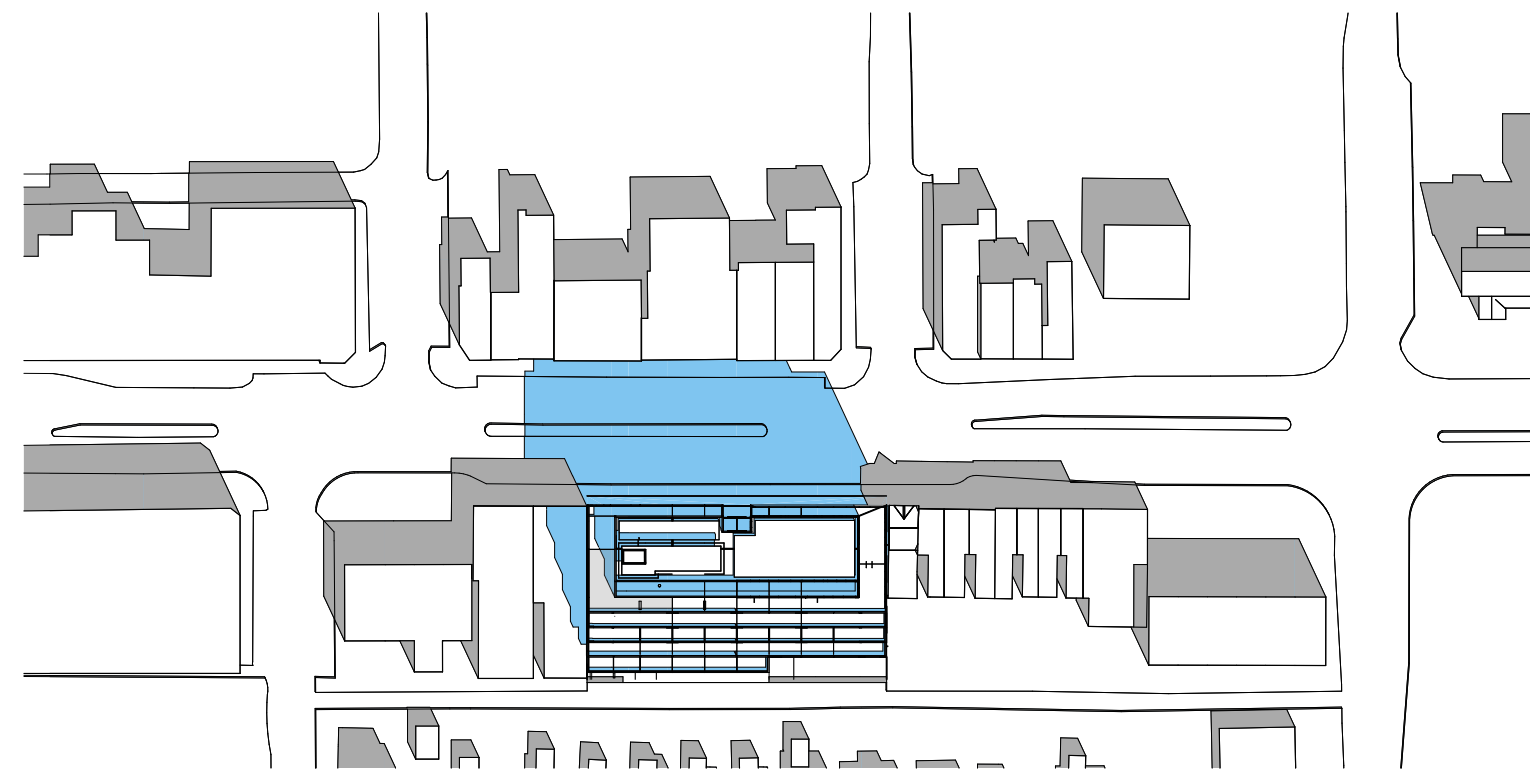
March 21 10:18am



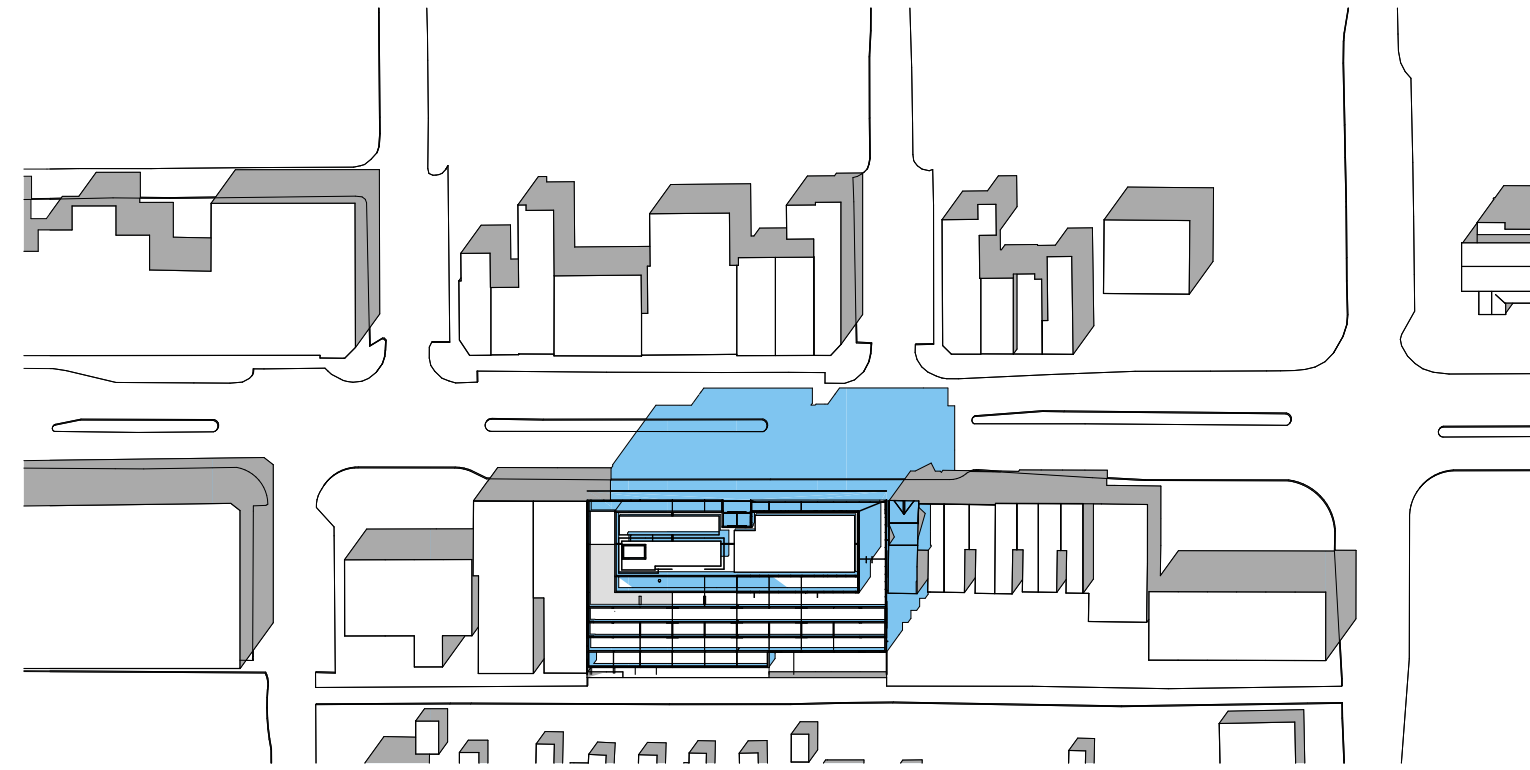
March 21 1:18pm



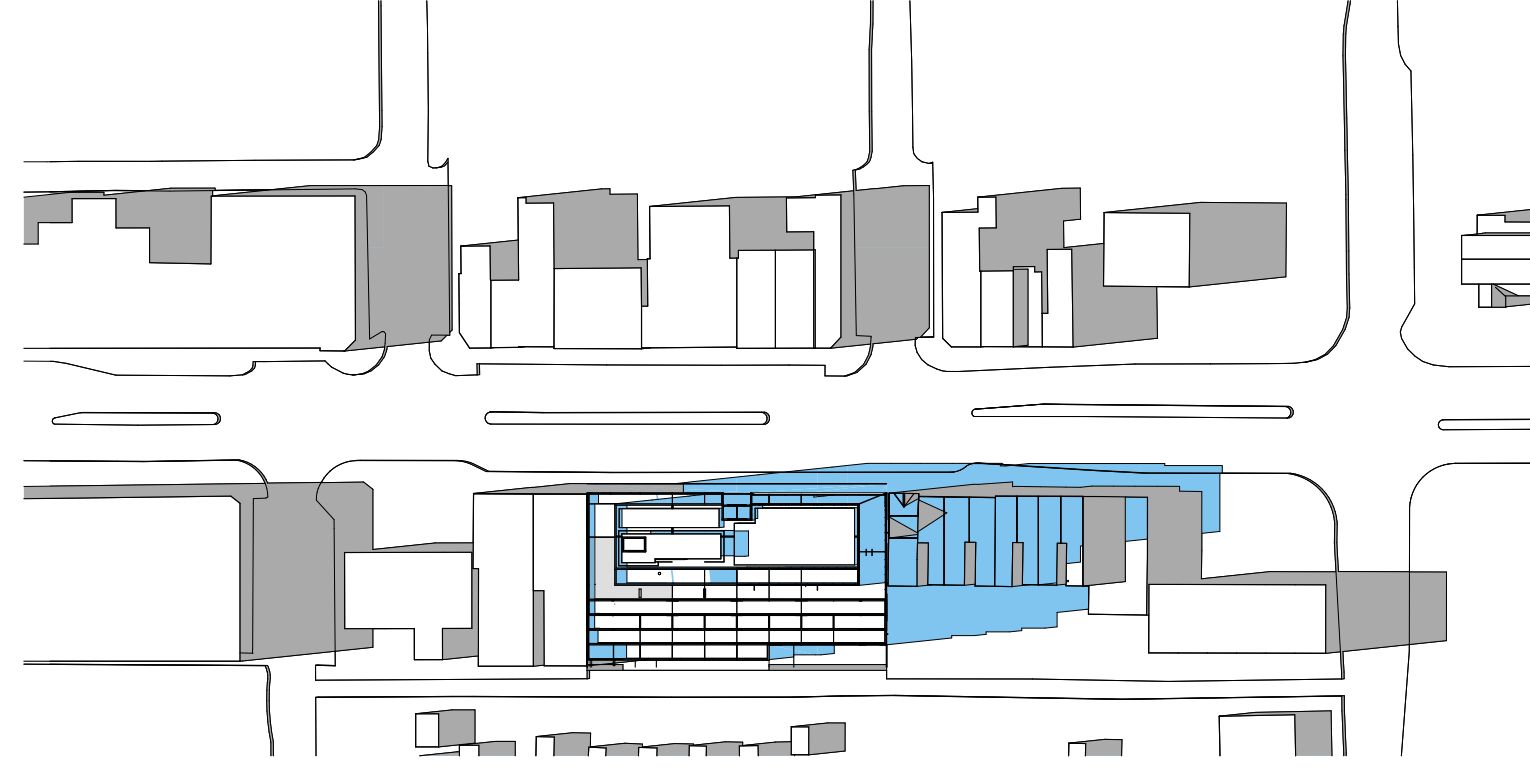
March 21 4:18pm



March 21 11:18am



March 21 2:18pm



March 21 5:18pm

TACT

Revision:
No. Date

- 01 2016/04/15 INITIAL ZBA
- 02 2016/12/21 ZBA RESUBMISSION
- 03 2017/06/05 INITIAL SPA

LEGEND

- Shadows (Existing)
- Shadows (Proposed)

TACT Architecture Inc.

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Print date: Sunday, June 4, 2017.

file: Fieldgate Bloor v31.pln

full sheet size: 22 x 34 inches

job title & address

2915-2917 Bloor Street West

client

Fieldgate Urban

sheet title

Sun Study - March 21

drawn by

MM

checked by

PJ

issue date

2017/06/05 SPA

scale



1:1500

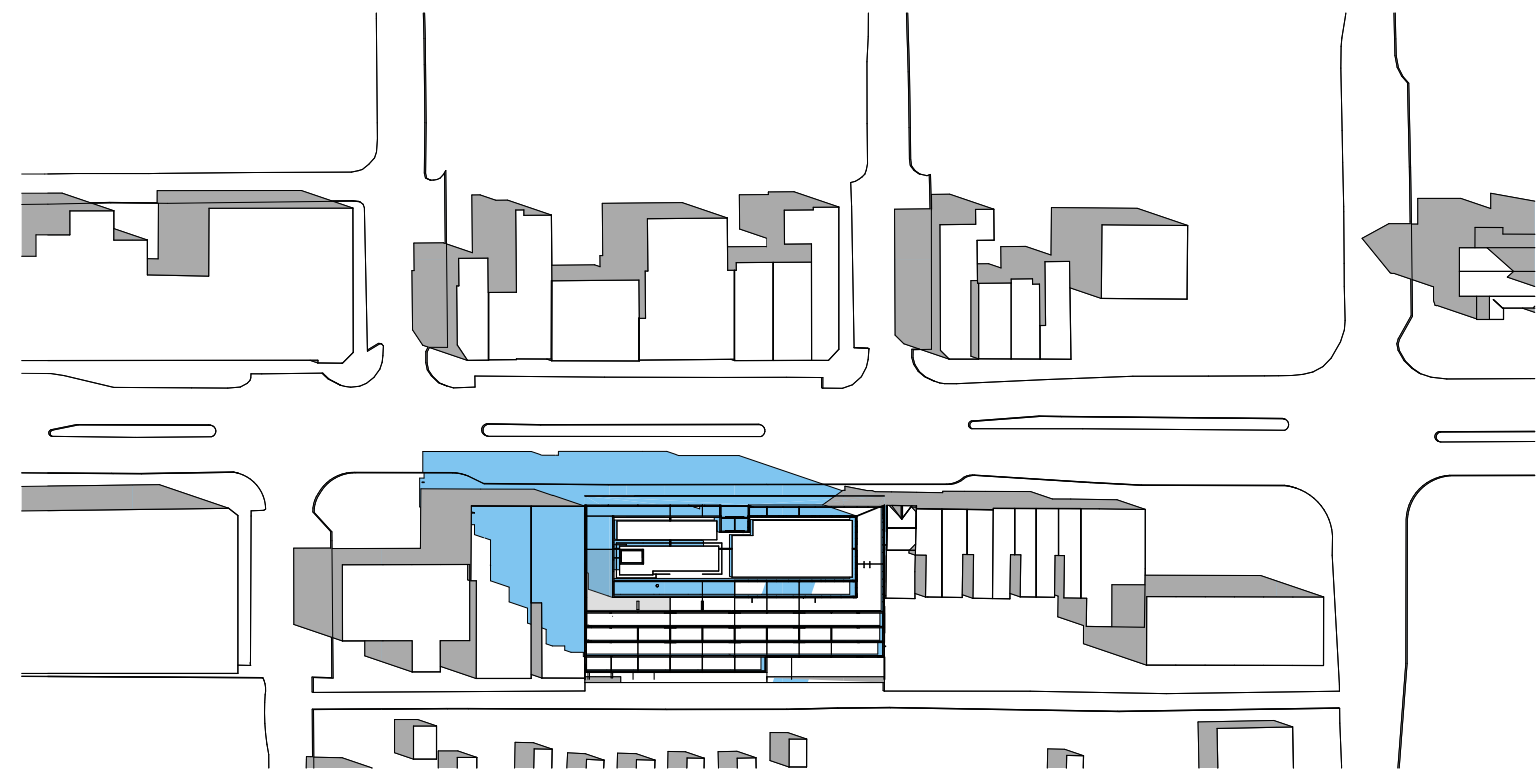
job number

1510

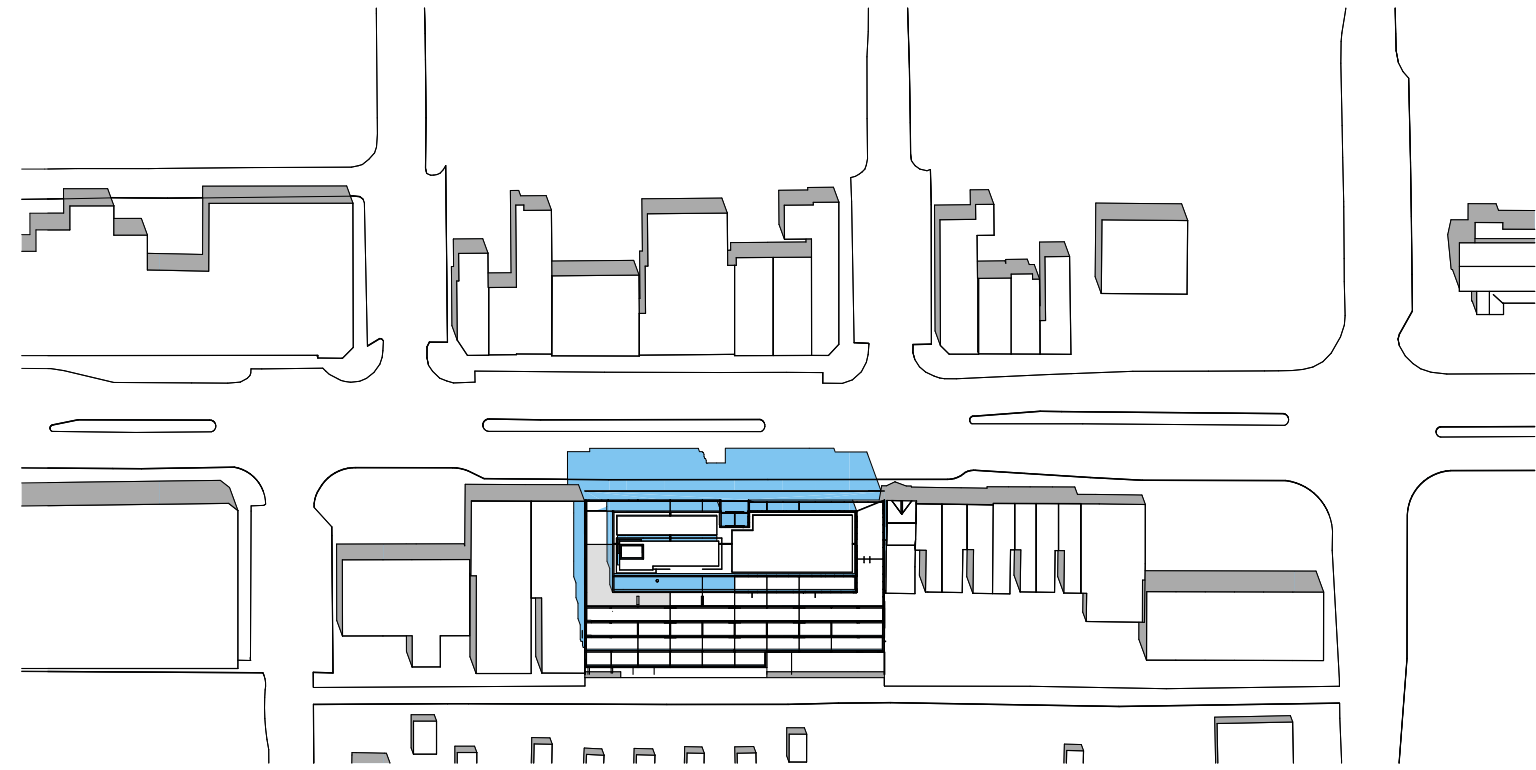
A601

Revision:	
No.	Date
01	2016/04/15 INITIAL ZBA
02	2016/12/21 ZBA RESUBMISSION
03	2017/06/05 INITIAL SPA

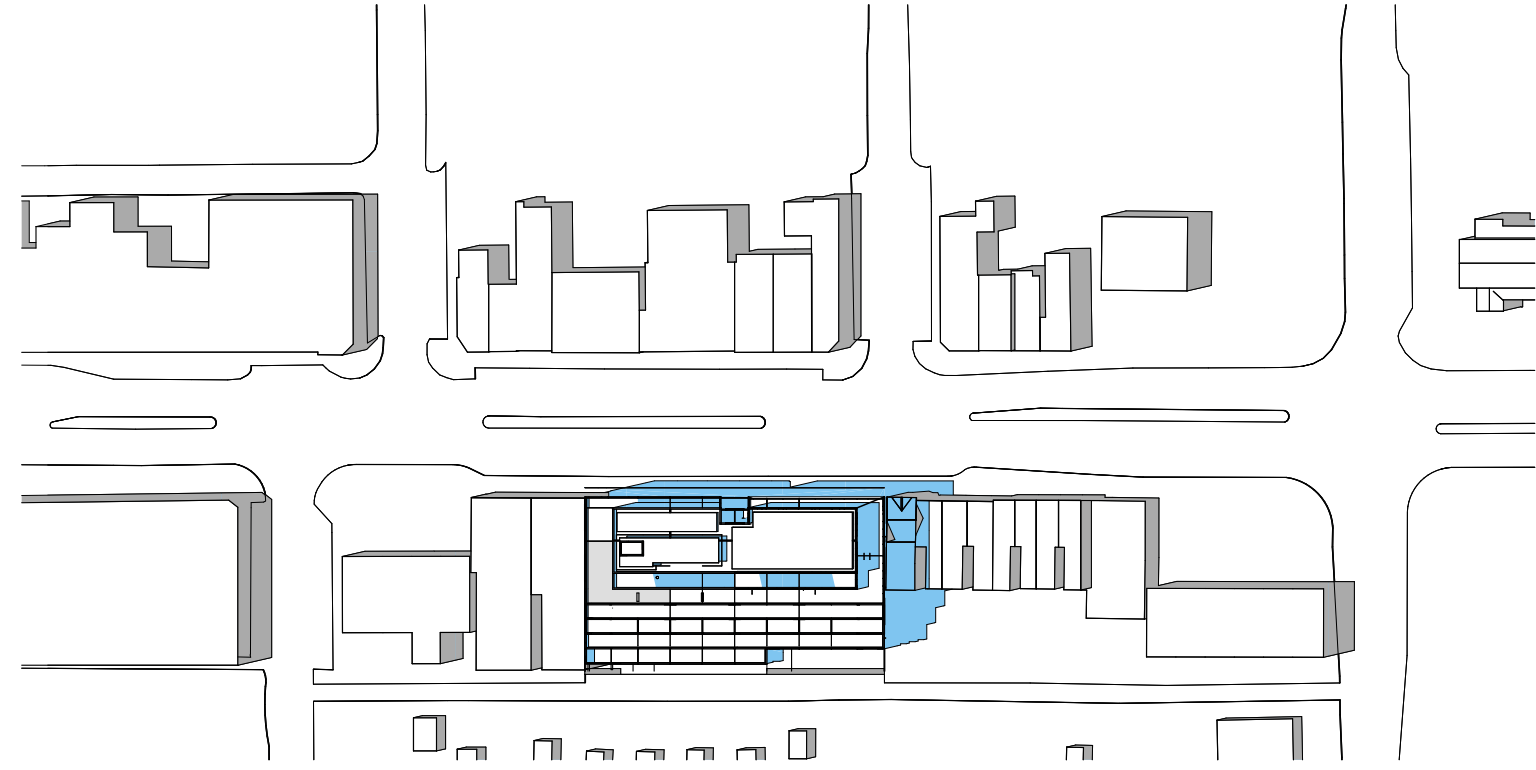
LEGEND	
	Shadows (Existing)
	Shadows (Proposed)



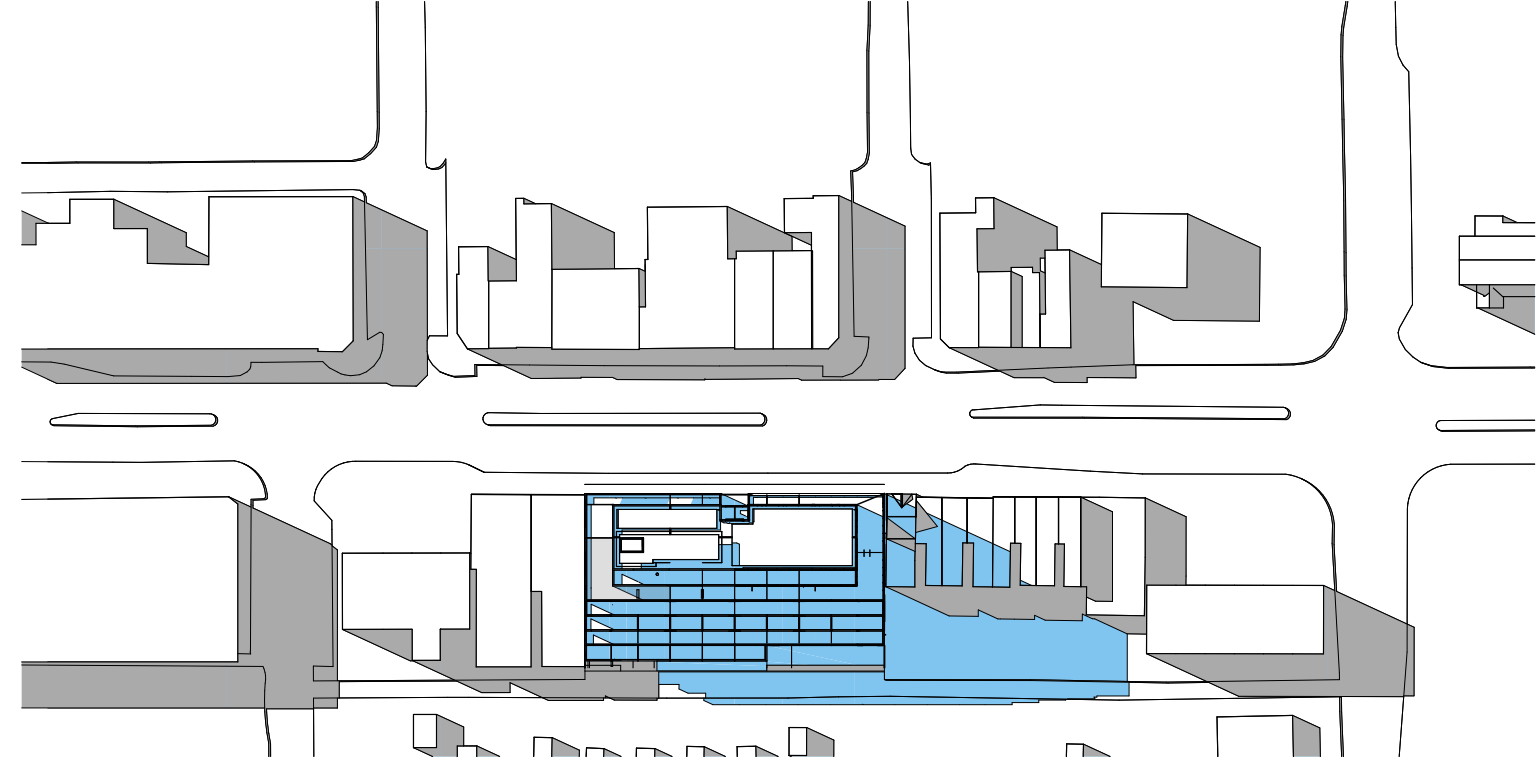
June 21 9:18am



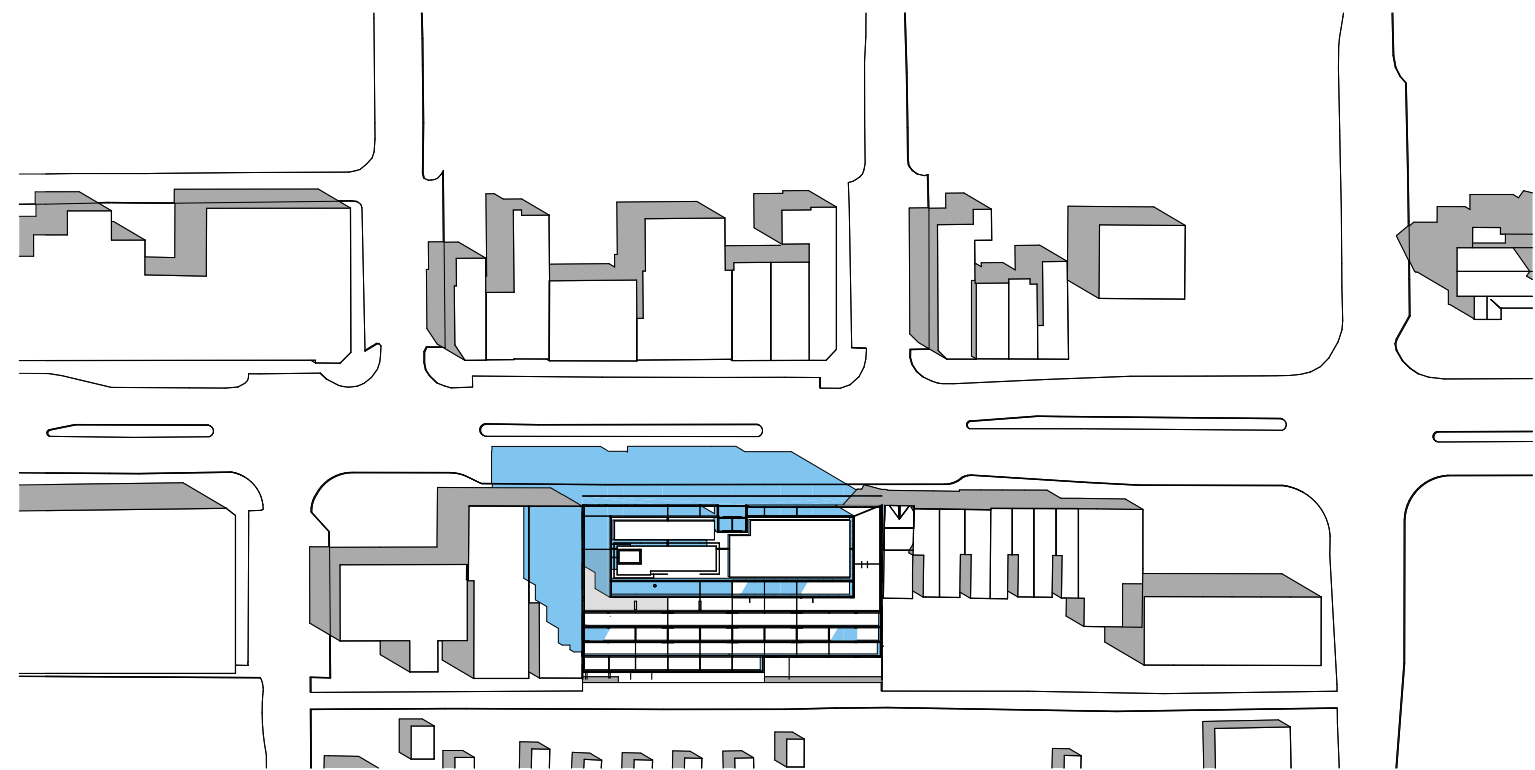
June 21 12:18pm



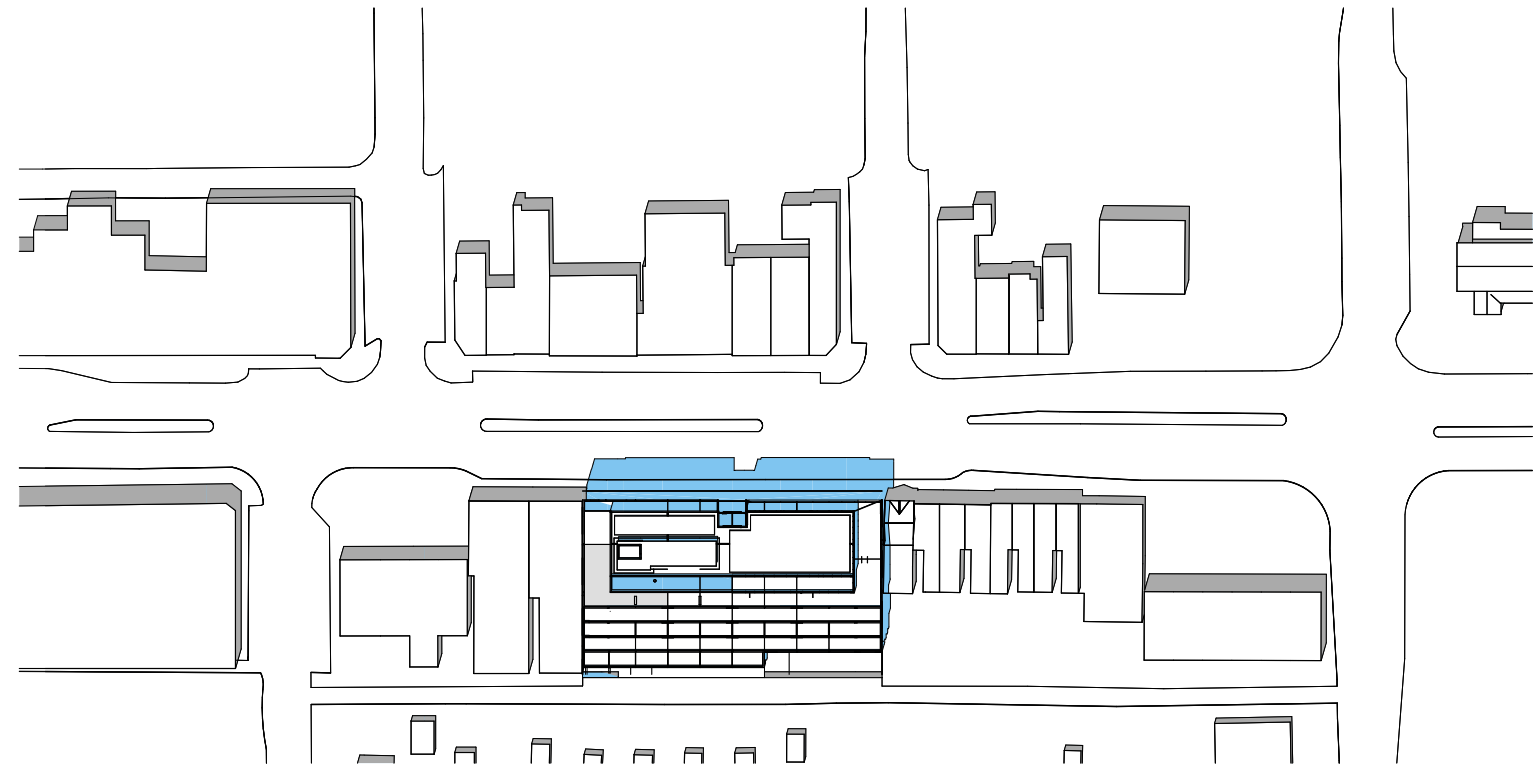
June 21 3:18pm



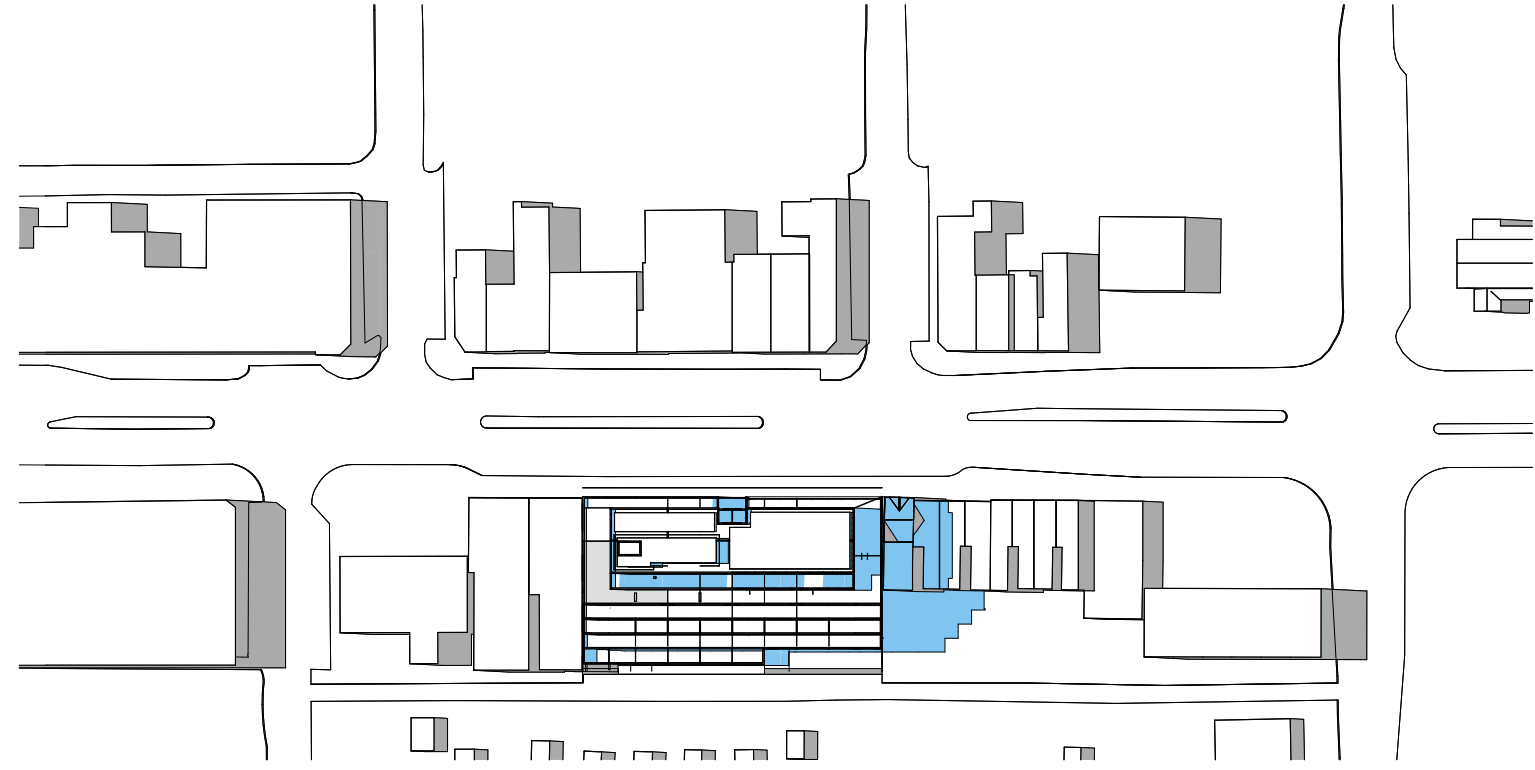
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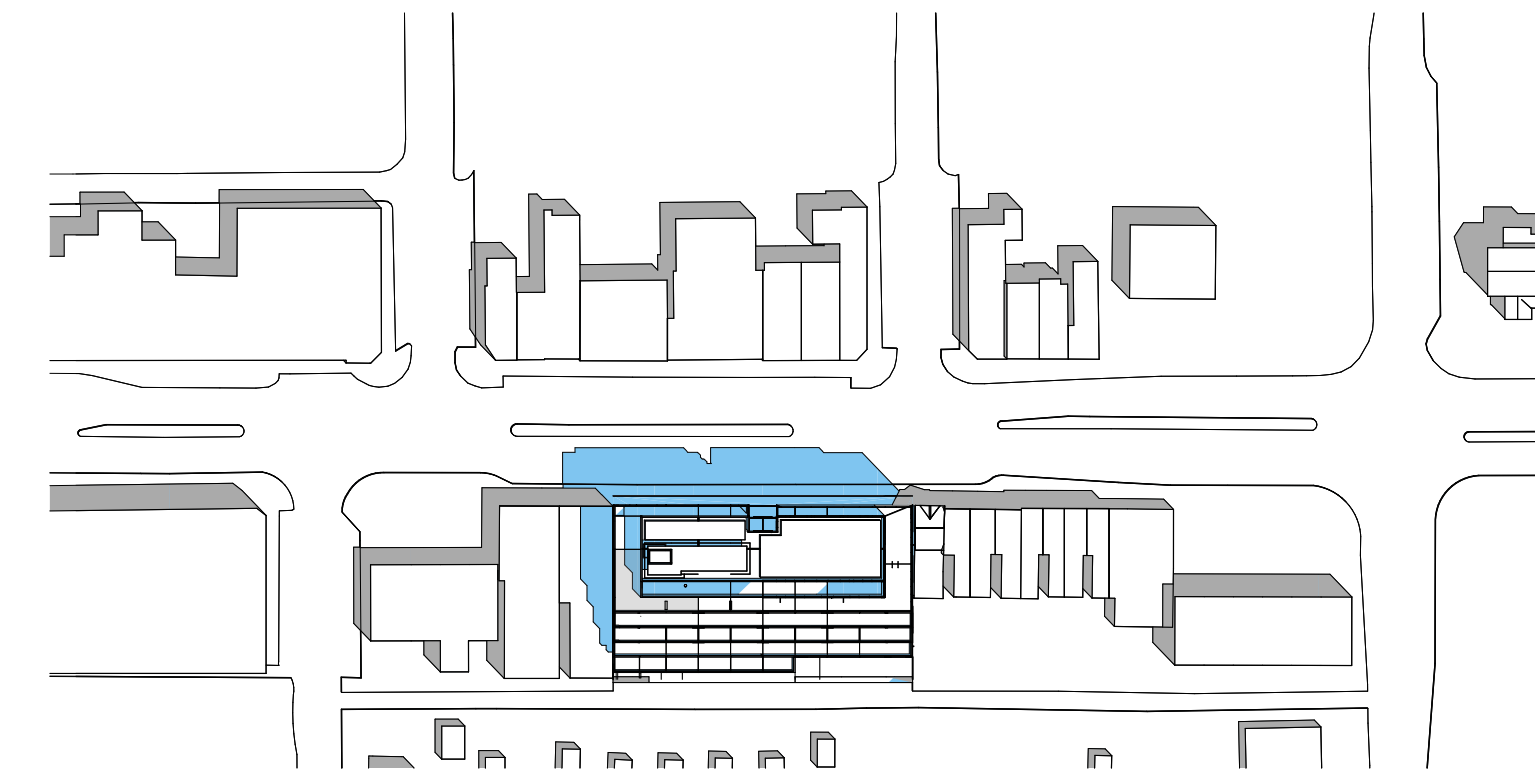
June 21 10:18am



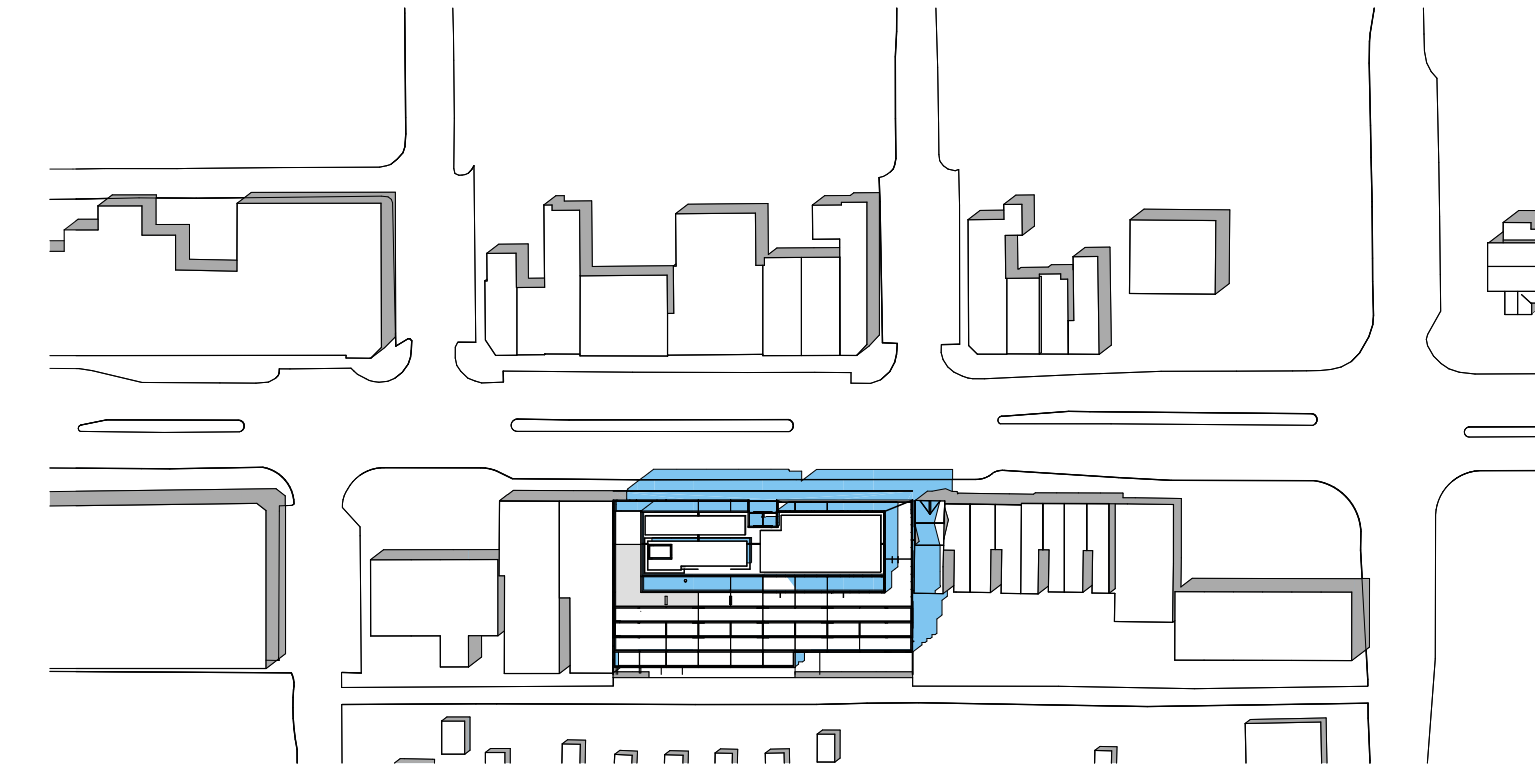
June 21 1:18pm



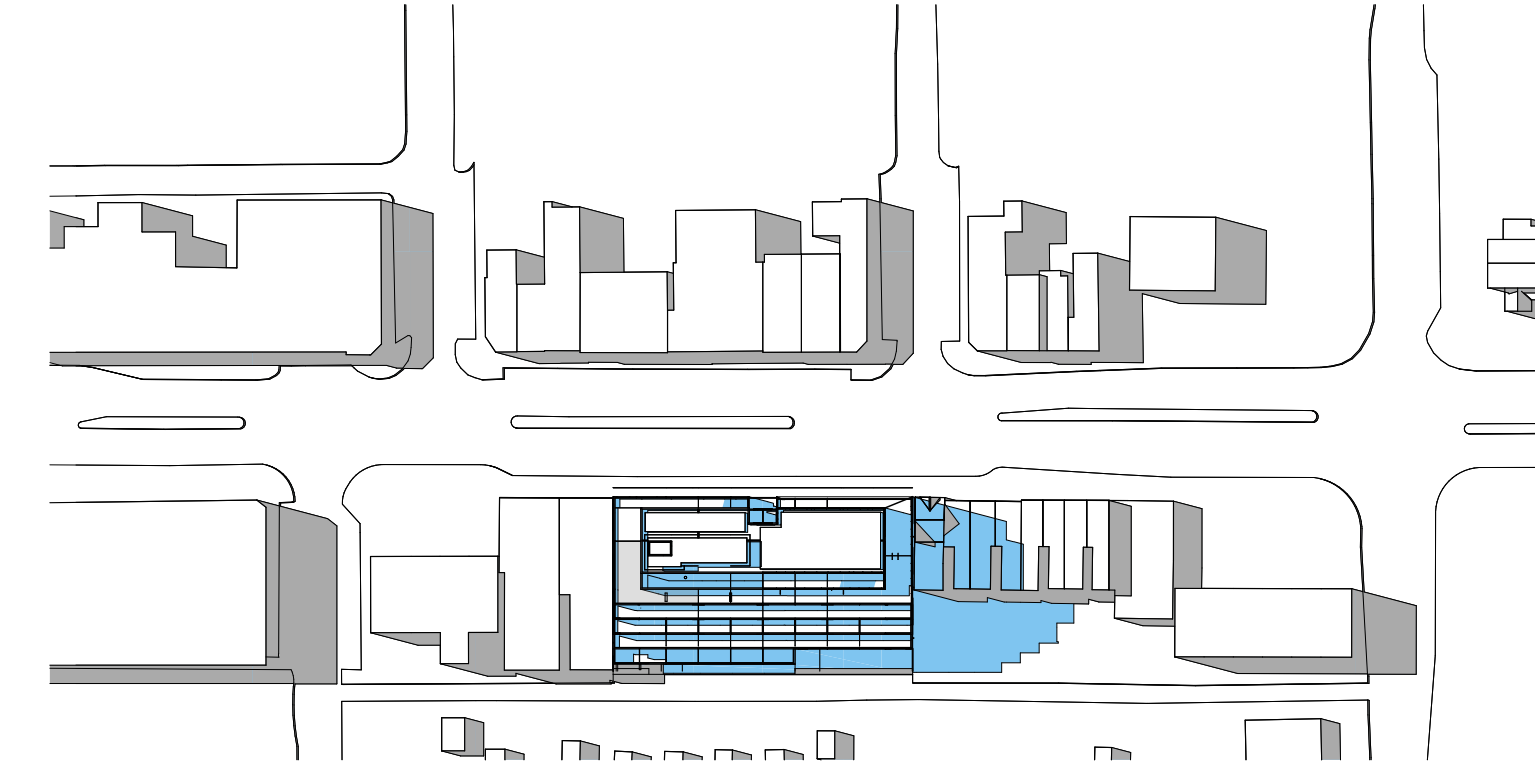
June 21 4:18pm



June 21 11:18am



June 21 2:18pm



June 21 5:18pm

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file: Fieldgate Bloor v31.pln

full sheet size: 22 x 34 inches

job title & address
2915-2917 Bloor Street West

client
Fieldgate Urban

sheet title
Sun Study - June 21

drawn by
MM

checked by
PJ

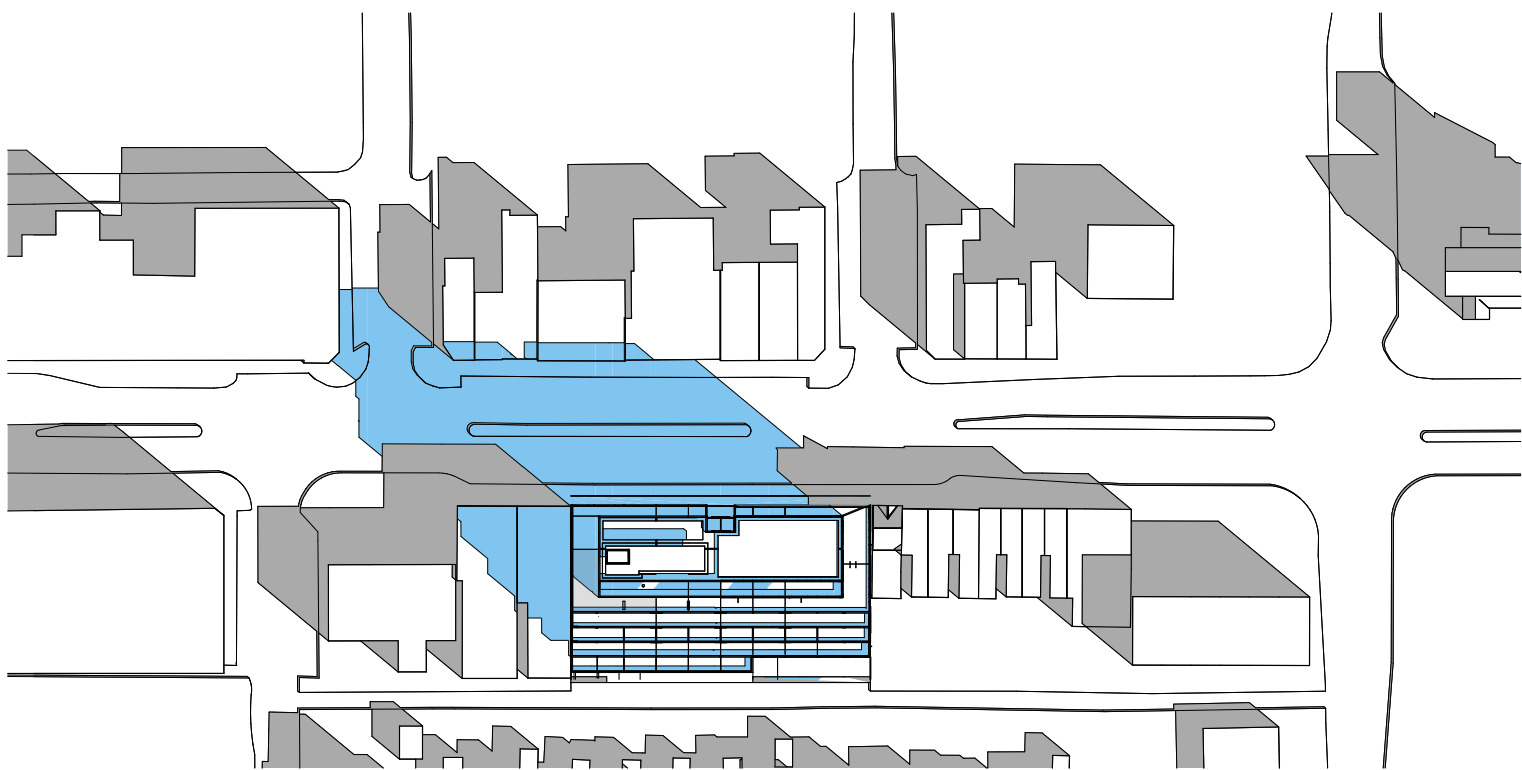
issue date
2017/06/05 SPA

scale

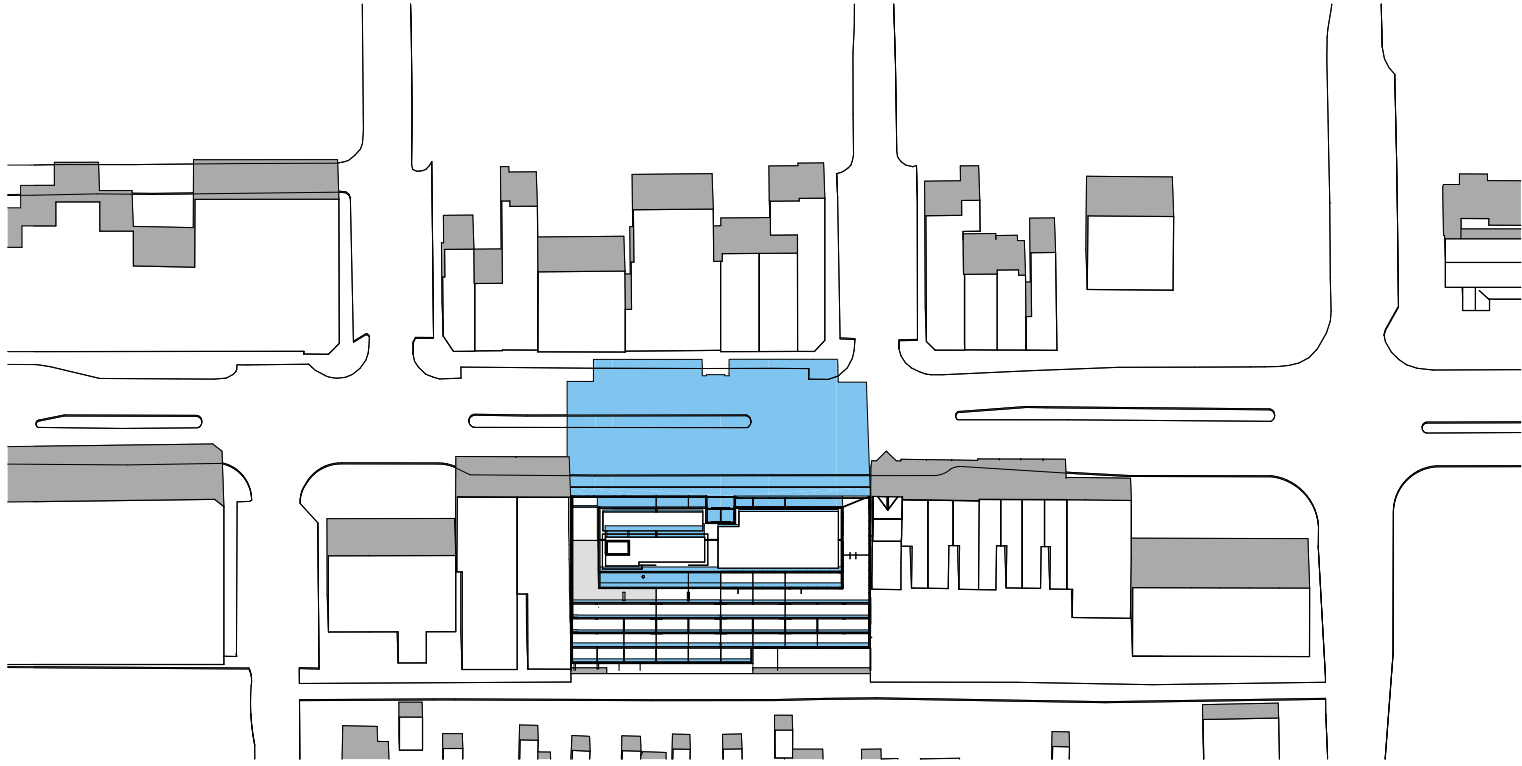
1:1500

job number

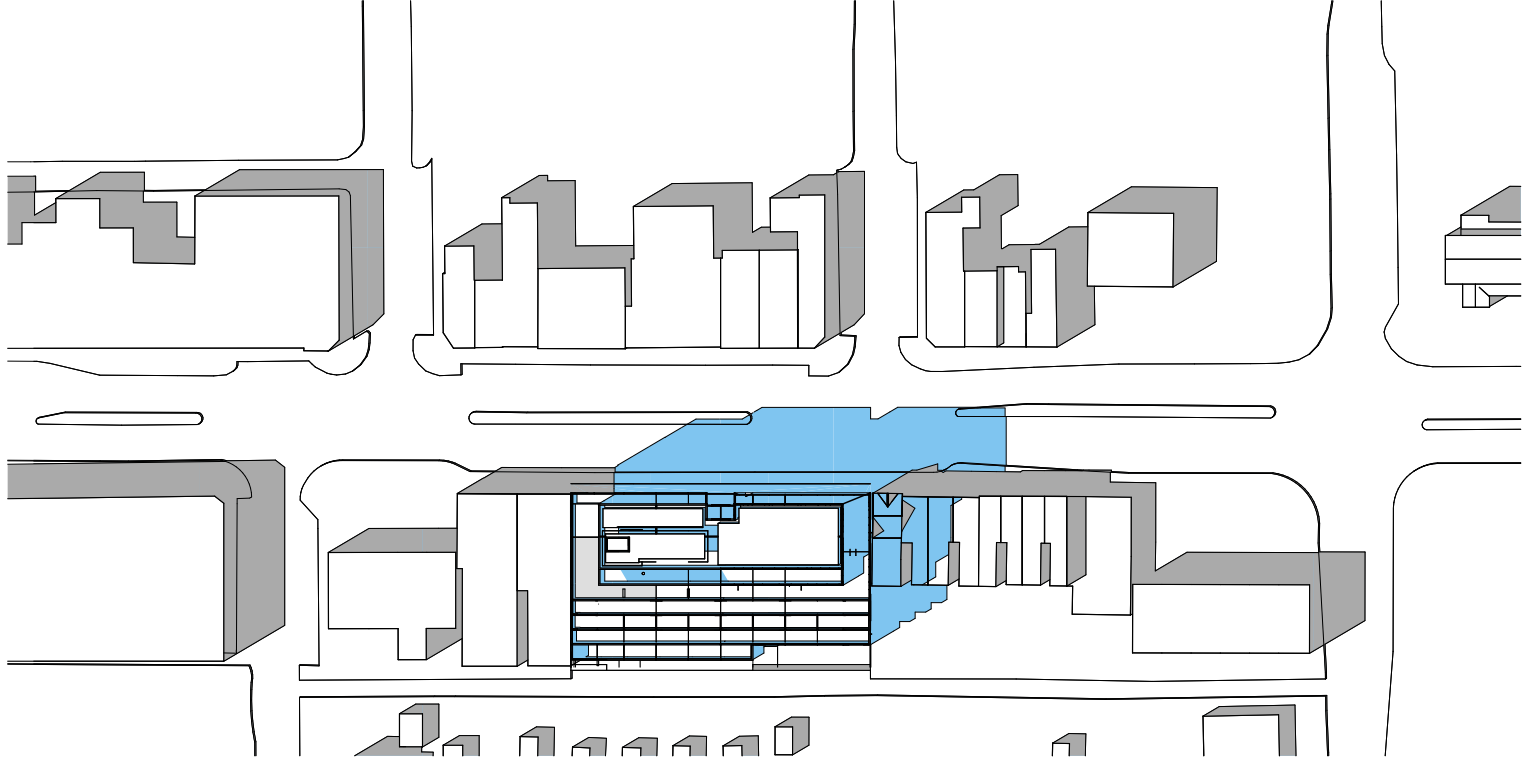
1510



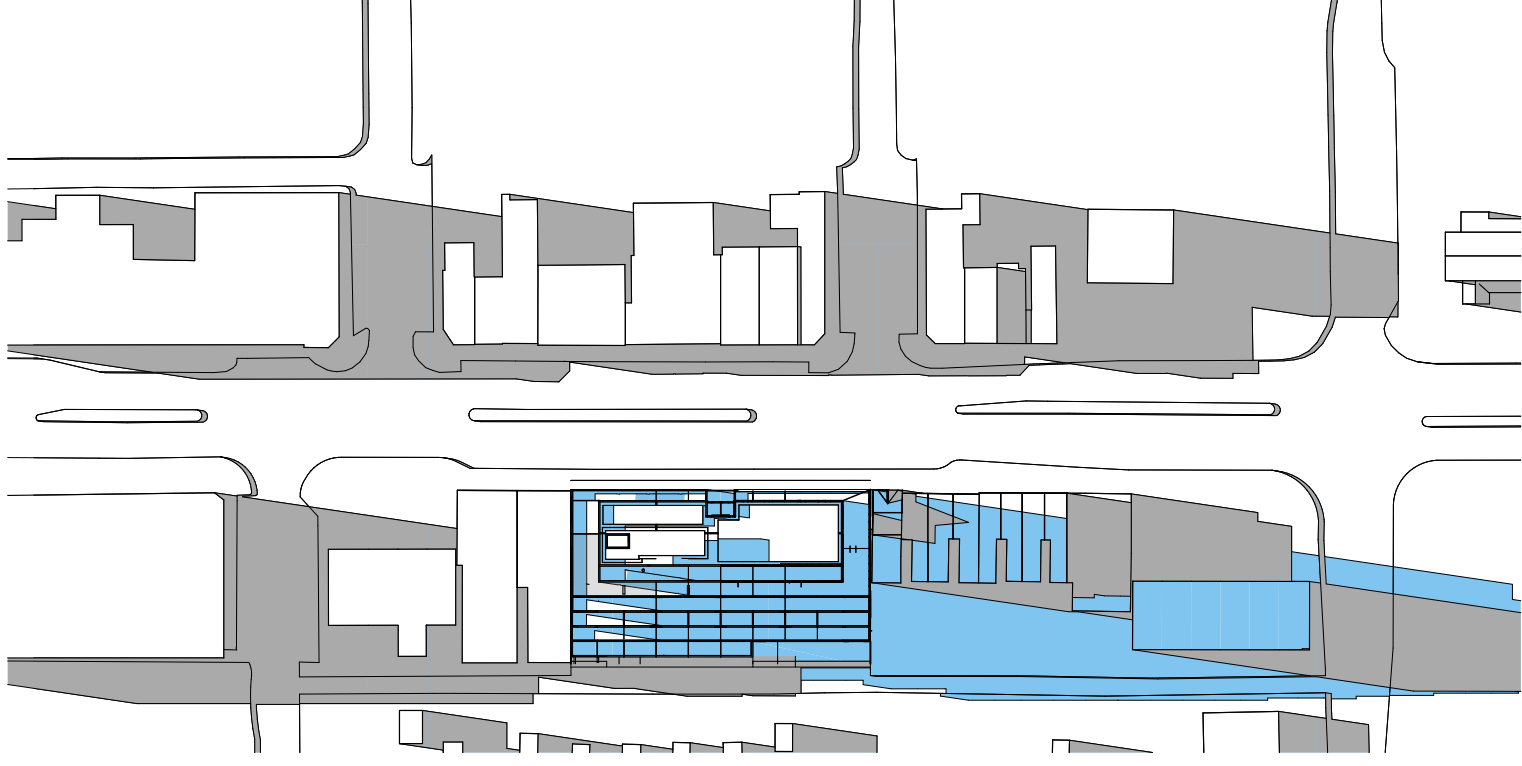
Sept 21 9:18am



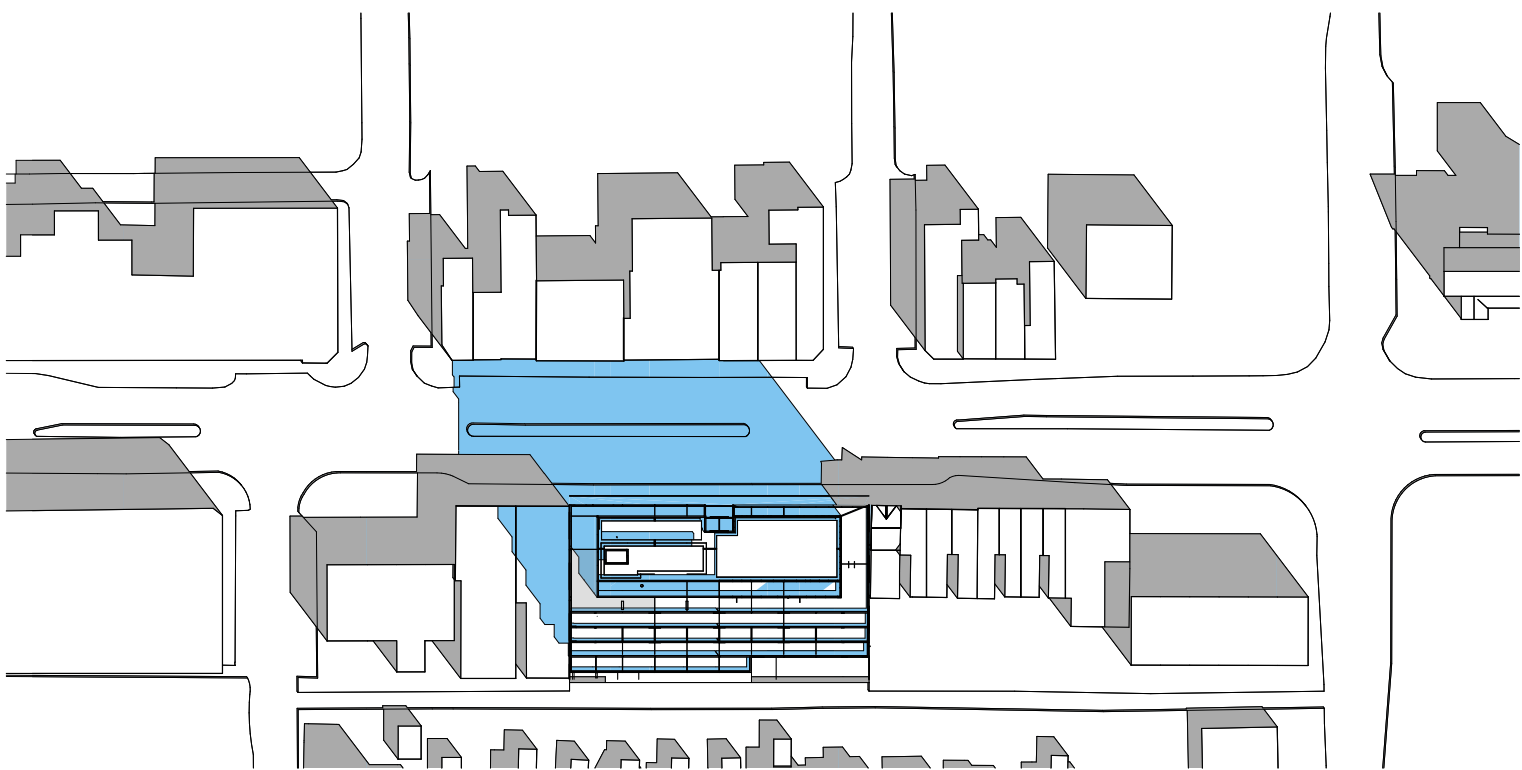
Sept 21 12:18pm



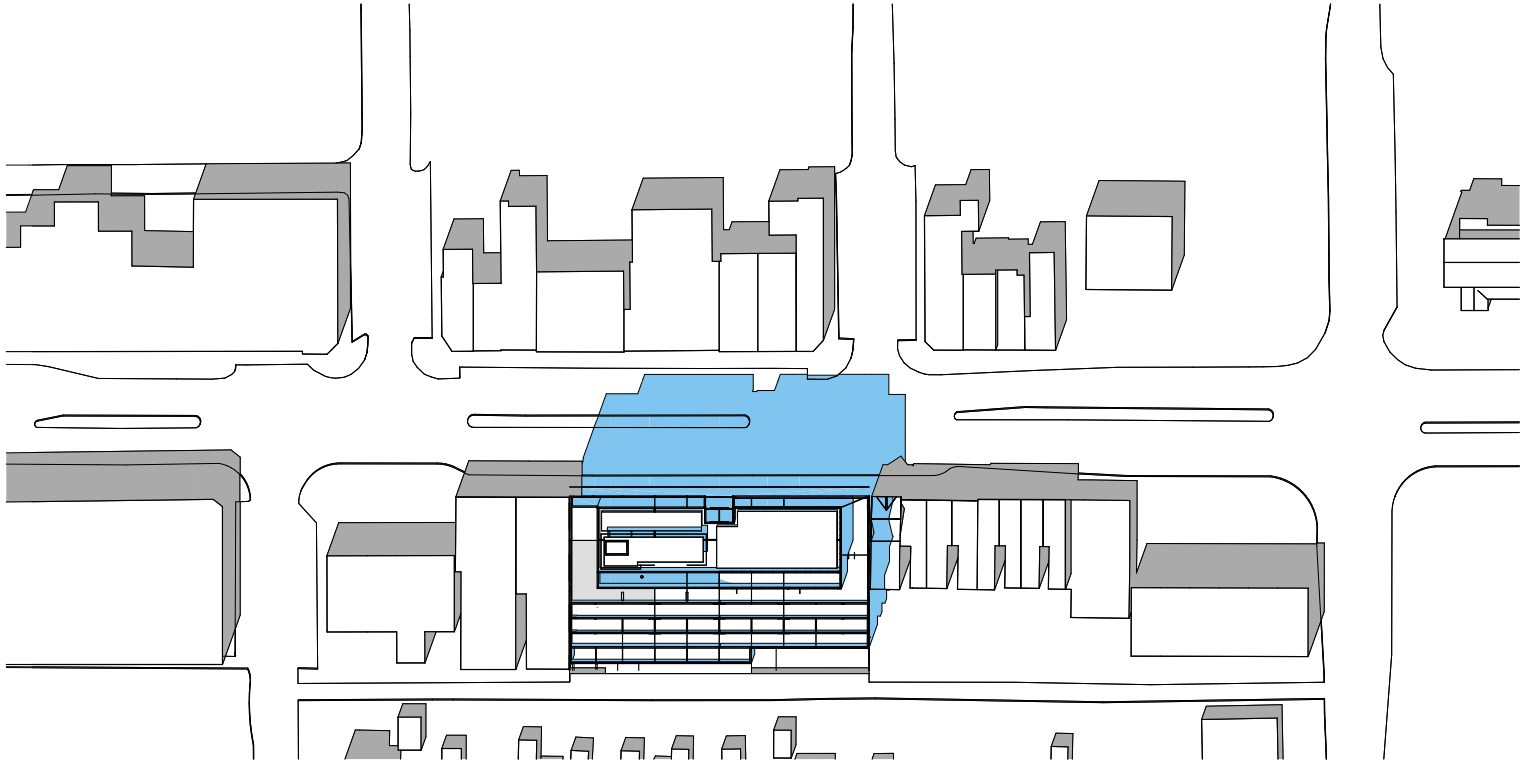
Sept 21 3:18pm



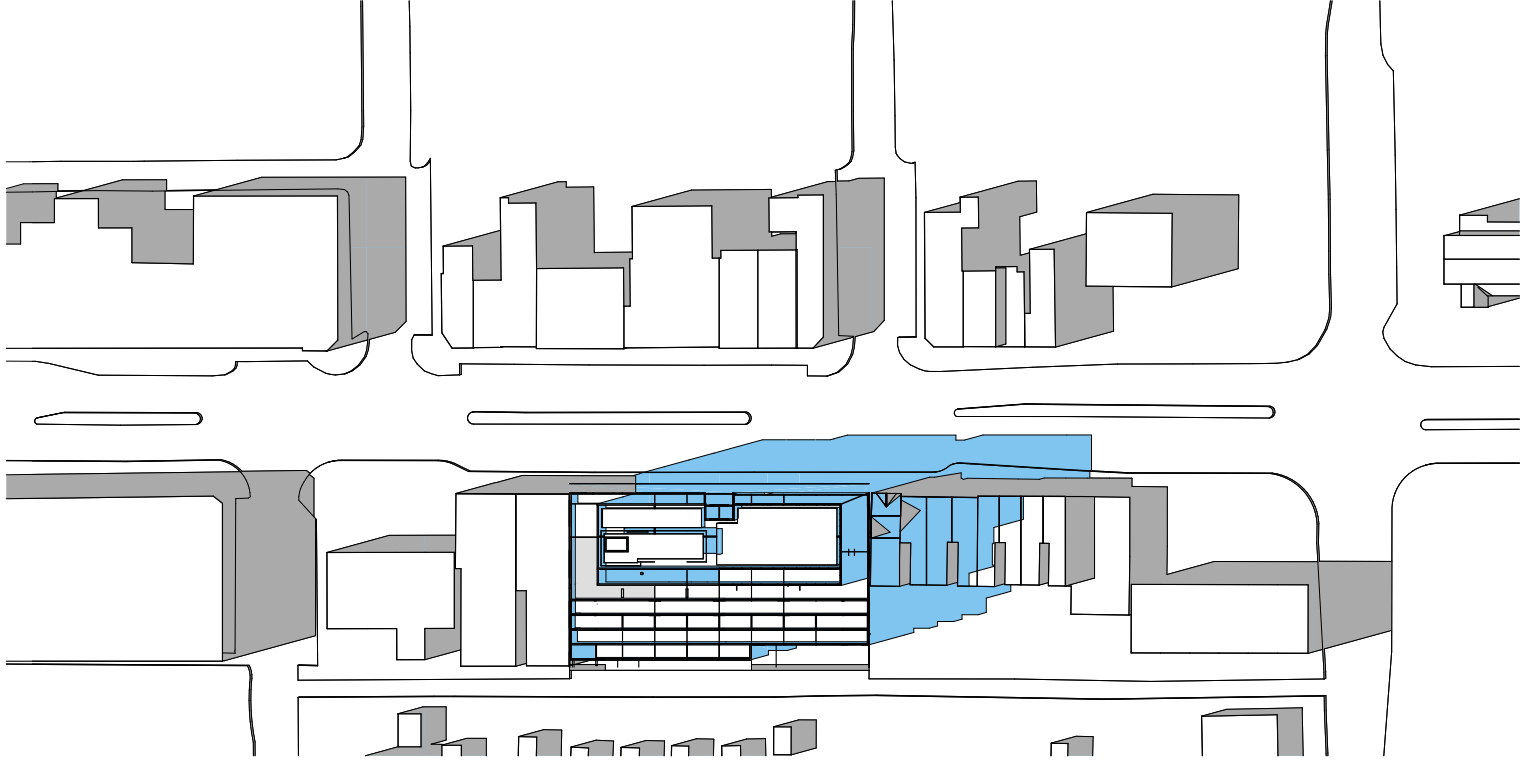
Sept 21 6:18pm



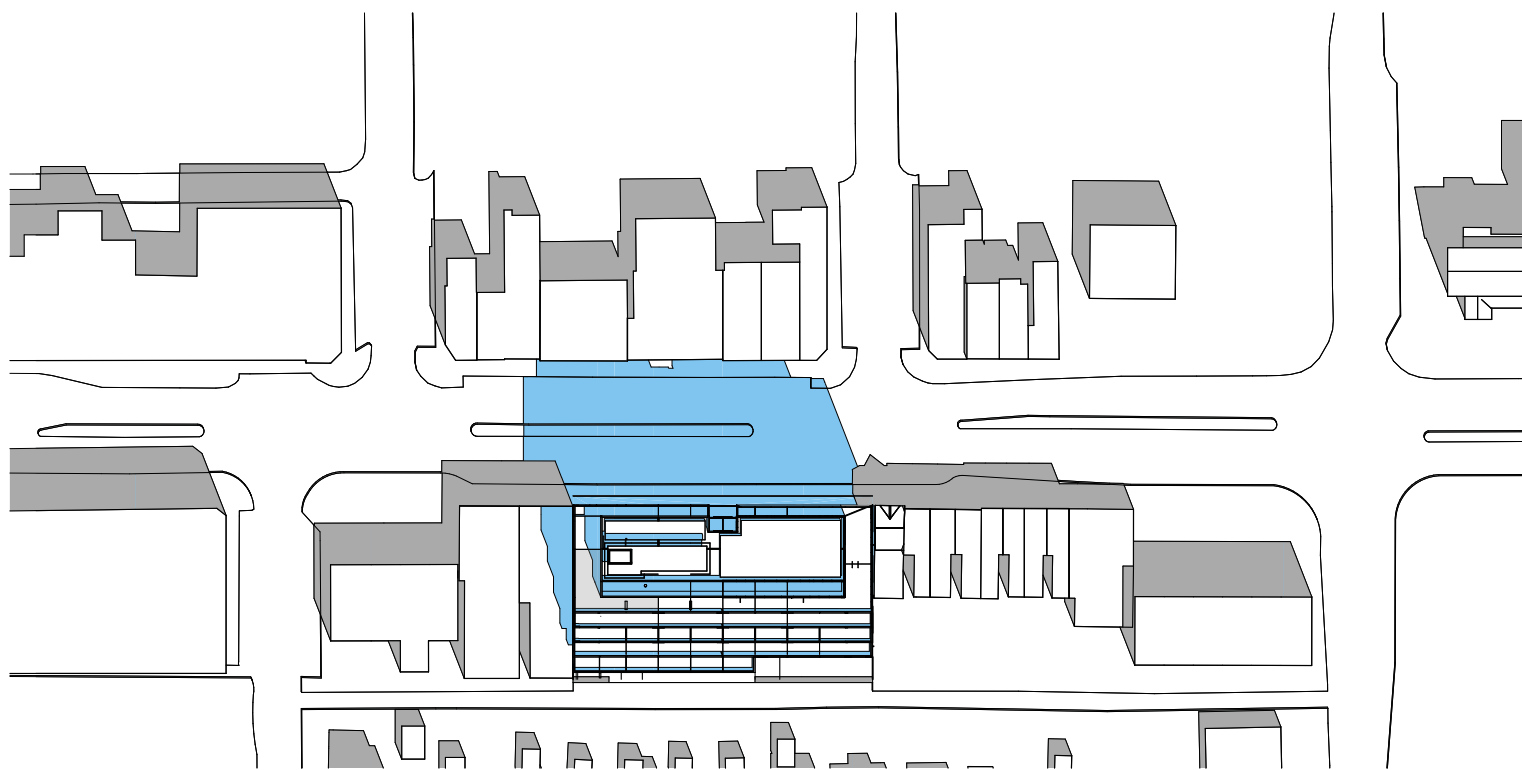
Sept 21 10:18am



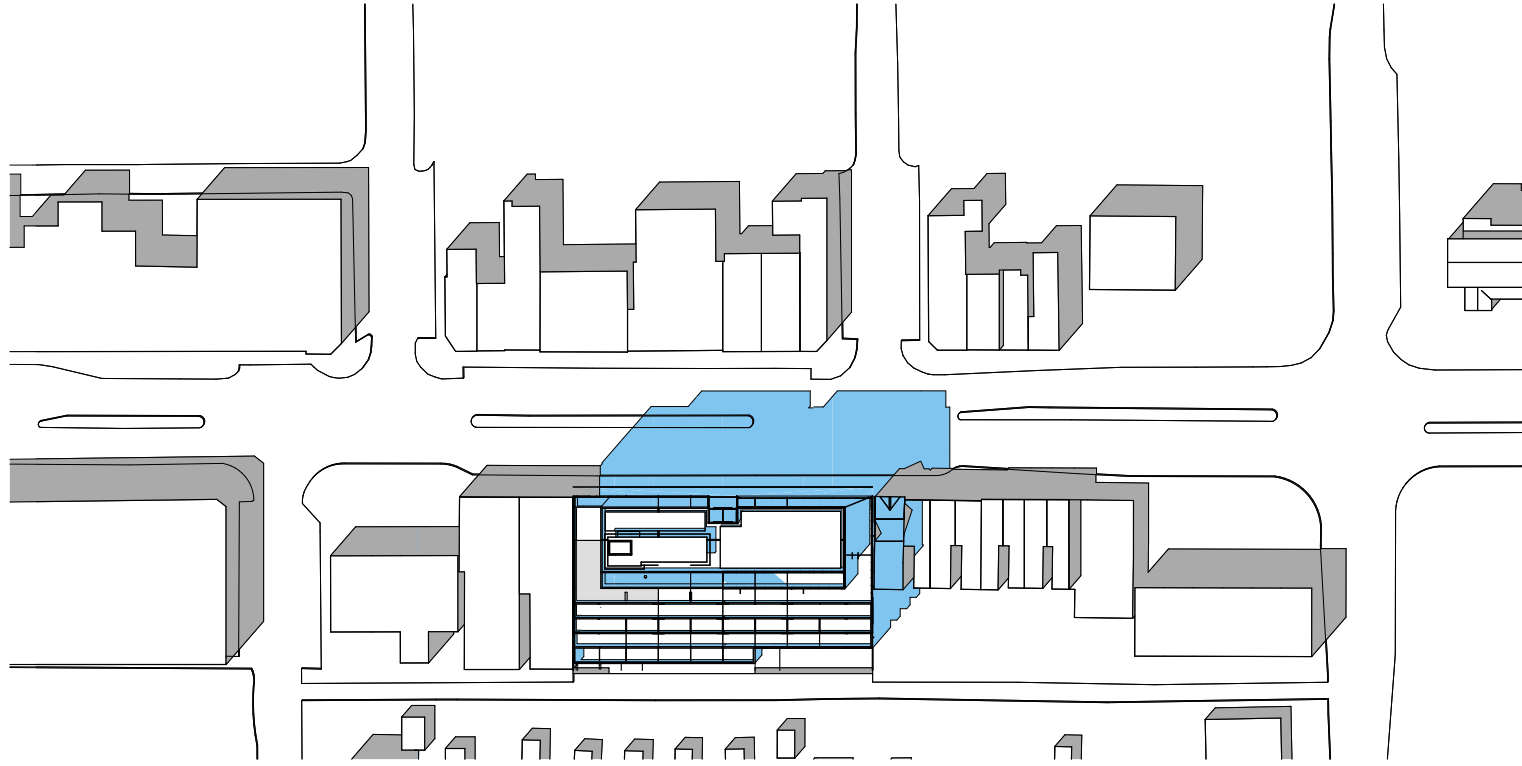
Sept 21 1:18pm



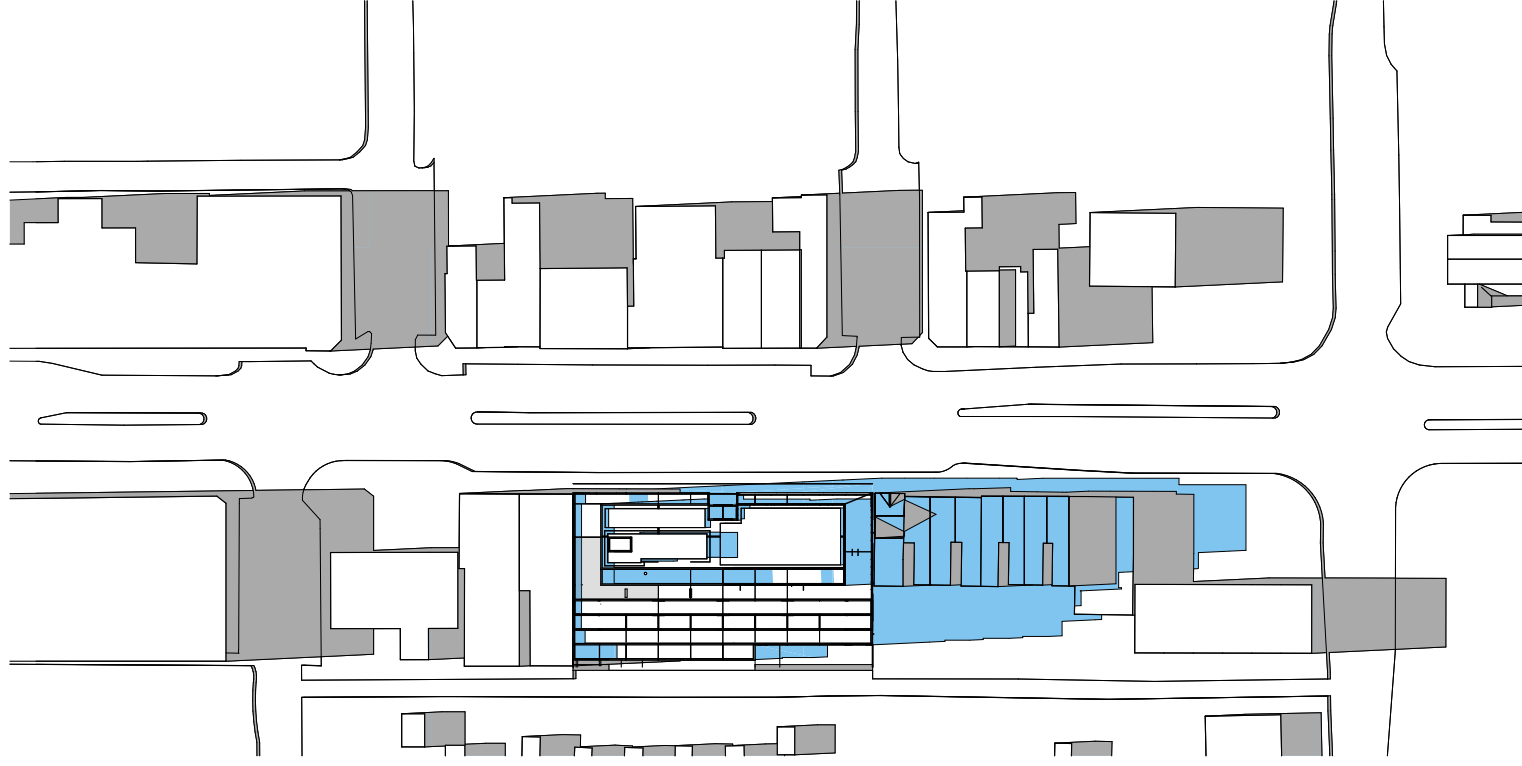
Sept 21 4:18pm



Sept 21 11:18am



Sept 21 2:18pm



Sept 21 5:18pm

TACT

Revision:	
No.	Date
01	2016/04/15 INITIAL ZBA
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03	2017/06/05 INITIAL SPA

LEGEND	
	Shadows (Existing)
	Shadows (Proposed)

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file: Fieldgate Bloor v31.pln
full sheet size: 22 x 34 inches

job title & address
2915-2917 Bloor Street West

client
Fieldgate Urban

sheet title
Sun Study - Sept 21

drawn by
MM

checked by
PJ

issue date
2017/06/05 SPA

scale

1:1500

job number

1510

A603

MATERIALS

- 1

Grey Brick
- 2

Aluminum/Zinc Panel
- 3

Commercial Glazing
- 4

Glazing
- 5

Grey Mullions
- 6

Balcony Glazing
- 7

Aluminum/Zinc Panel
- 8

Wood paneling
- 9

Stone
- 10

Light Stone
- 11

Balcony Glazing
- 12

Aluminum/Zinc Panel
- 13

Spandrel
- 14

Light Brick

TACT

Revision:	
No.	Date
01	2016/04/15 INITIAL ZBA
02	2016/12/21 ZBA RESUBMISSION
03	2017/06/05 INITIAL SPA

12 m

85% treated
Bird Friendly
Glazing Below



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Print date: Sunday, June 4, 2017.
file: Fieldgate Bloor v31.pln
full sheet size: 22 x 34 inches

job title & address
2915-2917 Bloor Street
West

client
Fieldgate Urban

sheet title
North Elevation - Materials

drawn by
MM

checked by
PJ

issue date
2017/06/05 SPA

scale
1:50

job number
1510

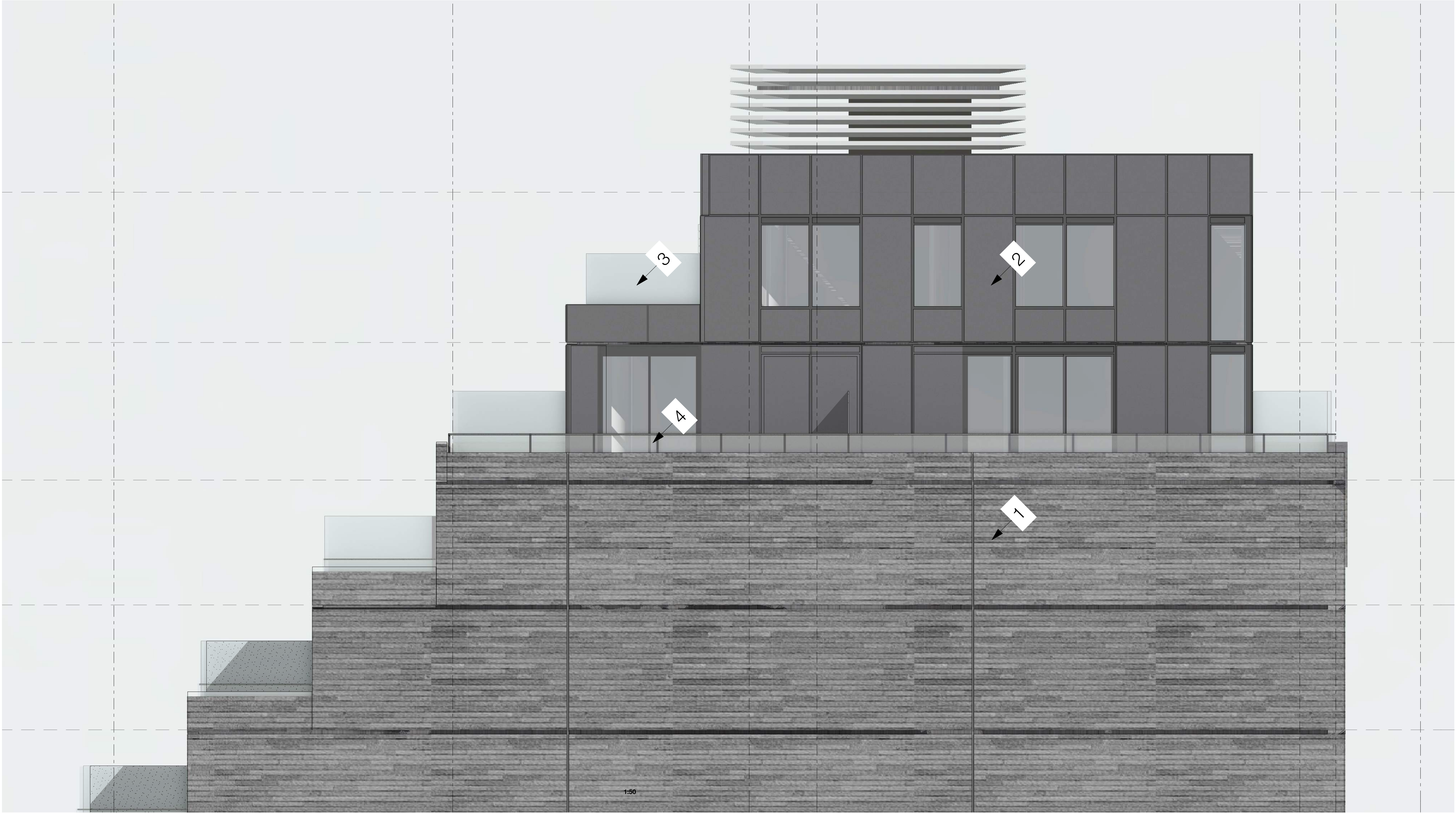
A401

MATERIALS

- 1 Grey Brick
- 2 Aluminum/Zinc Panel
- 3 Glazed Partitions
- 4 Guard Rail Glazing

TACT

Revision:		
No.	Date	
01	2016/04/15	INITIAL ZBA
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Print date: Sunday, June 4, 2017.

file: Fieldgate Bloor v31.pln

full sheet size: 22 x 34 inches

job title & address
2915-2917 Bloor Street West

client
Fieldgate Urban

sheet title
East Elevation - Materials

drawn by
MM

checked by
PJ

issue date
2017/06/05 SPA

scale

1:50

job number
1510

A402

MATERIALS

- 1

Light Brick
- 2

Grey Brick
- 3

Wood Screen
- 4

Guard Rail Glazing
- 5

Light Brick
- 6

Grey Brick
- 7

Glazing
- 8

Grey Mullions
- 9

Aluminum/Zinc Panel

TACT

Revision:		
No.	Date	
01	2016/04/15	INITIAL ZBA
02	2016/12/21	ZBA RESUBMISSION
03	2017/06/05	INITIAL SPA

12 m

85% treated
Bird Friendly
Glazing Below



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Print date: Sunday, June 4, 2017.
file: Fieldgate Bloor v31.pln
full sheet size: 22 x 34 inches

job title & address
2915-2917 Bloor Street
West

client
Fieldgate Urban

sheet title
South Elevation - Materials

drawn by
MM

checked by
PJ

issue date
2017/06/05 SPA

scale

1:50

job number
1510

A403

MATERIALS

- 1 Aluminum /Zinc Panel
- 2 Light Brick
- 3 Glazed Partitions
- 4 Glazing
- 5 Grey Mullions

TACT

Revision:		
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Print date: Sunday, June 4, 2017.
file: Fieldgate Bloor v31.pln
full sheet size: 22 x 34 inches

job title & address
2915-2917 Bloor Street West

client
Fieldgate Urban

sheet title
West Elevation - Materials

drawn by
MM

checked by
PJ

issue date
2017/06/05 SPA

scale
1:50

job number
1510

A404



Revision:		
No.	Date	
01	2016/04/15	INITIAL ZBA
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Print date: Sunday, June 4, 2017.
file: Fieldgate Bloor v31.pln
full sheet size: 22 x 34 inches

job title & address
2915-2917 Bloor Street West

client
Fieldgate Urban

sheet title
Renderings

drawn by	checked by
MM	PJ

issue date
2017/06/05 SPA

scale

job number
1510



Revision:		
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file: Fieldgate Bloor v31.pln

full sheet size: 22 x 34 inches

client
Fieldgate Urban

sheet title
Renderings

drawn by
MM

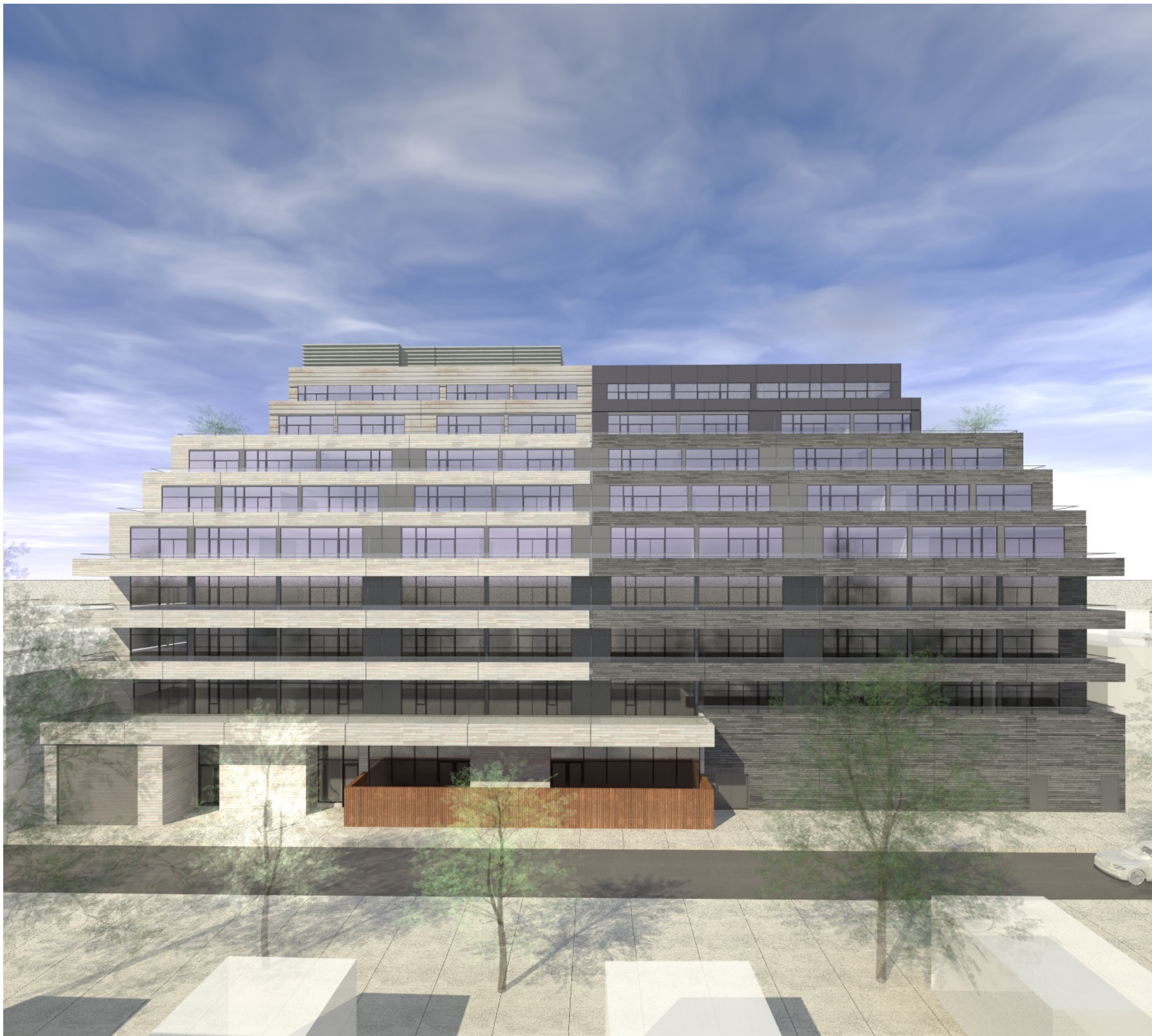
checked by
PJ

issue date
2017/06/05 SPA

scale

job number
1510

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scale

job number
1510