General Project Description	Proposed
Total Gross Floor Area	9,639
Breakdown of project components (m²)	
Residential	
Retail	1,452
Commercial	
Industrial	7,671
Institutional/Other	516 (Office)
Total number of residential units	

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

Automobile Infrastructure	Required	Proposed	Proposed %
Number of Parking Spaces	318	350	100
Number of parking spaces dedicated for priority LEV parking			
Number of parking spaces with EVSE		2	100

Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (residential)			
Number of long-term bicycle parking spaces (all other uses)	4	4	100
Number of long-term bicycle parking (all uses) located on:			
a) first storey of building	4	4	100
b) second storey of building			
c) first level below-ground			
d) second level below-ground			
e) other levels below-ground			

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (residential)			
Number of short-term bicycle parking spaces (all other uses)	13	20	153
Number of male shower and change facilities (non-residential)	1	2	200
Number of female shower and change facilities (non-residential)	1	1	100

Tree Planting & Soil Volume	Required	Proposed	Proposed %
Total Soil Volume (40% of the site area ÷ 66 m² x 30 m³)	4047	1812	70%

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	13	20	153

UHI Non-roof Hardscape	Required	Proposed	Proposed %
Total non-roof hardscape area (m²)		14,779	
Total non-roof hardscape area treated for Urban Heat Island (minimum 50%) (m²)	7432	4206	28%
Area of non-roof hardscape treated with: (indicate m²)			
a) high-albedo surface material		2866	19%
b) open-grid pavement			
c) shade from tree canopy		1340	9%
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)			

Green & Cool Roofs	Required	Proposed	Proposed %
Available Roof Space (m²)		7,861	100
Available Roof Space provided as Green Roof (m²)	2,358	3,953	50%
Available Roof Space provided as Cool Roof (m²)			
Available Roof Space provided as Solar Panels (m²)			

Water Efficiency	Required	Proposed	Proposed %
Total landscaped site area (m²)		2670	
Landscaped site area planted with drought-tolerant plants (minimum 50%) (m² and %) (if applicable)	1335	1869	70%

Tree Planting Areas & Soil Volume	Required	Proposed	Proposed %
Total site area (m²)		22,257	
Total Soil Volume (40% of the site area ÷ 66 m²x 30 m³)	4047	3146	
Total number of planting areas (minimum of 30m³ soil)		18	
Total number of trees planted	135	116	86%
Number of surface parking spaces (if applicable)			
Number of shade trees located in surface parking area interior (minimum 1 tree for 5 parking spaces)		72	

Native and Pollinator Supportive Species	Required	Proposed	Proposed %
Total number of plants		23	
Total number of native plants and % of total plants (min.50%)	11.5	14	61%

Bird Friendly Glazing	Required	Proposed	Proposed %
Total area of glazing of all elevations within 12m above grade (including glass balcony railings)		1,408.42	100
Total area of treated glazing (minimum 85% of total area of glazing within 12m above grade) (m²)	1,197.16	1,292.74	91.79
Percentage of glazing within 12m above grade treated with:			
a) Low reflectance opaque materials		181.50	12.90
b) Visual markers		928.04	65.89
c) Shading		183.20	13.00

2 A1.01 SITE KEY PLAN
1 : 50

SITE STATISTICS:

ADDRESS: .... 2 WICKMAN ROAD

ZONING: .... E1.0 EMPLOYMENT INDUSTRIAL

LOT AREA: .... 2.2 HA (22,257 SM)

TOTAL GROSS FLOOR AREA (EXCLUSIVE OF ALL VOIDS):
GROUND .... 4,808 SM
SECOND .... 1,179 SM
THIRD .... 38 SM
TOTAL AREA (EXCLUSIVE OF ALL VOIDS) .... 6,025 SM

AREA OF VOIDS:
GROUND .... 0.00 SM
SECOND .... 3,614 SM
THIRD .... 0.00 SM
TOTAL AREA OF VOIDS .... 3,614 SM

GROSS FLOOR AREA (INCLUSIVE OF ALL VOIDS):
GROUND .... 4,808 SM
SECOND .... 4,793 SM
THIRD .... 38 SM
TOTAL AREA (INCLUSIVE OF ALL VOIDS) .... 9,639 SM

GREEN ROOF:
TOTAL ROOF AREA .... 7,861 SM
REQUIRED .... 2,358 SM
(30% OF TOTAL ROOF AREA)
PROVIDED .... 3,953 SM
(50% OF TOTAL ROOF AREA)

BUILDING COVERAGE:
ACTUAL .... 21% COVERAGE
ALLOWABLE MAXIMUM .... NOT DEFINED

HEIGHT:
ACTUAL .... 18.90 M
ALLOWABLE MAXIMUM .... 20.00 M
(MIN. REQUIREMENT FOR PORTION OF BUILDING PER C OF A DECISION FILE NUMBER A0059/18EYK)

SETBACKS:	REQUIRED	PROVIDED
FRONT (SOUTH)	3.0 M	43.2 M
SIDE (EAST)	3.0 M	15.2 M
SIDE (WEST)	3.0 M	14.9 M
REAR (NORTH)	7.5 M	54.4 M

PARKING:
PARKING REQUIRED .... 318 SPACES
OFFICE: 516 SM .... 7 SPACES
1.5 SPACES / 100 SM GFA
VEHICLE DEALERSHIP: 1,452 SM .... 43 SPACES
3 SPACES / 100 SM GFA
VEHICLE SERVICE SHOP: 7,671 SM .... 268 SPACES
3.5 SPACES / 100 SM GFA

B.F. PARKING REQUIRED .... 10 SPACES
5 BARRIER FREE SPACES PLUS 1 SPACE FOR EVERY 50 PARKING SPACES IN EXCESS OF 100 PARKING SPACES

PARKING PROVIDED: .... 350 SPACES
(INCLUDING: 10 BARRIER FREE SPACES)

ADDITIONAL PARKING PROVIDED: .... 55 SPACES
55 TANDEM (INVENTORY) SPACES

LOADING SPACES PROVIDED:
OFFICE: 516 SM .... 1 TYPE B
RETAIL: 1,452 SM .... 2 TYPE B

BICYCLE PARKING:
REQUIRED
SHORT TERM .... 13 SPACES
LONG TERM .... 4 SPACES

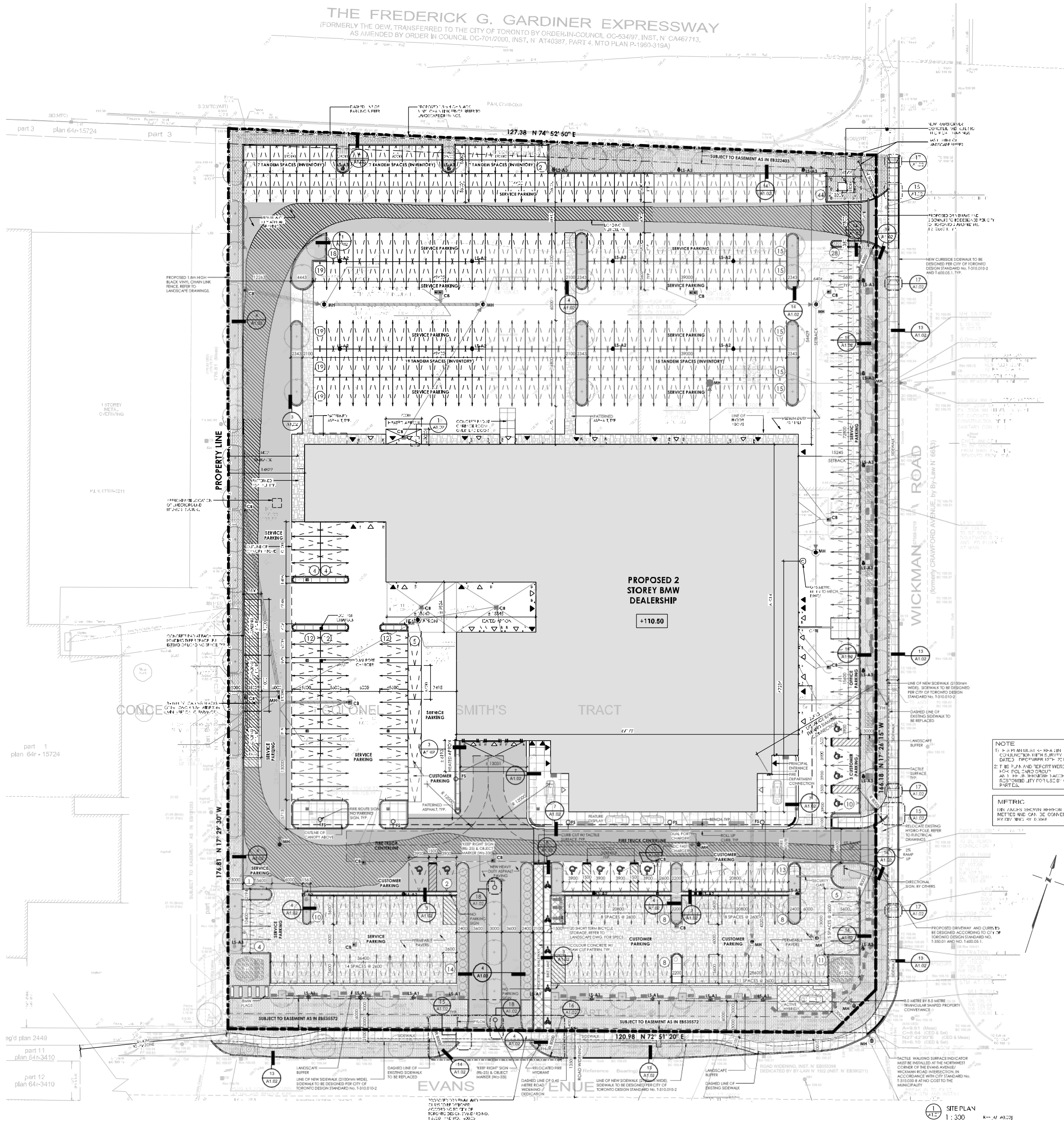
PROVIDED
SHORT TERM .... 20 SPACES
LONG TERM .... 4 SPACES

SITE PLAN LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
CB	CATCH BASIN	+000.00	FINISHED ELEVATION
EV	ELECTRIC VEHICLE CHARGING STATION	+000.00	EXISTING ELEVATION
FH	FIRE HYDRANT	(00)	PARKING COUNT
HP	HYDRO POLE		SOD
LS-XX	LIGHT STANDARD FIXTURE TAG		CONCRETE SURFACE
MH	MANHOLE		PAINTED LINES
	FIRE DEPARTMENT CONNECTION		MEDIUM DUTY ASPHALT SURFACE
B	BOLLARD		NEW HEAVY DUTY ASPHALT SURFACE
	MAN DOORS		COLOUR CONCRETE
	OVERHEAD DOORS		FIRE ROUTE
FS	FIRE ROUTE SIGN		PROPERTY LINE
		—x—x—x—x—	FENCE

GENERAL NOTES:

1. SURVEY INFORMATION TAKEN FROM SURVEYORS CERTIFICATE - DATED DECEMBER 12, 2018 PLAN No. SG 4597-2 AS PREPARED BY LAND SURVEY GROUP.
2. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COMPLY WITH THE SEWER USE BY-LAW AND OBTAIN ALL APPROVALS/PERMITS FROM TORONTO WATER ENVIRONMENTAL MONITORING & PROTECTION UNIT FOR ANY PROPOSED TEMPORARY OR PERMANENT DISCHARGING OF GROUNDWATER INTO THE MUNICIPAL SEWER SYSTEMS AND WATERCOURSE.
3. THE APPLICANT IS ALSO RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE PROVINCIAL REQUIREMENTS AND OBTAINING THE NECESSARY APPROVALS AND/OR PERMITS FROM THE MINISTRY OF THE ENVIRONMENT, CONSERVATION AND PARKS (MECP) WITH REGARD TO ANY PROPOSED DEWATERING.
4. PRIOR TO COMMENCING ANY WORK WITHIN THE RIGHT OF WAY, THE CONTRACTOR, DEVELOPER, OR CONSULTANT WILL OBTAIN ALL NECESSARY ROAD OCCUPANCY PERMITS FROM THE CITY'S RIGHT-OF-WAY MANAGEMENT UNIT.
5. STAFF HAVE REVIEWED THIS APPLICATION ON THE UNDERSTANDING THAT ALL COMPRISE A SINGLE PARCEL OF LAND, UNDER ONE OWNERSHIP. CONSEQUENTLY, IF ANY PARTY, INCLUDING THE APPLICANT OR ANY SUBSEQUENT OWNER, SUBMITS AN APPLICATION FOR SEVERANCE, PART LOT CONTROL, SUBDIVISION, CONDOMINIUM APPROVAL OR ANY OTHER FORM OF LAND DIVISION FOR THIS DEVELOPMENT IN ACCORDANCE WITH THIS ASSUMPTION, DIFFERENT SERVICING CONNECTIONS INCLUDING ALL ASSOCIATED STORMWATER MANAGEMENT FACILITIES AND ANY NECESSARY EASEMENTS AND STUDIES, MAY BE REQUIRED BY THE CITY AT THE SOLE COST OF THE APPLICANT.
6. REFER TO THE ACCEPTED ENGINEERING DRAWINGS FOR THIS SUBJECT SITE, PREPARED BY LEA FOR ENGINEERING INC. FOR ALL SITE SERVICING AND ABOVE GROUND CONNECTIONS INFORMATION.
7. LOAD SUPPORT SHALL BE SUFFICIENT TO SUPPORT THE EXPECTED LOADS IMPOSED BY FIREFIGHTING EQUIPMENT, MEET THE REQUIREMENTS OF THE CANADIAN HIGHWAY BRIDGE DESIGN CODE, CAN CSA-S6 AND SHALL BE SURFACED IN ORDER TO BE ACCESSIBLE UNDER ALL CLIMACTIC CONDITIONS.



1 A1.01 SITE PLAN
1 : 300

SURVEYOR'S REAL PROPERTY REPORT
PLAN OF
PART OF LOT 7
CONCESSION 3
COLONEL SMITH'S TRACT
(GEOGRAPHIC TOWNSHIP OF ETOBICOKE)
CITY OF TORONTO
(FORMERLY CITY OF ETOBICOKE)
SCALE - 1 : 300

NOTE

1) THIS PLAN MUST BE READ IN CONJUNCTION WITH SURVEY REPORT DATED DECEMBER 12TH, 2018
2) THIS PLAN AND REPORT WERE PREPARED FOR POLCARO GROUP AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

METRIC

DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

NOTE

ADDITIONAL INFORMATION ADDED TO PLAN FROM FIELD WORK CARRIED OUT ON JANUARY 17TH, 2019

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ELEVATION NOTE

ELEVATIONS SHOWN HEREON ARE GEODETIC METRES AND ARE RELATED TO CITY OF TORONTO BENCHMARK N° ...-60 HAVING A PUBLISHED ELEVATION OF 109.565 METRES (CGVD-1928:PRE-1978).

BEARING NOTE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHERLY LIMIT OF EVANS AVENUE HAVING A BEARING OF N72°51'20"E AS SHOWN ON PLAN 64R-8742

LEGEND

□		MONUMENT PLANTED
■		MONUMENT FOUND
WIT		WITNESS
CC		CUT CROSS
IB		IRON BAR
SIB		STANDARD IRON BAR
SSIB		SHORT STANDARD IRON BAR
CED		PLAN OF SURVEY BY C.E. DOTTERILL, O.L.S DATED MAY 11TH, 1990
CED2		PLAN OF SURVEY BY C.E. DOTTERILL, O.L.S DATED JUNE 17TH, 1980
P1		PLAN 64R-15721
P2		PLAN 66R-27668
P3		EXPROPRIATION PLAN 7965
P4		PLAN 64R-8742
P5		PLAN 64R-3410
BCJ		BROWNE, CAVELL & JACKSON O.L.S
1493		YOUNG & YOUNG O.L.S.
1222		C.E. DOTTERILL O.L.S.
MTC		MINISTRY OF TRANSPORTATION & COMMUNICATIONS
OU		ORIGIN UNKNOWN
PIN		PROPERTY IDENTIFIER
TC		TOP OF CURB
BC		BOTTOM OF CURB
CB		CATCH BASIN
MH		MAINTENANCE HOLE
WK		WATER KEY
⌀		DIAMETER
FH		FIRE HYDRANT
DS		DOORSILL ELEVATION
MB		METAL BOLLARD
MW		MONITORING WELL
INV		INVERT
CBV		CBV
TW		TOP OF WALL
—ST—		STORM SEWER
—W—		WATER

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DO NOT SCALE DRAWING. CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO PROCEEDING WITH WORK.

PROJECT NORTH — GEODETIC NORTH

Rev	Description	YYYY/MM/DD Date
19	ISSUED FOR SITE PLAN	2022.06.20
7	REVISED AND RE-ISSUED FOR SPA	2022.?.??
6	ISSUED FOR COST ESTIMATES	2022.?.??
5	ISSUED FOR TENDER	2022.01.07
4	ISSUED FOR COORDINATION	2021.?.??
3	ISSUED FOR PERMIT	2021.?.??
2	REVISED AND ISSUED FOR SPA	2021.11.03
1	ISSUED FOR COORDINATION	2021.?.??
0	ISSUED FOR TENDER	2021.?.??
9	ISSUED FOR PERMIT COORDINATION	2021.?.??
8	ISSUED FOR STRUCTURAL EQUIP.	2021.07.27
7	ISSUED FOR COORDINATION	2021.?.??
6	REVISED AND ISSUED FOR SPA	2021.02.22
5	ISSUED FOR COST ESTIMATES	2021.?.??
4	REVISED AND ISSUED FOR SPA	2020.?.??
3	ISSUED FOR SPA COORDINATION	2020.10.07
2	ISSUED FOR CLIENT REVIEW	2020.10.02
1	ISSUED FOR CLIENT REVIEW	2020.09.24

Issues/Revisions

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NEW AUTOMOTIVE FACILITY FOR:

BMW ETOBICOKE

440 EVANS AVE.,
TORONTO, ON

SITE PLAN

PROJECT No.	2018.010
SCALE	As indicated
DATE	Issue Date
DWG. FILE	2018.010 A1 01.DWG
DWG. No.	A1.01

SITE PLAN
APPLICATION NO.: 19 153681 WET 03 SA