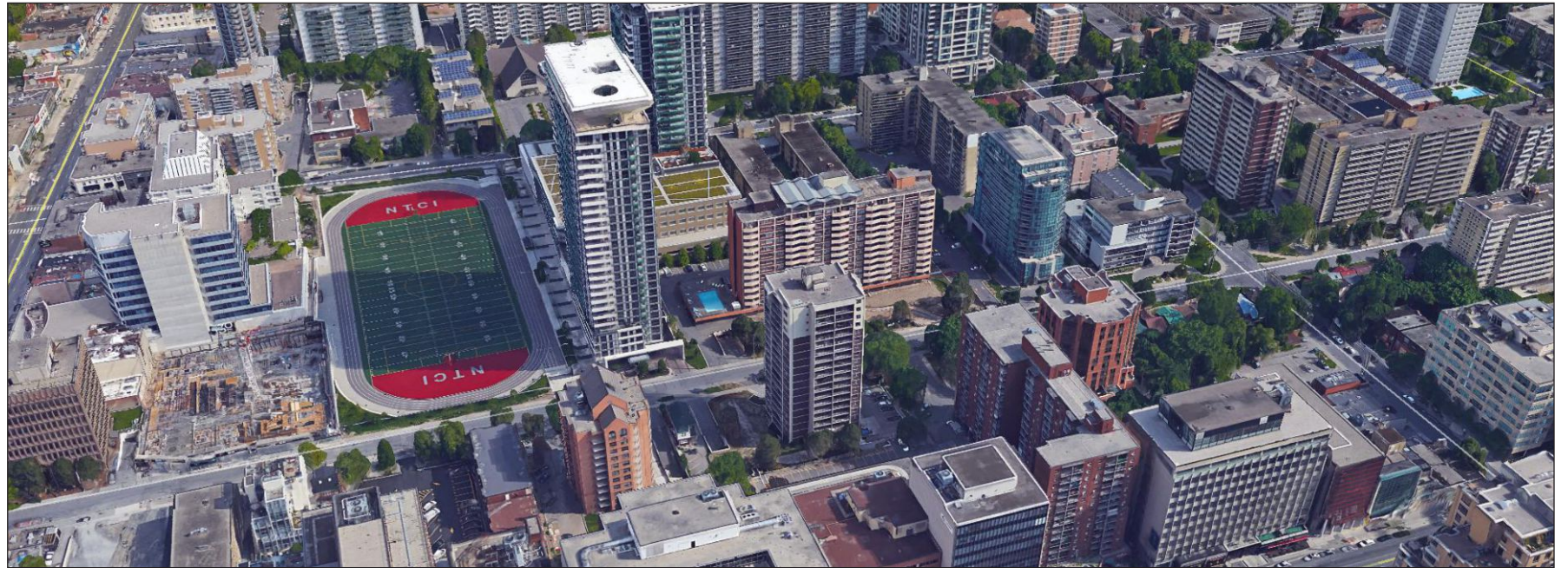


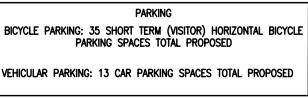


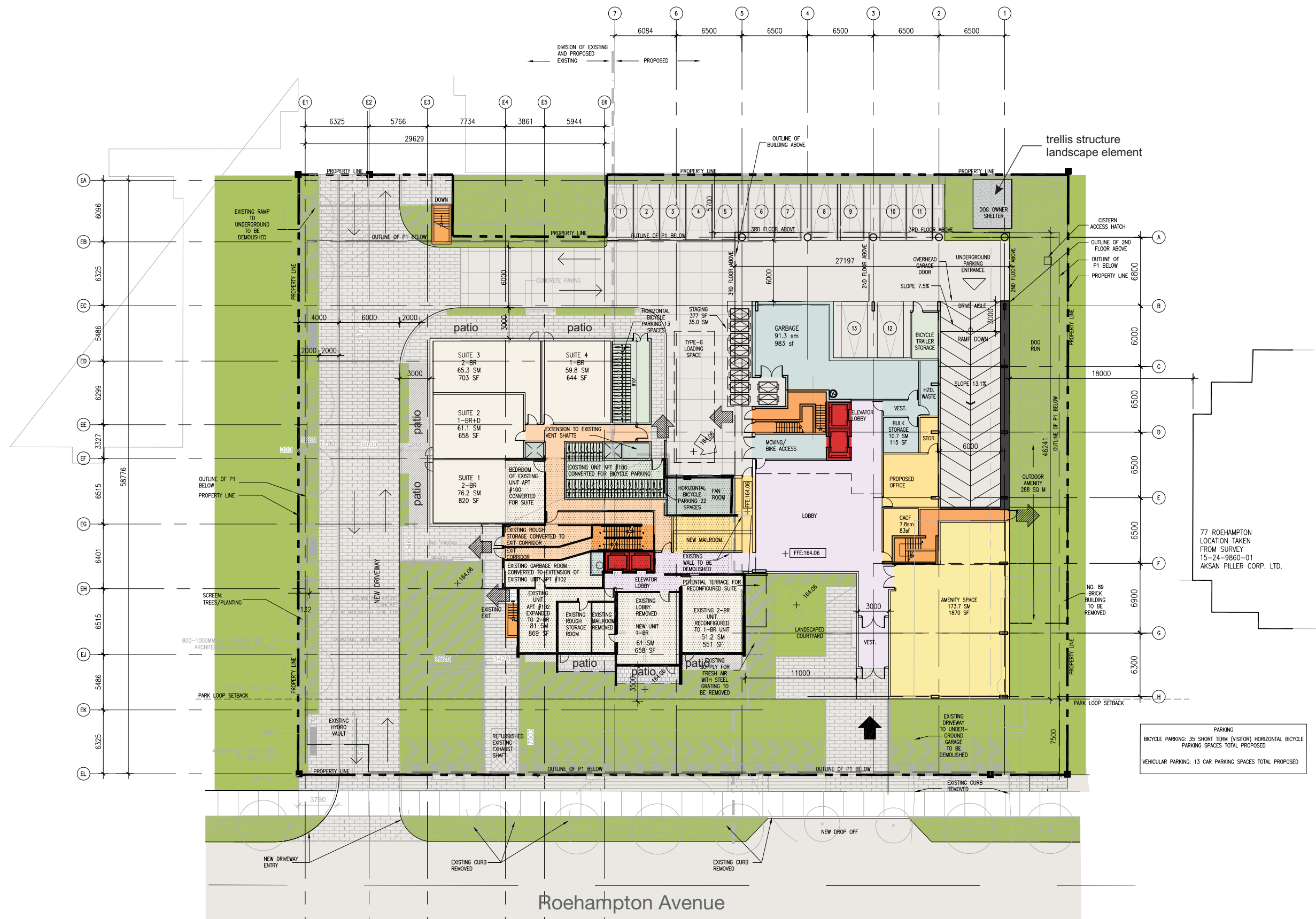
89 - 101 Roehampton Avenue

Toronto, Ontario
Proposed Residential Addition
20 September 2017

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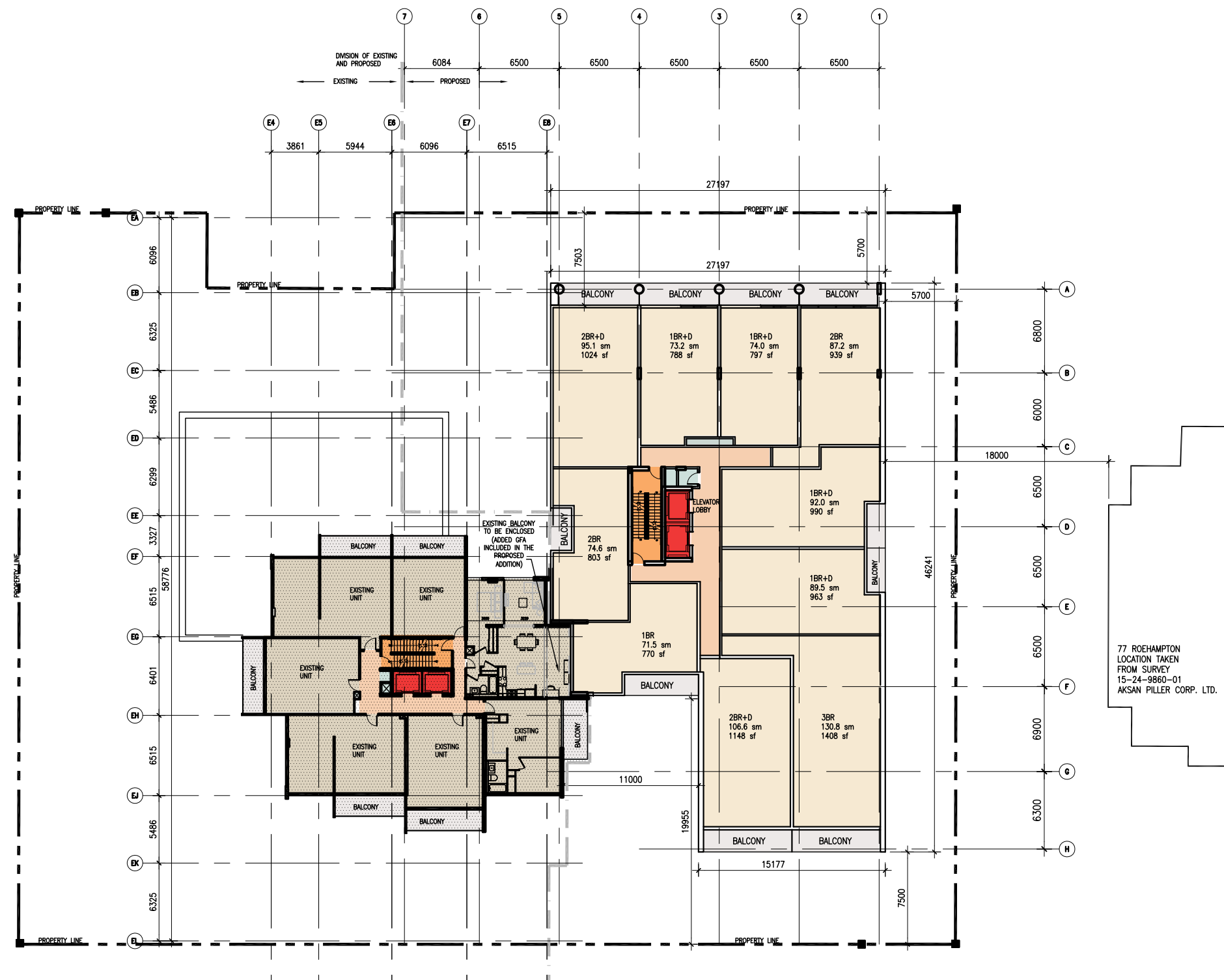
Quadrangle Architects Limited
901 King Street West, Suite 701
Toronto, ON M5V 3H5

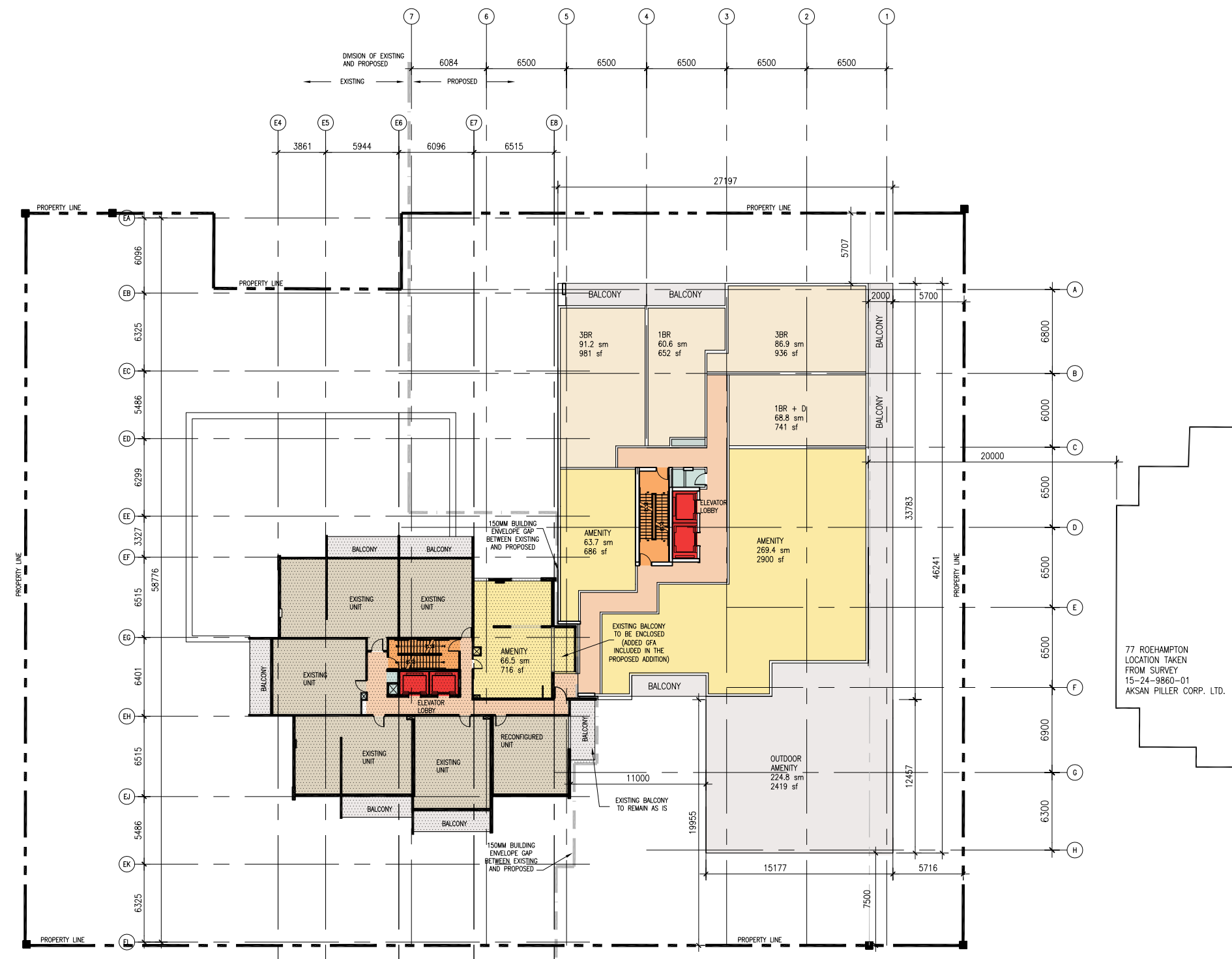


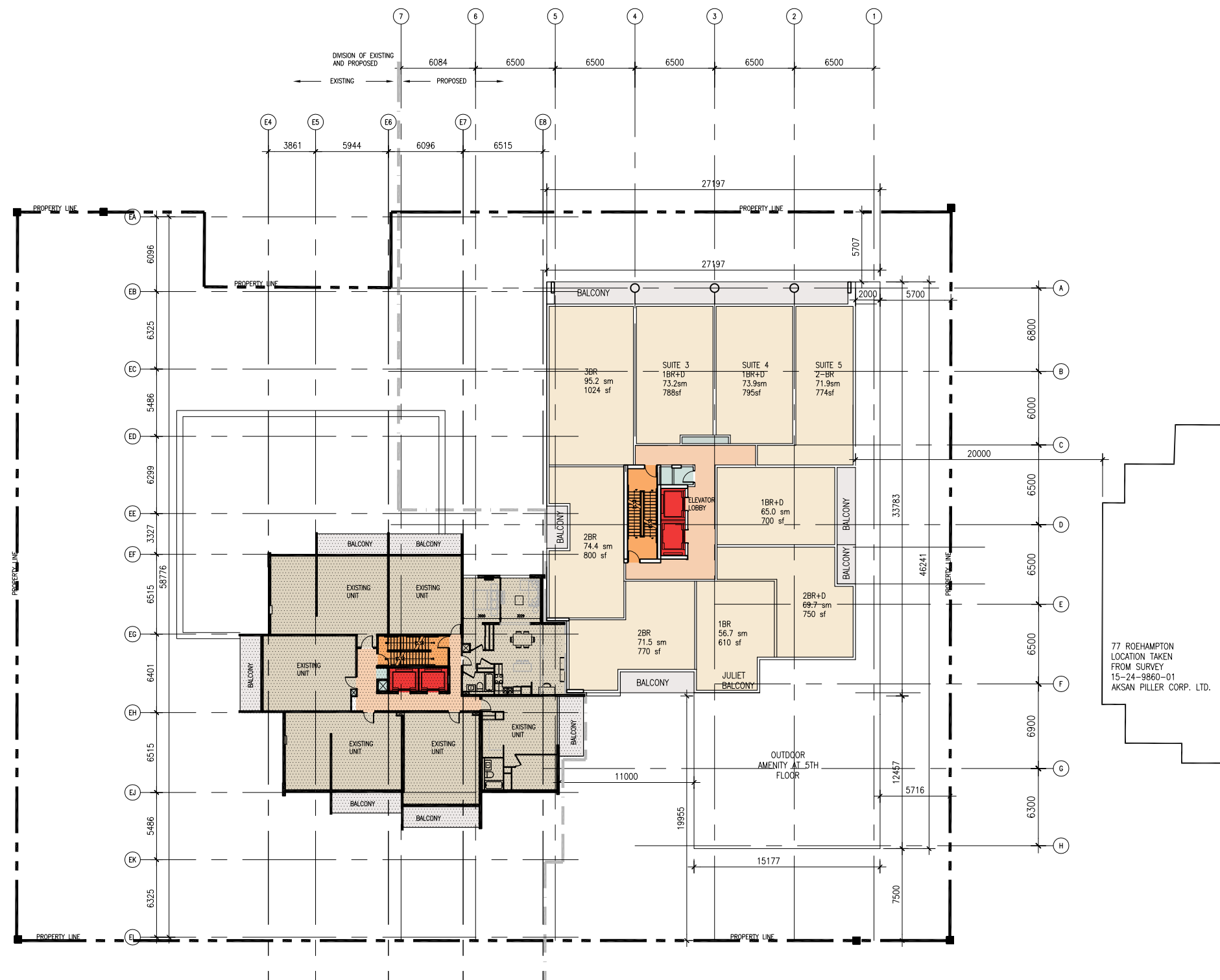


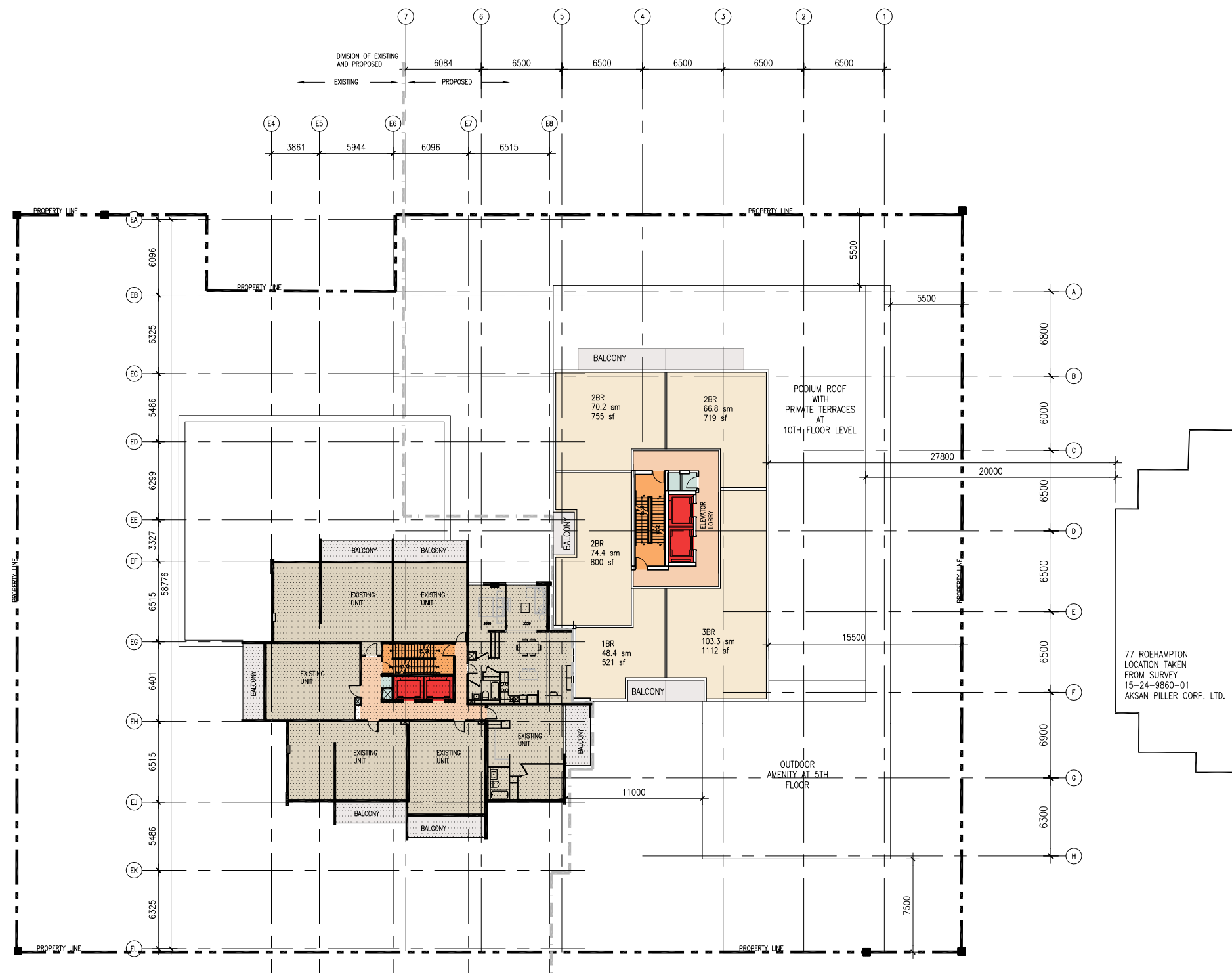
PARKING
BICYCLE PARKING: 36 SHORT TERM (VISITOR) HORIZONTAL BICYCLE
PARKING SPACES TOTAL PROPOSED
VEHICULAR PARKING: 13 CAR PARKING SPACES TOTAL PROPOSED

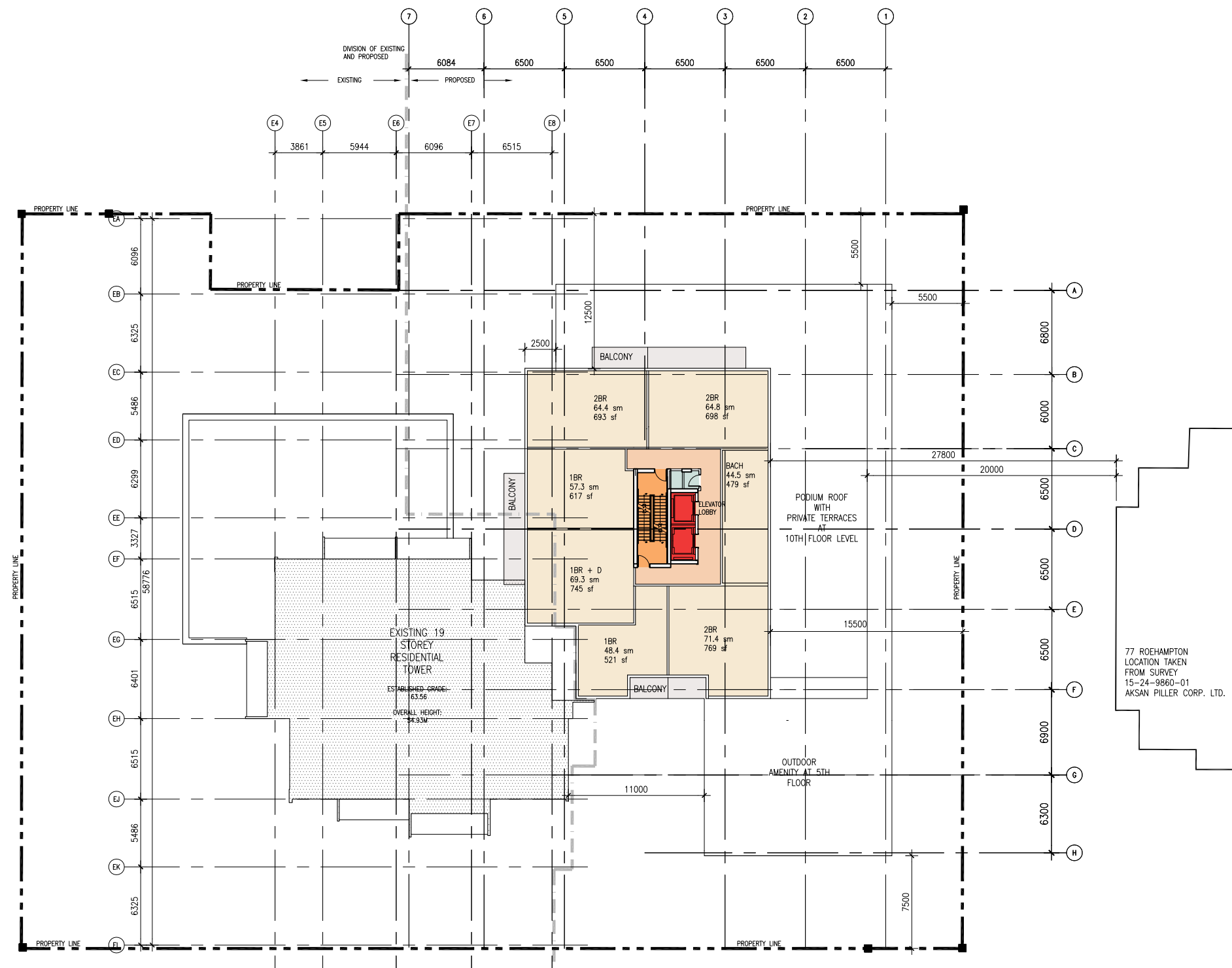












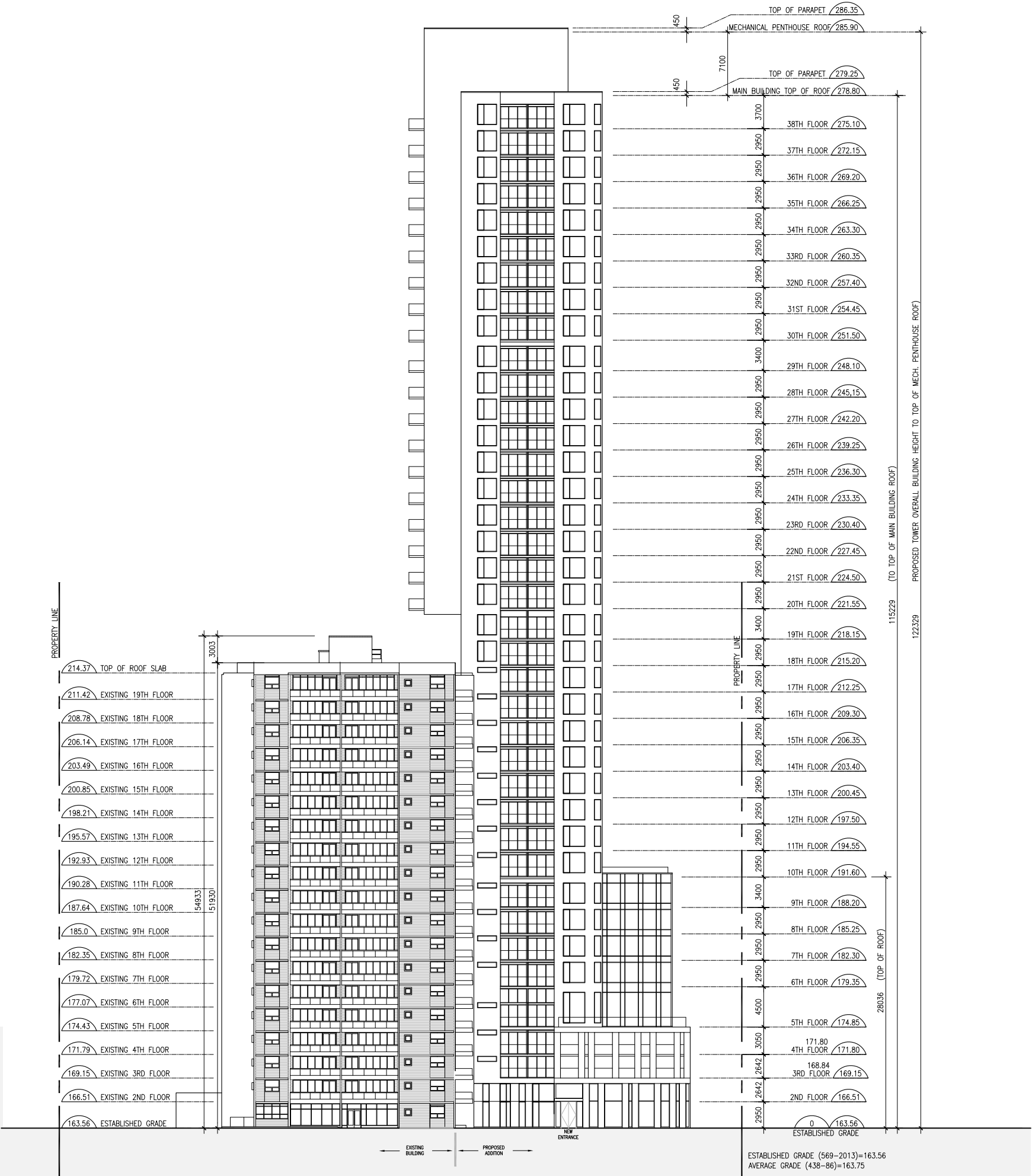


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Toronto, ON M5V 3H5

89-101 Roehampton Avenue / North Elevation

Toronto, Ontario
Project No. 15027
20 September 2017

scale 1:500



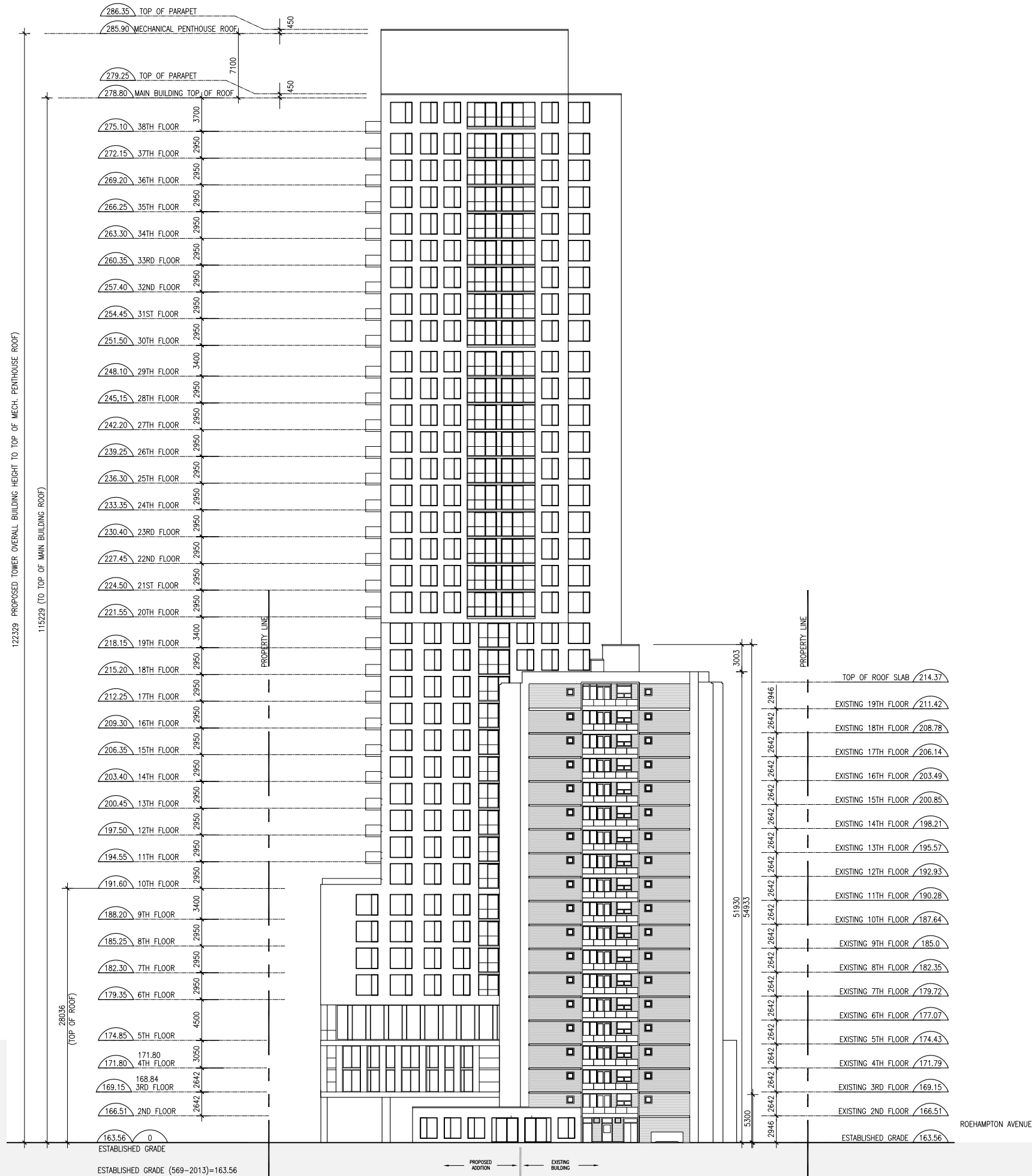
89-101 Roehampton Avenue / East Elevation

Toronto, Ontario

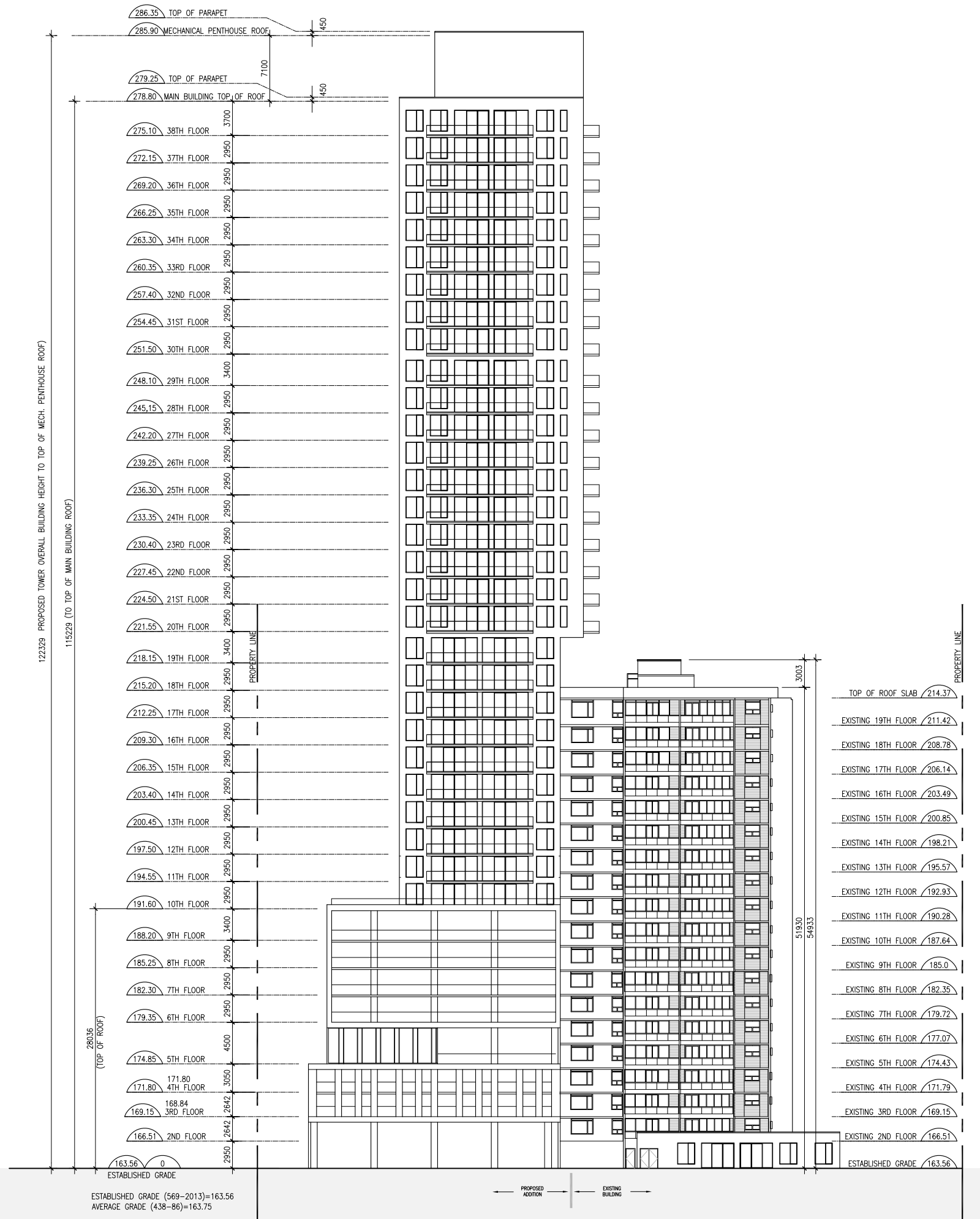
Project No. 15027

20 September 2017

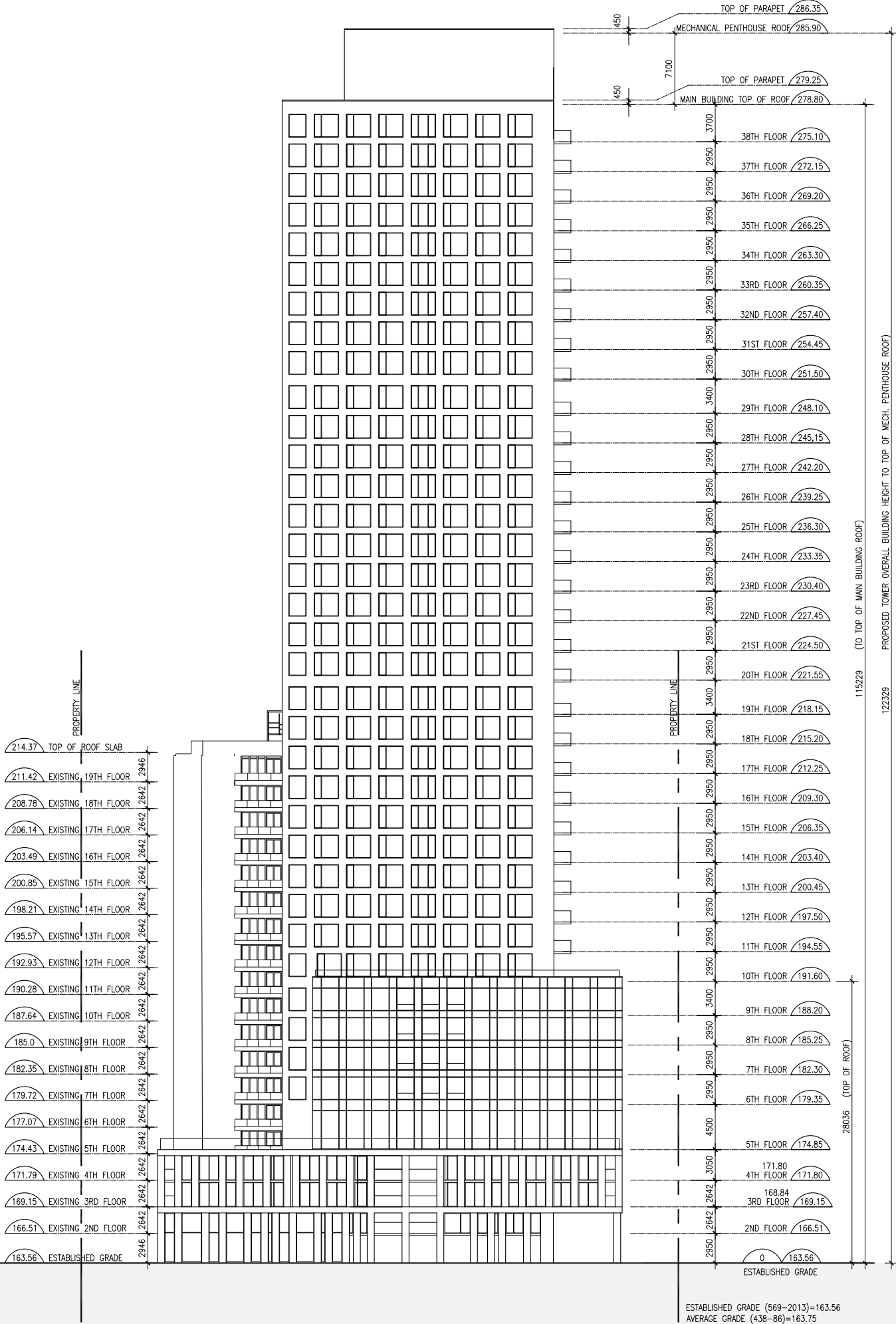
scale 1:500



scale 1:500



ROEHAMPTON AVENUE





Street Level View from Northwest

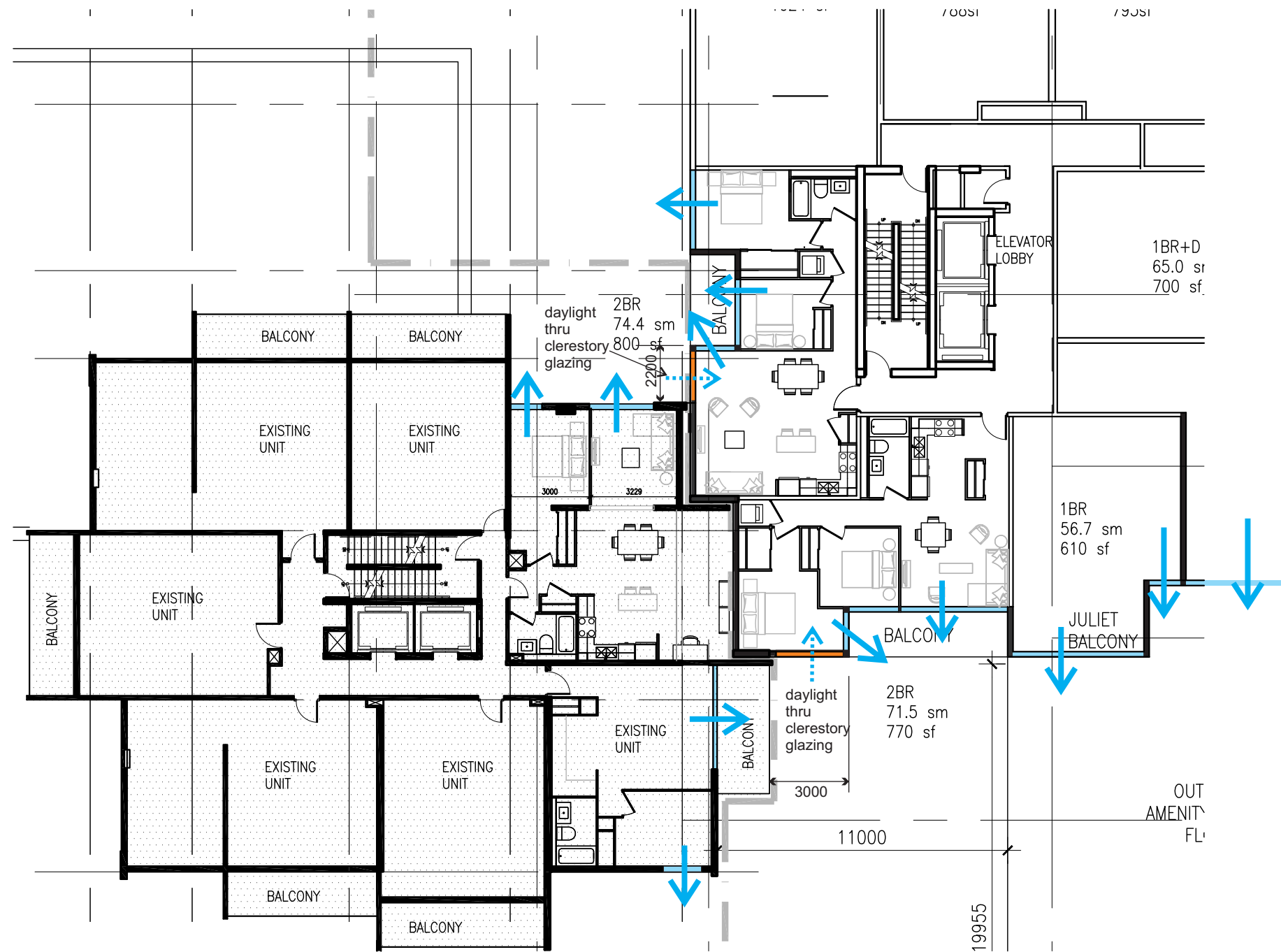
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89-101 Roehampton Avenue

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Perspective View



	Floor	GBA/Typ. Floor (sm)	No. Floors	GBA Gross Building Area (no exclusions)		569-2013 GFA Exempt* (sm)	City-Wide By-Law 569-2013		438-86 GFA Exempt** (sm)	Former By-Law 438-86		Suite Breakdown								Notes
				GFA (Res)			RGFA			Bach <45sm	Bach >45sm	1 Bdrm	1 Bdrm +Den	2 Bdrm	2 Bdrm +Den	3 Bdrm	Total Suites			
				sm	sf		sm	sf										sm	sf	
EXISTING BUILDING	Roof																			
	19		1	442.0		23.5	418.5		14.0	428.0		1		6				7		
	18		1	442.0		23.5	418.5		14.0	428.0		1		6				7		
	17		1	442.0		23.5	418.5		14.0	428.0		1		6				7		
	16		1	442.0		23.5	418.5		14.0	428.0		1		6				7		
	15		1	442.0		23.5	418.5		14.0	428.0		1		6				7		
	14		1	442.0		23.5	418.5		14.0	428.0		1		6				7		
	13		1	442.0		23.5	418.5		14.0	428.0		1		6				7		
	12		1	442.0		23.5	418.5		14.0	428.0		1		6				7		
	11		1	442.0		23.5	418.5		14.0	428.0		1		6				7		
	10		1	442.0		23.5	418.5		14.0	428.0		1		6				7		
	9		1	442.0		23.5	418.5		14.0	428.0		1		6				7		
	8		1	442.0		23.5	418.5		19.0	423.0		1		6				7		
	7		1	442.0		23.5	418.5		19.0	423.0		1		6				7		
	6		1	442.0		23.5	418.5		19.0	423.0		1		6				7		
	5		1	442.0		23.5	418.5		19.0	423.0		1		5				6	one suite changed to amenity	
	4		1	442.0		23.5	418.5		19.0	423.0		1		6				7		
	3		1	442.0		23.5	418.5		19.0	423.0		1		6				7		
	2		1	442.0		23.5	418.5		19.0	423.0		1		6				7		
	Ground		1	448.9		24.0	424.9		38.0	410.9				2		2		4	1 New Unit (included in proposed), 3 Existing Units	
	Existing Sub-Totals		19	8,405.0			7,958.0			8,080.0		18		109		2		128	Total Suites	
PROPOSED ADDITION	Mech Penthouse			471.0		425.0	46.0		425.0	46.0										
	Typ. per Floors 20-38		19	496.4		30.2	466.2		14.0	482.4		1		3		3		7	Typ. per Floors 20-38	
	Total - Floors 20-38			9,431.6		573.8	8,857.8		266.0	9,165.6		19		57		57		133	Total - Floors 20-38	
	19		1	438.4		30.2	408.2		14.0	424.4				1		3		1	5	
	18		1	438.4		30.2	408.2		14.0	424.4				1		3		1	5	
	17		1	438.4		30.2	408.2		14.0	424.4				1		3		1	5	
	16		1	438.4		30.2	408.2		14.0	424.4				1		3		1	5	
	15		1	438.4		30.2	408.2		14.0	424.4				1		3		1	5	
	14		1	438.4		30.2	408.2		14.0	424.4				1		3		1	5	
	13		1	438.4		30.2	408.2		14.0	424.4				1		3		1	5	
	12		1	438.4		30.2	408.2		14.0	424.4				1		3		1	5	
	11		1	438.4		30.2	408.2		14.0	424.4				1		3		1	5	
	10		1	438.4		30.2	408.2		14.0	424.4				1	3	3	1	1	9	
	*9		1	738.1		30.2	707.9		14.0	724.1				1	3	3	1	1	9	
	*8		1	738.1		30.2	707.9		22.5	715.6				1	3	3	1	1	9	
	*7		1	738.1		30.2	707.9		22.5	715.6				1	3	3	1	1	9	
	*6		1	738.1		30.2	707.9		22.5	715.6				1	3	3	1	1	9	
	*5		1	780.0		30.2	749.8		22.5	757.5				1	1			2	4	
	*4		1	995.6		30.2	965.4		22.5	973.1				1	4	2	1	2	10	
	*3		1	995.6		30.2	965.4		22.5	973.1				1	4	2	1	2	10	
	*2		1	632.4		30.2	602.2		22.5	609.9					2	1	1	1	5	
	Ground		1	1,149.0		225.6	923.4		153.0	996.0				1	1	1		3		
	Below Grade - P1			3,938.7		3,914.2	24.5		3828.7	110.0		19	0	75	27	105	8	21	256	Total Proposed Suites (additional proposed unit in existing)
	Below Grade - P2			3,875.2		3,850.7	24.5		3765.2	110.0										
	Proposed Sub-Totals		38	29,605.5			20,072.7		8749.4	20,856.1		7.4%	0.0%	29.3%	10.5%	41.0%	3.1%	8.2%	100%	% of Suite Type (Proposed)
TOTALS				Indoor Amenity Deduction		-512.0		Indoor Amenity Deduction		-512.0 sm										
				Proposed SUB-TOTAL		19,560.7		sm		20,344.1										
			38	Existing + Proposed TOTAL		27,518.6		sm		28,424.1		37	0	184	27	107	8	21	384	Total Combined Suites
GFA & FSI TOTALS	Existing Residential			7,957.95sm																
	Proposed Residential			19,560.66sm																
	TOTAL Existing + Proposed RESIDENTIAL GFA			27,518.61sm																
	Total Combined Floor Space Index (FSI)					by-law 569-2013		FSI 6.21		by-law 438-86		FSI 6.41								

Note: As per Bylaw 569-2013, items exempt from GFA calculations include:
- Stair shafts, elevator shafts, garbage chute shafts, above grade bicycle storage, parking ramps, mechanical penthouse, below grade m/e spaces parking and loading areas.

* Note: 9.6 sm added to GBA for each floor of the proposed, where the existing balcony has been enclosed.

** Interior Amenity Deductions (2 sm / dwelling unit)
dwelling units: 256
exemption: 512 sm