



DEVELOPMENT STATISTICS			
<i>m</i> - Denotes Meters <i>sm</i> - Denotes Square Meters			
<i>min</i> - Denotes Minimum <i>max</i> - Denotes Maximum			
PROJECT DATA			
Municipal Address of Subject Lands:	100 Eglinton Square, Toronto, Ontario		
Legal Description:	Part of Block A Registered Plan 4003 Southwest corner of Eglinton Avenue East and Pharmacy Avenue		
Zoning:	Prevailing By-Law No. 569-2013 Zoning By-Law 89-2022 Golden Mile Secondary Plan		
Proposed Use:	Commercial Residential CR		
Lot Area:	1,662.31 sm		
Site Area:	1,540.34 sm		
Eglinton Widening Area:	103.30 sm		
Pharmacy Widening Area:	9,678 sm		
Proposed F.S.I. (569-2013):	13.05		
Proposed GFA COMBINED (569-2013):	20,218.00 sm		
GFA Residential (569-2013):	18,975.00 sm		
GFA Non-Residential (569-2013):	1,243.00 sm		
GFA Retail (569-2013):	328.00 sm		
GFA Office (569-2013):	915.00 sm		
Proposed Lot Coverage:	64% m		
At Grade Condition:			
Ground Floor Area*	1,062.00 sm * Building Footprint		
Landscaped Open Space**	390.00 sm ** Soft Landscaping, and Hard Landscaping areas		
Paved Surface Area***	208.00 sm *** Driveway, Parking lots, and loading areas		
Lot Frontage (Eglinton):	48.50 m		
Lot Frontage (Pharmacy):	35.82 m		
Lot Depth:	35.82 m		
Established Grade*	158.835 m *COG (Canadian Geodatic Datum)		
PERMITTED			
By-Law No. 569-2013	11.00 m		
PROPOSED			
Height to Top of MPH Roof	118.00 m		
No. of Storeys Proposed:	35		
STANDARD			
North (Eglinton Ave)	Podium 5.00 m		
West	Podium 3.00 m		
South	Podium 3.00 m		
East (Pharmacy Ave.)	Podium 3.00 m		
PROPOSED			
North (Eglinton Ave)	Podium 3.00 m Tower 6.00 m		
West	Podium (up to L2) 0.00 m Podium (up to L7) 5.50 m Tower 12.50 m		
South	Podium 3.40 m Tower 6.50 m		
East (Pharmacy Ave.)	Podium 3.00 m Tower 3.00 m		
PROPOSED RESIDENTIAL UNITS			
TOTAL Number of Residential Units:	296		
PROPOSED RESIDENTIAL UNIT MIX			
Unit Type	Ut Count	Average Unit Size	Percent
Bachelor / Studio	66	37.74 sm	22.3%
1 Bedroom	68	46.66 sm	23.0%
1 Bedroom + Den	70	54.58 sm	23.6%
2 Bedroom	60	66.32 sm	20.3%
3 Bedroom	32	77.50 sm	10.8%
TOTAL:	296		
PROPOSED "GROWING UP" UNITS			
No. of 2 Bedroom units at 87sm	2		
No. of 3 Bedroom units at 100 sm	1		
TOTAL Number of "Growing Up" Units:	3		
REQUIRED			
RESIDENTIAL (Dwelling Unit in Apartment Building)	592.00 sm		
Indoor Amenity Required (2sm/unit):	592.00 sm		
Outdoor Amenity Required (2sm/unit):	592.00 sm		
PROVIDED			
Indoor Amenity Provided:	659.00 sm		
Outdoor Amenity Provided:	578.00 sm		
STANDARD			
By-Law 89-2022 Standards	Total Parking Spaces Provided: 83		
Residential	0		
Visitor - 2 + 0.05 spaces / unit	16		
Retail	0		
Office	0		
TOTAL:	16		
PROPOSED			
Proposed parking supply rate / unit:	0.267		
TGS Tier 1 EVSE Standard 20%	17		
PROPOSED			
Proposed EVSE spaces:	37		
STANDARD			
Residential	202		
Retail	21		
Office	4		
TOTAL:	232		
PROVIDED			
Long-term - 0.68 spaces / unit:	252		
Short-term - 0.07 spaces / unit:	0		
Long-term - 230.5, 10.1 (03)	0		
Short-term - 3 + 0.25 spaces / 100sm	20		
Long-term - 230.5, 10.1 (03)	16		
Short-term - 3 + 0.15 spaces / 100sm	0		
TOTAL:	283		
REQUIRED			
Type of Loading Space Required:	Type of Loading Space Provided:		
31 - 399 units	1 Type 'G'		
Retail 0 - 499 sm	None		
Office 500 - 999 sm	1 Type 'B'		
TOTAL No. of Loading Spaces:	2		
PROVIDED			
1 Type 'G' / 'B'	1 Type 'C'		
TOTAL No. of Loading Spaces:	2		

CLIENT
LCG 100 Eglinton Sq Ltd. 224 Robert Street, Toronto, ON M5S 2K7

ISSUED
No. DATE DESCRIPTION
01 2022/04/05 ISSUED FOR OPA/ZBA/SPA

No. DATE DESCRIPTION
REVISIONS

ALL DIMENSIONS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. DRAWINGS ARE NOT TO BE SCALED.

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SEAL

PROJECT
100 EGLINTON SQUARE
100 Eglinton Square
Scarborough, ON

SHEET TITLE
SITE PLAN

DRAWN BY: CHKD BY: DATE: SCALE:
Author Checker 2022-04-05 1: 150

PROJECT NO: DWG NO.
134054 A-103

1 SITE PLAN
A-103 Scale: 1 : 150