



**BOUSFIELDS INC.**  
PLANNING | DESIGN | ENGAGEMENT

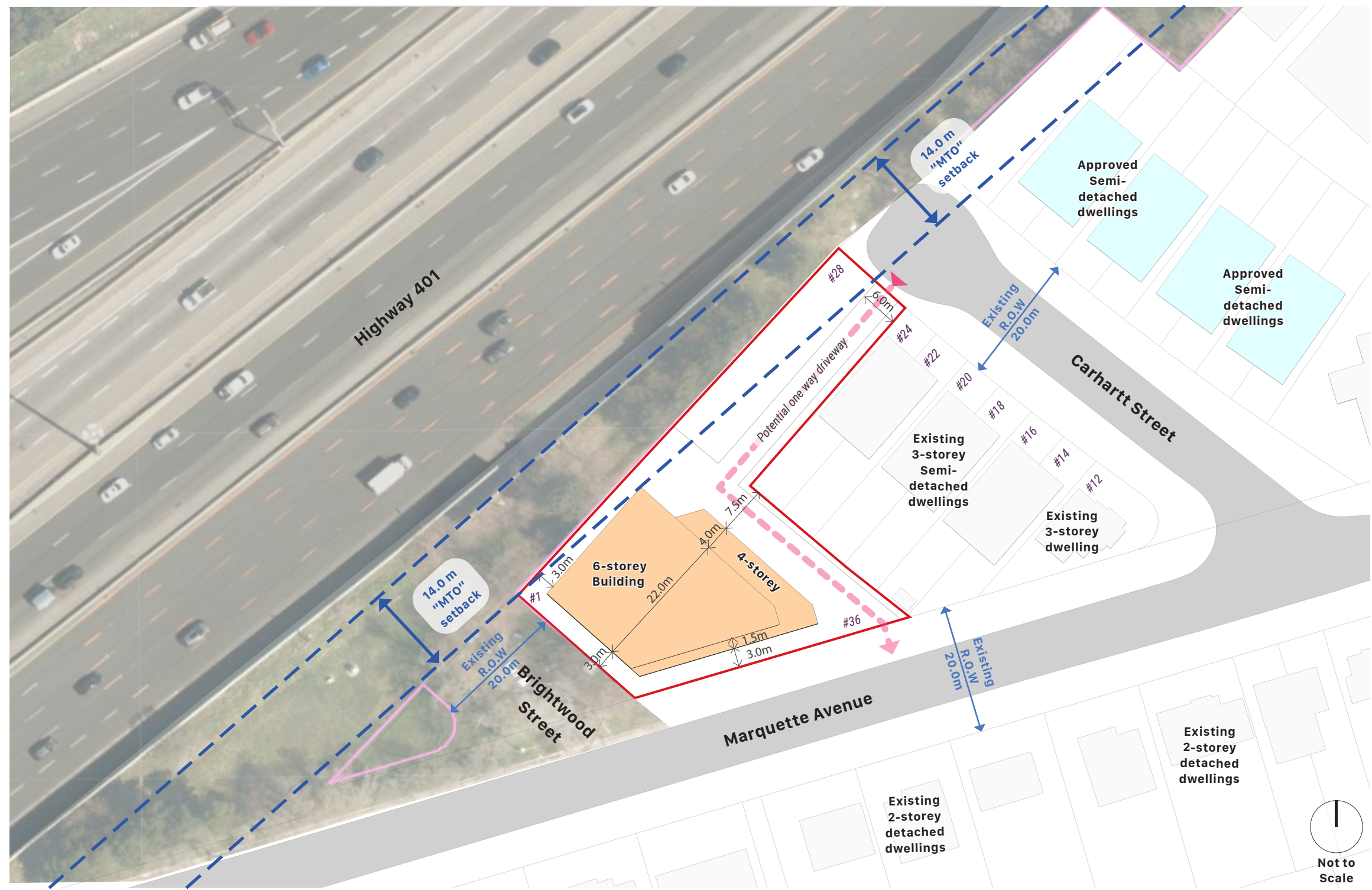
# Massing Analysis

**36 Marquette Avenue, 1 Brightwood Street  
and 28 Carhartt Street**  
City of Toronto

**Prepared For**  
Mr. George Polsinelli  
September 2024

Project No. 24155

Plan View



Legend

Subject Site

Conceptual Development

Existing Buildings

Potential Vehicular Access

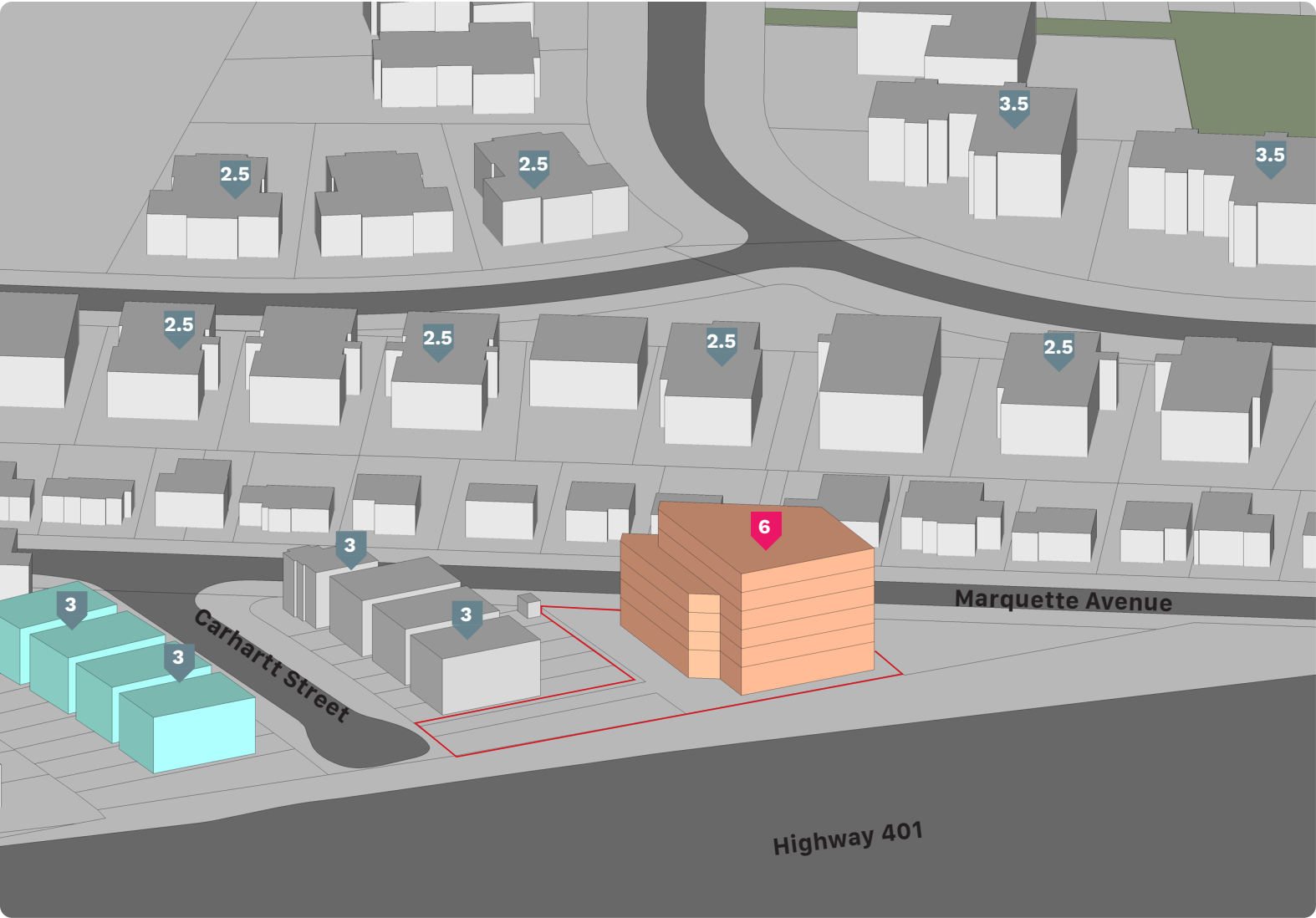
Site Statistics	
Gross Site Area (Approx.)	~1,830 sq.m
Proposed Total Construction Area (GCA)	3,765 sq.m
Density	1.9 (Gross)
GFA=94% of GCA	
Proposed Total GFA	3,538 sq.m
Unit Count (Approx.)	47 units

- Notes
- Gross Construction Area (GCA) is the sum of the total constructable area of a building above grade (i.e. the sum of the total area of each floor level, measured from the outside of the exterior wall of each floor level) excluding the rooftop mechanical penthouse. In the case of this study, the non-residential GFA is calculated as 94% of the GCA for mid-rise buildings, where the 6% deduction assumed accounts for typical building feature exclusions such as non-enclosed spaces, air shafts, floor area dedicated to the loading, parking, and circulation of cars, etc.
  - Floor-to-floor height for ground floor is 4.5m. Floor-to-floor heights for levels above is 3.0 m.
  - Average unit size GFA: 75 sq.m
  - All parking is proposed to be supplied below grade in an underground garage.
  - Note that we are assuming that no loading will be required but is to be reviewed and confirmed by a transportation consultant.
  - The required MTO setback is to be confirmed by the Ministry and additional lands may be taken.
  - City of Toronto Maps and City of Toronto 3D Massing Model Tile.

View Looking East



View Looking South



**Legend**

Subject Site

Conceptual Development

Existing Buildings

Approved Development (Not yet built)

Potential POPS/ Existing Parks

xx

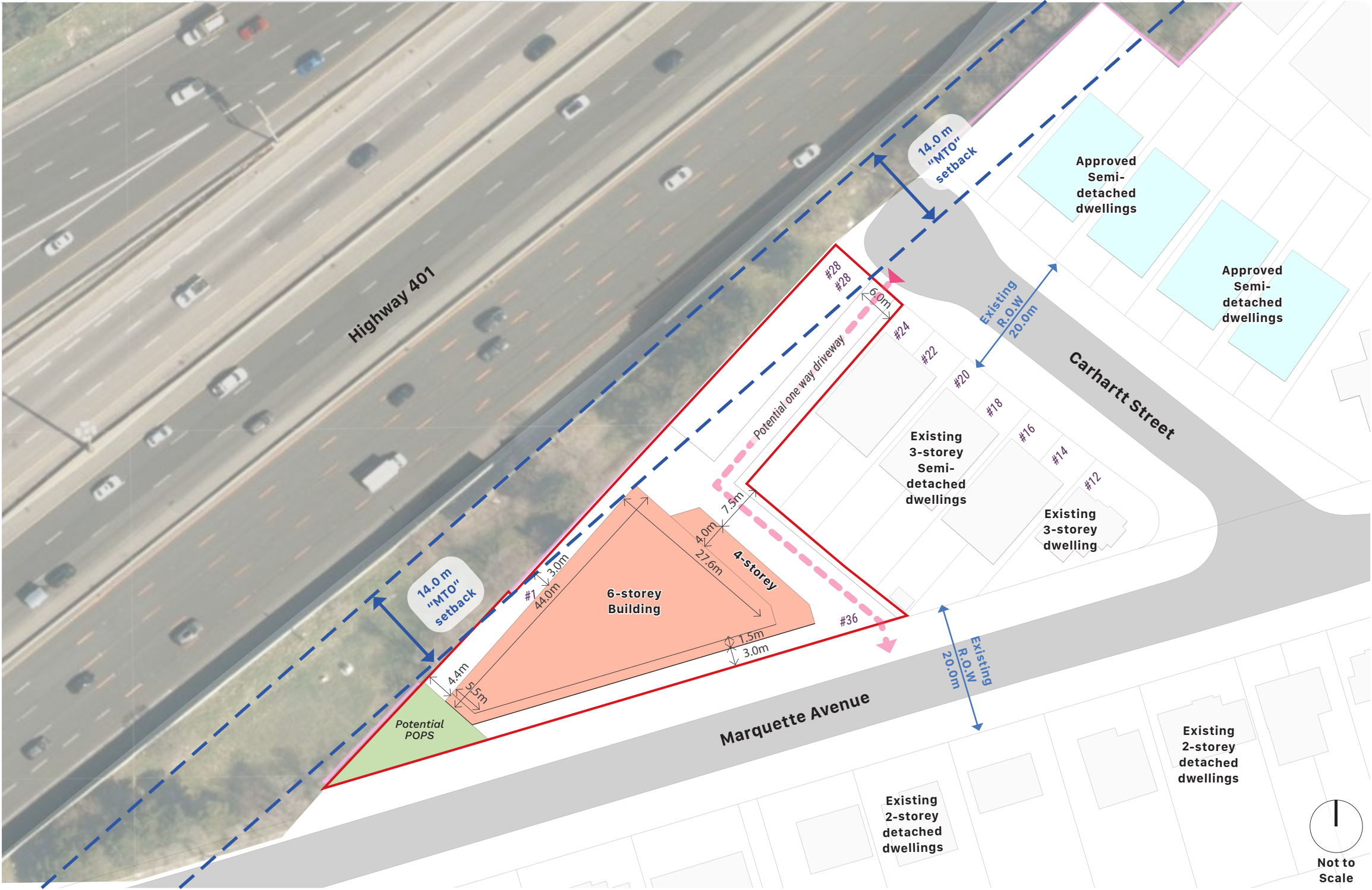
Number of Storeys (Potential)

xx

Number of Storeys (Existing or Approved)

For Discussion Purposes

Plan View



Site Statistics	
Gross Site Area (Approx.)	~2,339 sq.m
Proposed Total Construction Area (GCA)	5,310 sq.m
Density	2.1 (Gross)
GFA=94% of GCA	
Proposed Total GFA	4,990 sq.m
Unit Count (Approx.)	66 units

- Notes
- Gross Construction Area (GCA) is the sum of the total constructable area of a building above grade (i.e. the sum of the total area of each floor level, measured from the outside of the exterior wall of each floor level) excluding the rooftop mechanical penthouse. In the case of this study, the non-residential GFA is calculated as 94% of the GCA for mid-rise buildings, where the 6% deduction assumed accounts for typical building feature exclusions such as non-enclosed spaces, air shafts, floor area dedicated to the loading, parking, and circulation of cars, etc.
  - Floor-to-floor height for ground floor is 4.5m. Floor-to-floor heights for levels above is 3.0 m.
  - Average unit size GFA: 75 sq.m
  - All parking is proposed to be supplied below grade in an underground garage.
  - Note that we are assuming that no loading will be required but is to be reviewed and confirmed by a transportation consultant.
  - The required MTO setback is to be confirmed by the Ministry and additional lands may be taken.
  - City of Toronto Maps and City of Toronto 3D Massing Model Tile.

Legend

Subject Site

Conceptual Development

Existing Buildings

Potential POPS

Potential Vehicular Access

View Looking East



View Looking South



- Legend**
- Subject Site
  - Conceptual Development
  - Existing Buildings
  - Approved Development (Not yet built)
  - Potential POPS/ Existing Parks
  - xx Number of Storeys (Potential)
  - xx Number of Storeys (Existing or Approved)

