

Attachment 1 – Revised Plans

39-41 Roehampton Ave Toronto

SUBMISSION

Second SPC Resubmission	April 18, 2018
Combined ZBA and SPC Resubmission	October 23, 2017
Combined ZBA & SPC Submission	December 19th, 2016

CLIENT

Capital Developments Ltd.	45 St. Clair Avenue West, Suite 1202, Toronto ON, M4V 1K9
Metropia	2300 Yonge Street, Suite 807, Toronto ON, M4P 1E4

CONSULTANT TEAM

ARCHITECTURE	
TACT Architecture Inc.	660R College Street [rear lane], Toronto, On, M6G 1B8
PLANNING	
Bousefields Inc.	3 Church St, Toronto, On, M5E 1M2
LANDSCAPE ARCHITECTURE	
Terraplan Landscape Architects	20 Champlain Blvd., Suite 102, Toronto, On, M3H 2Z1
CIVIL ENGINEERING	
WSP	100 Commerce Valley Drive W, Thornhill, On, L3T 0A1
TRANSPORTATION	
WSP	100 Commerce Valley Drive W, Thornhill, On, L3T 0A1
MECHANICAL ENGINEER	
ABLEngineering	20 Densley Ave, Toronto, On, M6M 2R1
WIND STUDY	
Gradient Wind	127 Walgreen Rd, Carp, On, K0A 1L0
STRUCUTRAL ENGINEER	
Jablonsky, Ast and Partners	1129 Leslie St, North York, On, M3C 2K5

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ROEHAMPTON AVE FRONT FAÇADE



PODIUM PERSPECTIVE



ROEHAMPTON AVE FAÇADE

Note: Building permit issuance shall be subject to the building permit drawings not being in contravention with these approved plans and drawings including, but not limited to, the exterior design of the building and exterior building materials

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job title
39-41 Roehampton Ave.

client
Metropia + Capital Developments

sheet title
Renderings

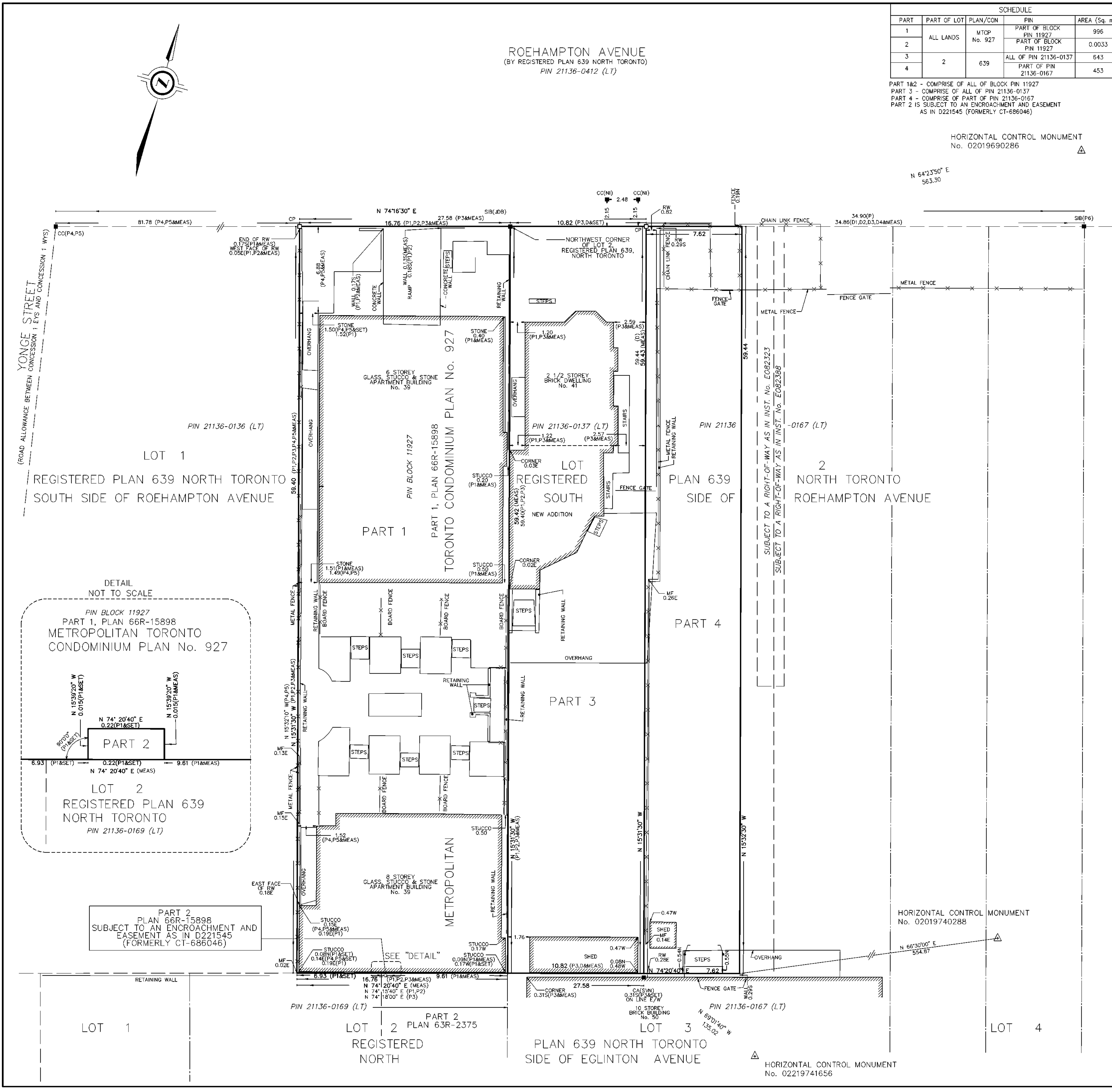
drawn by
RM, MJ, AK, RD

checked by
PJ

issue date
Wednesday, April 18, 2018

job number
1614

scale



SCHEDULE				
PART	PART OF LOT	PLAN/CON	PIN	AREA (Sq. m.)
1	ALL LANDS	MTCP No. 927	PART OF BLOCK PIN 11927	996
2			PART OF BLOCK PIN 11927	0.0033
3			ALL OF PIN 21136-0137	643
4	2	639	PART OF PIN 21136-0167	453

PART 1&2 - COMPRISE OF ALL OF BLOCK PIN 11927
PART 3 - COMPRISE OF ALL OF PIN 21136-0137
PART 4 - COMPRISE OF PART OF PIN 21136-0167
PART 2 IS SUBJECT TO AN ENCROACHMENT AND EASEMENT AS IN D221545 (FORMERLY CT-686046)

HORIZONTAL CONTROL MONUMENT
No. 02019690286

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.	PLAN 66R-
DATE -----	RECEIVED AND DEPOSITED
----- STEPHANE E. LAPORTE ONTARIO LAND SURVEYOR	DATE ----- REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF YORK REGION (No 65)

PLAN OF SURVEY OF
**PART OF LOT 2
SOUTH SIDE OF
ROEHAMPTON AVENUE
REGISTERED PLAN 639
NORTH TORONTO**
AND
**METROPOLITAN TORONTO
CONDOMINIUM PLAN No. 927
CITY OF TORONTO**

SCALE 1 : 150

J.D. BARNES LIMITED

METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

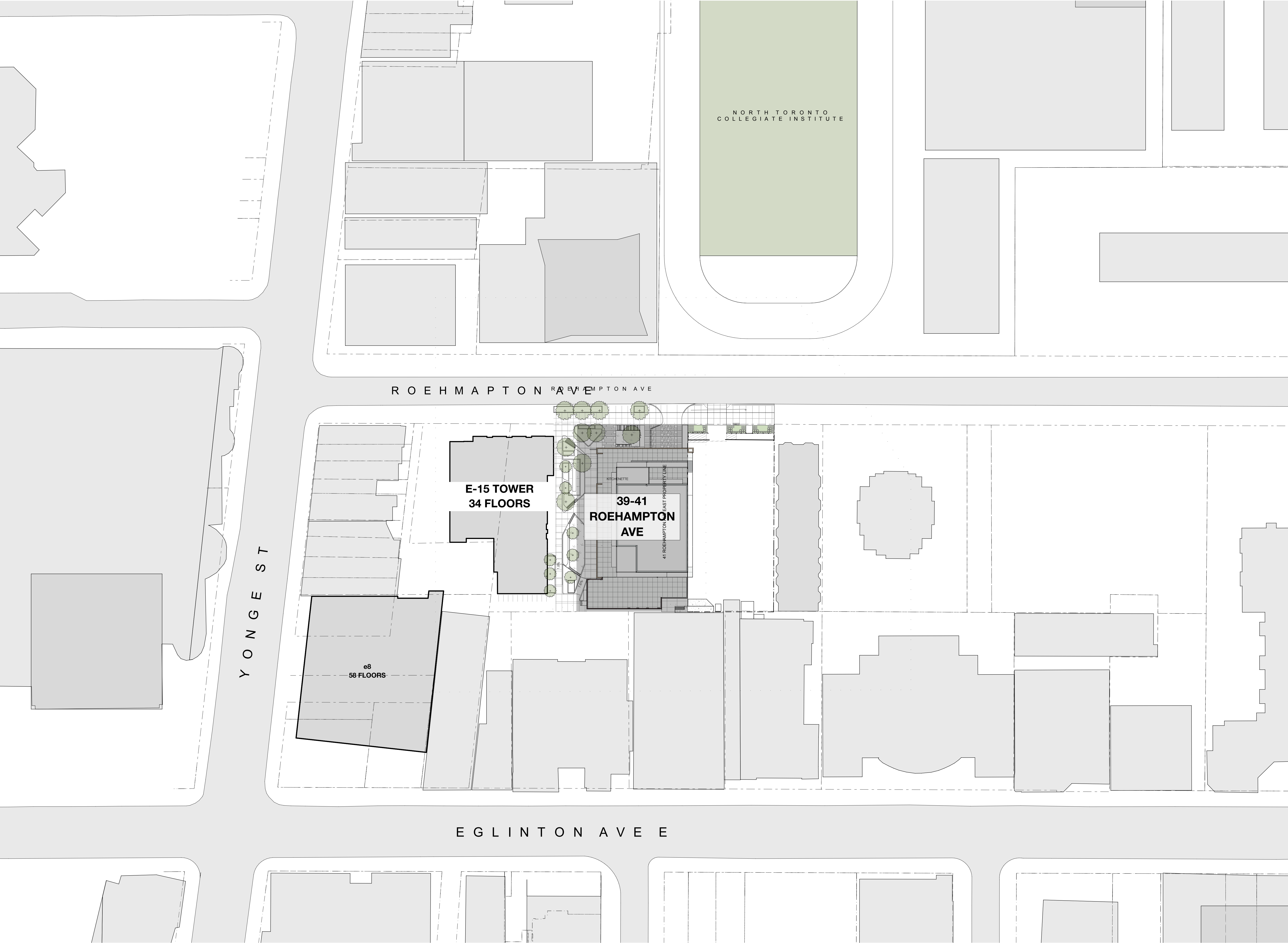
NOTES
BEARINGS ARE GRID, DERIVED FROM SPECIFIED CONTROL POINTS (SCPs) 02219741656 AND 02219740288, MTM ZONE 10, NAD27
DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99987531

INTEGRATION DATA			
SPECIFIED CONTROL POINTS (SCPs): MTM ZONE 10, NAD 27			
COORDINATE VALUES ARE TO AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14 (2) OF O. REG 216/10.			
POINT ID	EASTING	NORTHING	
SCP 02219741656	313 217.73	4 840 594.36	
SCP 02219740288	313 607.79	4 840 865.97	
SCP 02019690286	313 583.67	4 840 943.31	
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.			
INTEGRATION DATA			
SPECIFIED CONTROL POINTS (SCPs): UTM ZONE 17, NAD83 (CSRS)			
COORDINATE VALUES ARE TO AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14 (2) OF O. REG 216/10.			
POINT ID	EASTING	NORTHING	
SCP 02219741656	629 282.63	4 840 609.68	
SCP 02219740288	629 667.66	4 840 888.28	
SCP 02019690286	628 642.15	4 840 965.16	
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.			

LEGEND		
■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
SIB	DENOTES	STANDARD IRON BAR
ID	DENOTES	SHORT STANDARD IRON BAR
IB	DENOTES	IRON BAR
CC	DENOTES	CUT CROSS
CP	DENOTES	NAIL AND WASHER
CA	DENOTES	CUT ARROW
WT	DENOTES	WITNESS
MEAS	DENOTES	MEASURED
JB	DENOTES	J.D. BARNES LIMITED
SVN	DENOTES	SPEIGHT & VAN NOSTRAND LIMITED, OLS
P	DENOTES	REGISTERED PLAN 639, NORTH TORONTO
P1	DENOTES	PLAN 66R-15898
P2	DENOTES	METROPOLITAN TORONTO CONDOMINIUM PLAN No. 927
P3	DENOTES	PLAN 63R-2375
P4	DENOTES	PLAN 66R-28450
P5	DENOTES	PLAN 66R-28815
P6	DENOTES	PLAN OF SURVEY BY HOLDING JONES VANDERVEEN INC., OLS DATED OCTOBER 19, 2006
D	DENOTES	INSTRUMENT No. C4664816
D1	DENOTES	INSTRUMENT No. E082322
D2	DENOTES	INSTRUMENT No. E082323
D3	DENOTES	INSTRUMENT No. E082368
D4	DENOTES	INSTRUMENT No. E082324
MF	DENOTES	METAL FENCE
RW	DENOTES	RETAINING WALL

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON SEPTEMBER 16, 2016.

DATE -----	STEPHANE E. LAPORTE ONTARIO LAND SURVEYOR	
J.D. BARNES LIMITED LAND INFORMATION SPECIALISTS 411 RICHMOND ST. EAST, SUITE 107, TORONTO, ON M5A 3S5 T: (416) 368-3737 F: (416) 368-3308 www.jdbarnes.com		
DRAWN BY: CE	CHECKED BY: SEL	REFERENCE NO.: 16-22-553-02
PLOTTED: 9/28/2016	DATED: SEPTEMBER 28, 2016	
FILE: C:\16-22-553\02\Drawings\Reference Plan\16-22-553-02-RP.dgn		



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Context Plan

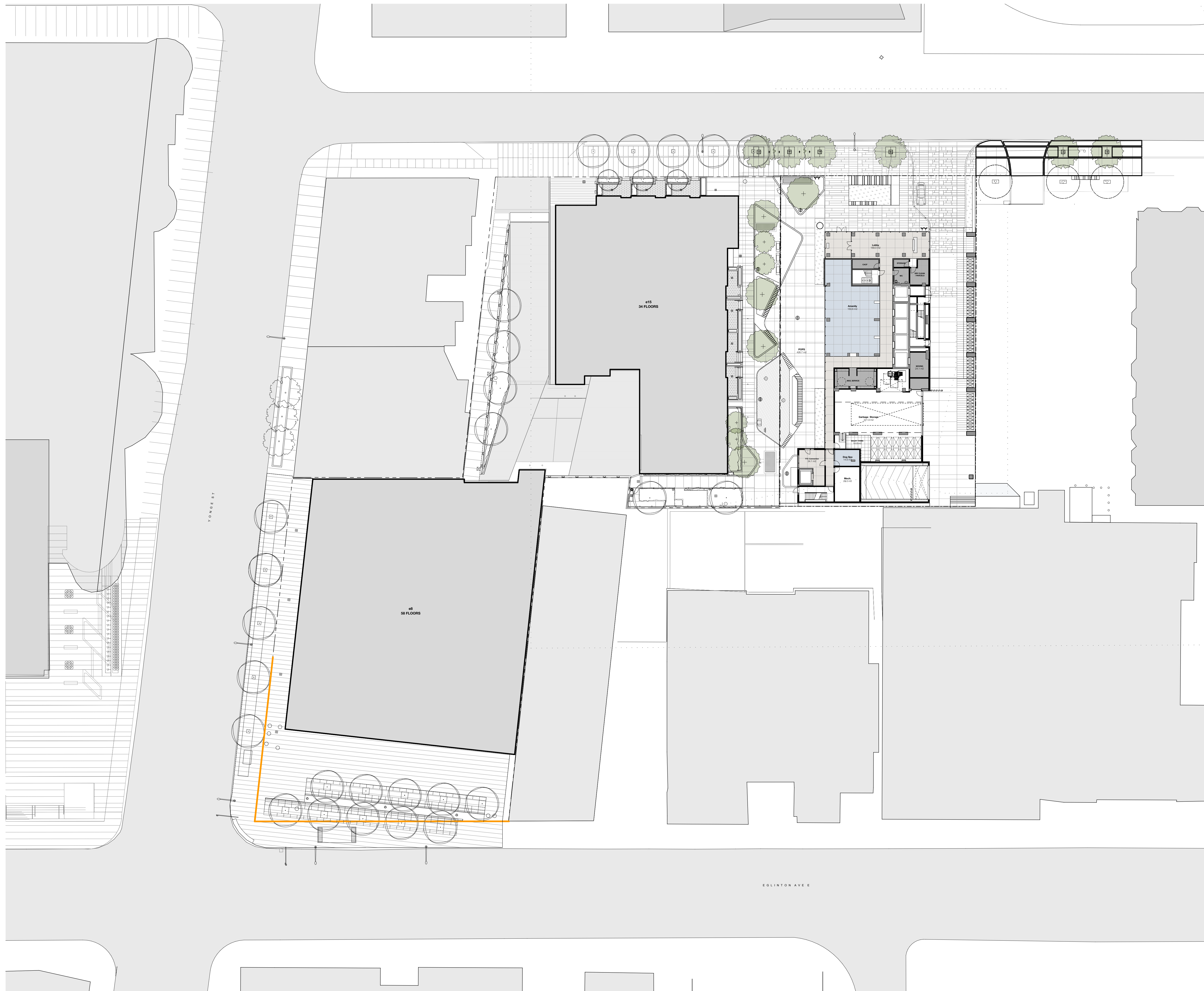
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scale
1:500



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job title
39-41 Roehampton Ave.

client
Metropia + Capital Developments

sheet title
Y-E Masterplan

drawn by
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checked by
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issue date
Wednesday, April 18, 2018

job number
1614

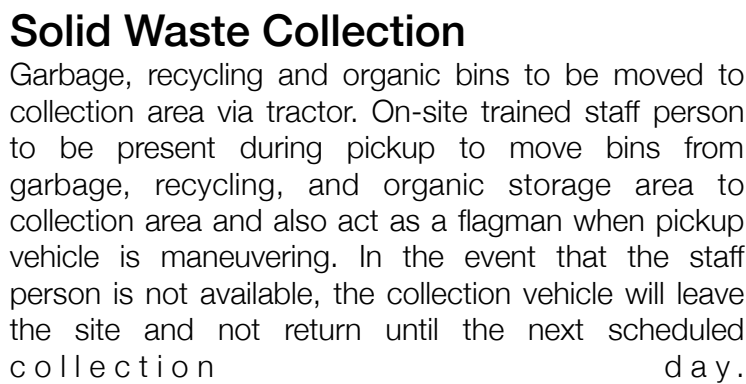
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SITE	Site Area	2,092.0 m ²	
BUILDING HEIGHT	Height	148.45 m	
	Podium Height	19.45 m	
	Est. Grade	165.65 m	
GROSS FLOOR AREA	Residential GFA	31,595.8 m ²	
FLOOR SPACE INDEX	Residential FSI	15.10	
UNIT COUNT		unit count	% of total
	Studio	0	0%
	1BD	132	30%
	2BD	259	59%
	3BD	49	11%
	Total Unit Count	440	
AMENITY SPACE		required	provided
	Indoor	880 m ²	1,220 m ²
	Outdoor	880 m ²	684 m ²
	POPS	- m ²	442 m ²
	Total Amenity Space (POPS included)	1,760 m ²	2,346 m ²
PARKING COUNT	Resident Stalls	73	100
	Visitor Stalls	14	14
	Car Share		4
	Total Parking Count	87	118
	Barrier-free spaces <i>included in total</i>		5
BICYCLE PARKING	Long-Term Residential Bicycle Spaces	396	416
	Short-Term Residential Bicycle Spaces	44	45
	Total Residential Bicycle Spaces	440	461
STORAGE LOCKERS	Residential Storage Lockers	-	136
LOADING	Type 'G' Loading Space	1	1

Toronto Green Standard Statistics	
General Project Description	Proposed
Total Gross Floor Area	31,999 sq. ft.
Breakdown of project components (m ²)	
Residential	31,999 sq. ft.
Retail	-
Commercial	-
Industrial	-
Institutional/Other	-
Total number residential units (residential only)	400

Automobile Infrastructure	Required	Proposed	Proposed (%)
Number of parking spaces	802	1197	
Number of parking spaces with physical provision for future EV charging (residential)	-	-	
Number of parking spaces dedicated for priority parking: LEV, car pooling, car sharing (distribution/commuter)	-	4	
Cycling Infrastructure	Required	Proposed	Proposed (%)
Number of long-term bicycle parking spaces (residential)	306	4492	
Number of long-term bicycle parking spaces (all other uses)	-	-	
Number of long-term bicycle parking (residential and all other uses) located on:			
a) first story of building	-	-	
b) second story of building	-	-	
c) first level below-ground (also indicate % of net area of level occupied by bicycle parking)	-	136	
d) second level below-ground (also indicate % of net area of level occupied by bicycle parking)	-	141	
e) other levels below-ground (also indicate % of net area of level occupied by bicycle parking)	-	108	
Number of short-term bicycle parking spaces (residential only)	45	45	
Number of short-term bicycle parking spaces (all other uses)	-	4 (in ROW)	
Number of male shower and change facilities (non-residential only)	-	-	
Number of female shower and change facilities (non-residential only)	-	-	
Storage and Collection of Recycling and Drapery Waste	Required	Proposed	Proposed (%)
Waste storage room area (residential only) (m ²)	127.4	501.9	

Cycling Infrastructure	Required	Proposed	Proposed (%)
Number of bicycle parking spaces (residential and all other uses) at-grade or on first level below grade	46	45	
Urban Heat Island Reduction: At Grade			
Total non-roof hardpave area			
a) high albedo surface material		354.4	93.5
b) open-grid pavement	191.7	356.6	
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			
Available Roof Space (m ²)			
a) Available Roof Space provided as Green Roof (m ² and %)	0	0	-
b) Available Roof Space provided as Cool Roof (m ² and %)	749.7	749.7	100
Water Efficiency			
Total landscaped site area (m ²)		147.2	
a) Landscaped site area planted with drought-tolerant plants (minimum 50%) (m ² and %)		41.5	62.2
Urban Forest: Increase Tree Canopy			
Total site area (m ²)		2091.8	
Total number of trees planted (site area x 0.45 = 96)	13	24	
Number of surface parking spaces (if applicable)			
a) Number of shade trees located in surface parking area interior (minimum 1 tree for 6 parking spaces)	-	-	
Natural Heritage: Site			
Total number of species planted			
a) Total number of native species planted and % of total species planted (minimum 50%)	5	0 ^a	50
Bird Friendly Glazing			
Total area of glazing within 12m above grade (including glass facade, balcony railings)		819.9	
Total area of treated glazing (minimum 80% of total area of glazing within 12m above grade) (m ² and %)		696.9	85
Percentage of glazing within 12m above grade treated with:			
a) Low reflectance opaque materials			
b) Visual markers			
c) Shading			
Storage and Collection of Recycling and Organic Waste			
Waste storage areas for bulky items and other (minimum 10m ²) (residential only)	10.0	14.8	



Type G loading space and all driveways and passageways providing access thereto shall be constructed to the requirements of the OBC, including allowance for City of Toronto bulk lift and rear bin loading with impact factors (5% up to 15 km/h and 30% for higher speeds) where they are to be built as supported members. The structure shall be designed to safely support a collection vehicle weighing 35,000 kg.

All pathways that the collection vehicle will use in order to access the holding space will have a minimum overhead travelling clearance of **4.4m** and will not have a grade **greater than 1%**. The collection vehicle movements will have a turning radii of 9.5m inside and 14m outside, entering and exiting the site and the type G loading space. The collection vehicle will be entering and exiting the site in a forward motion. Type G loading spaces is to be constructed of 200mm reinforced concrete and shall not have a slope of more than 2%.

Residential waste room will be at least 61m² in size.
Provide and maintain acceptable warning signs at the
top of the underground parking garage to alert
motorists of the presence of large trucks.

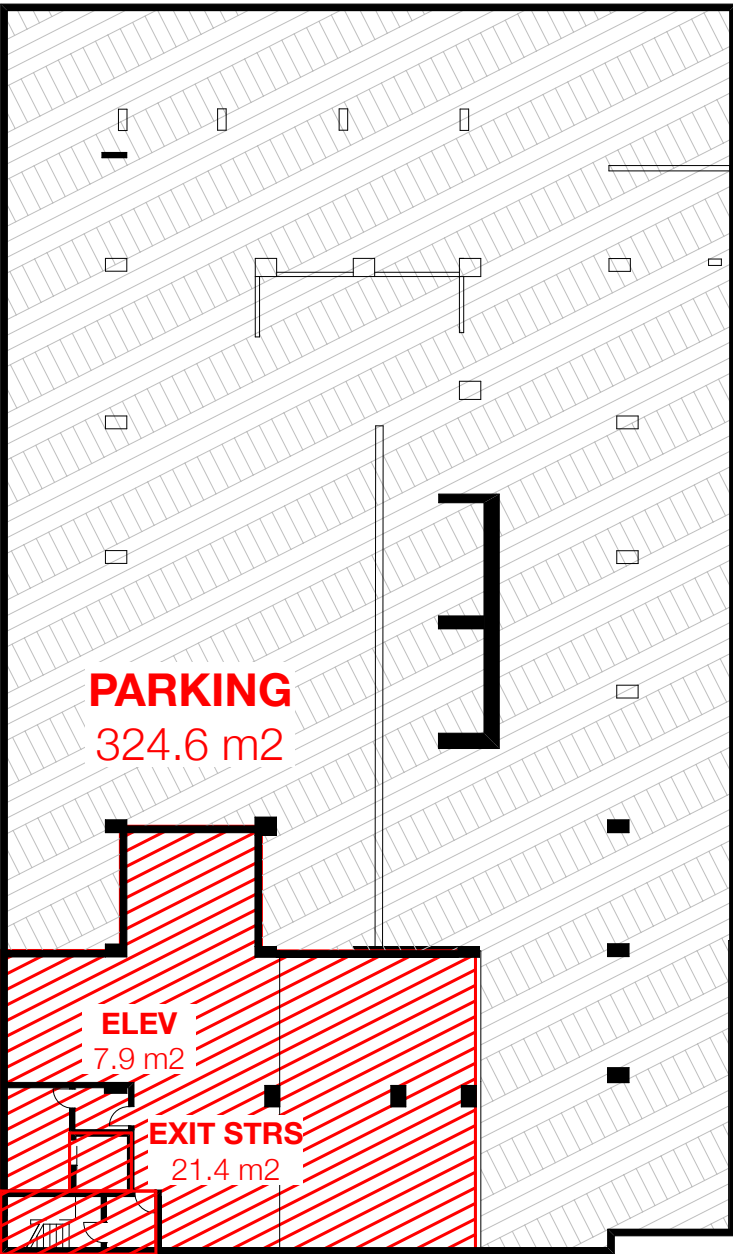
Load support shall be sufficient to support the expected loads imposed by firefighting equipment, meet the requirements of the Canadian Highway Bridge Design Code, CAN/CSA-S6, and shall be surfaced in order to be accessible under all climactic conditions.

Glass reflections shall be muted for the full height of the buildings. Exterior lighting fixtures shall be shielded and directed downward to minimize light pollution. Ground level ventilation grates have a porosity of less than 2cm x 2cm.

Grading and finished floor elevations subject to review and approval by civil engineer.

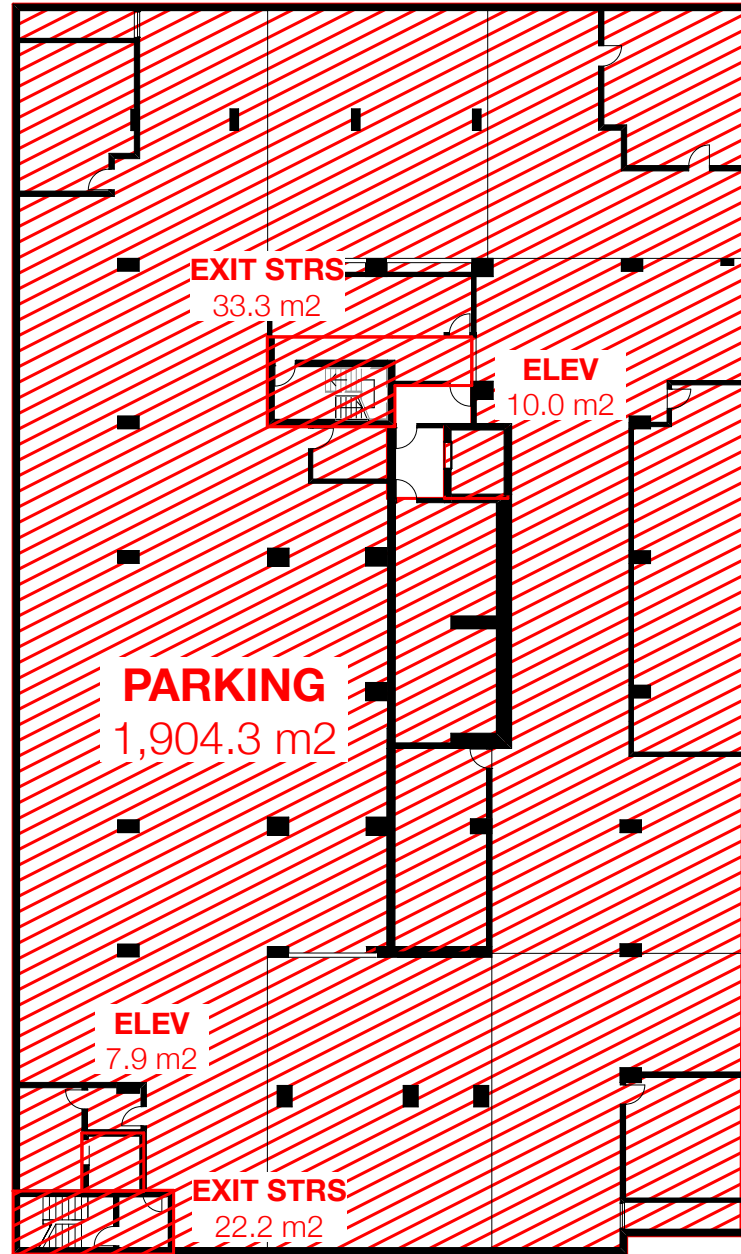
See Grading Plan for final grading

Be advised that should any party, including the Owner or any subsequent owner, apply for more than one condominium corporation encompassing any or all of this development or make an application that results in a land division, City of Toronto staff may require legal assurances, including but not limited to easements, with respect to the approved services. Such assurances will be determined at the time of application for condominium approval.



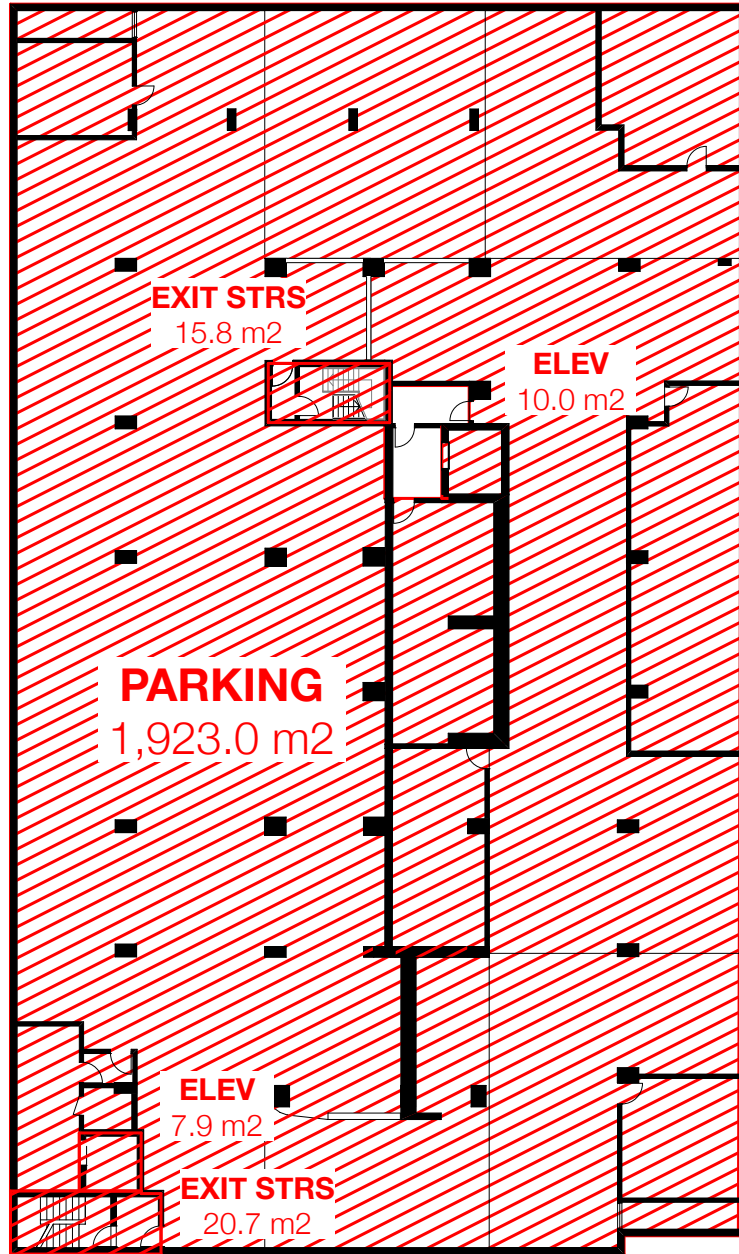
Parking
353.9 m2

P4



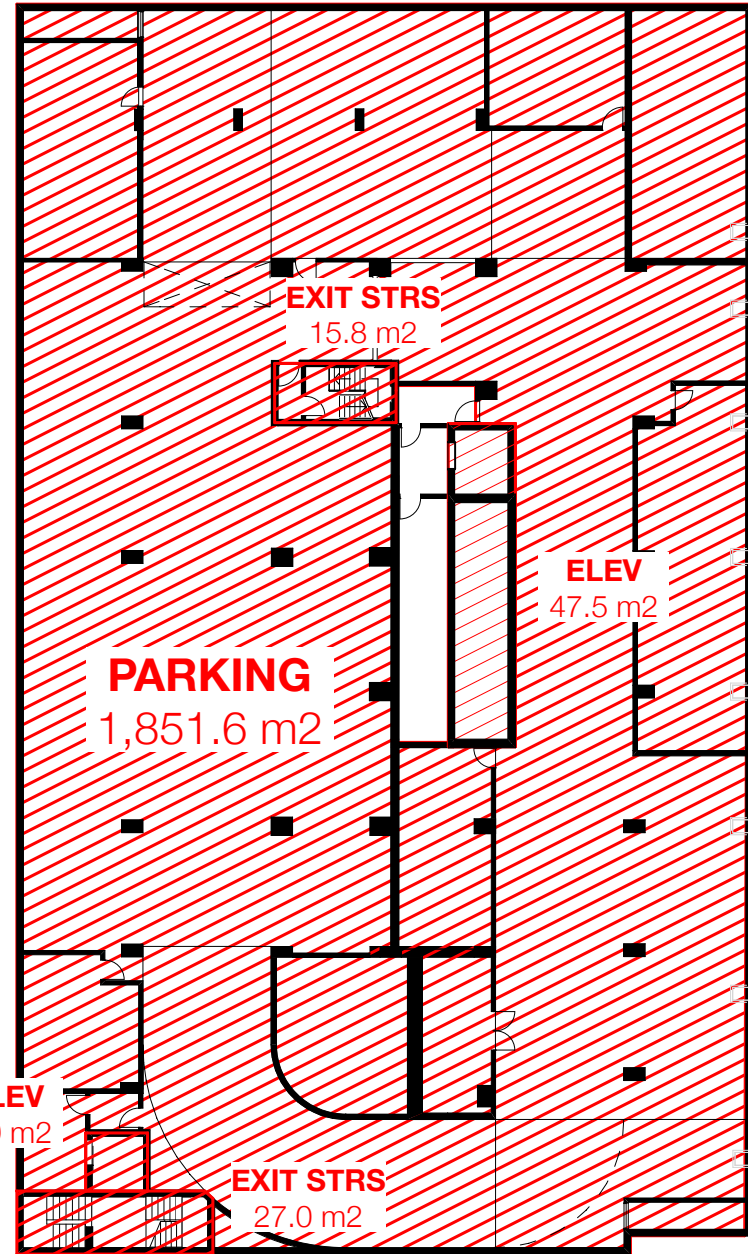
Parking
2,008.6 m2

P3



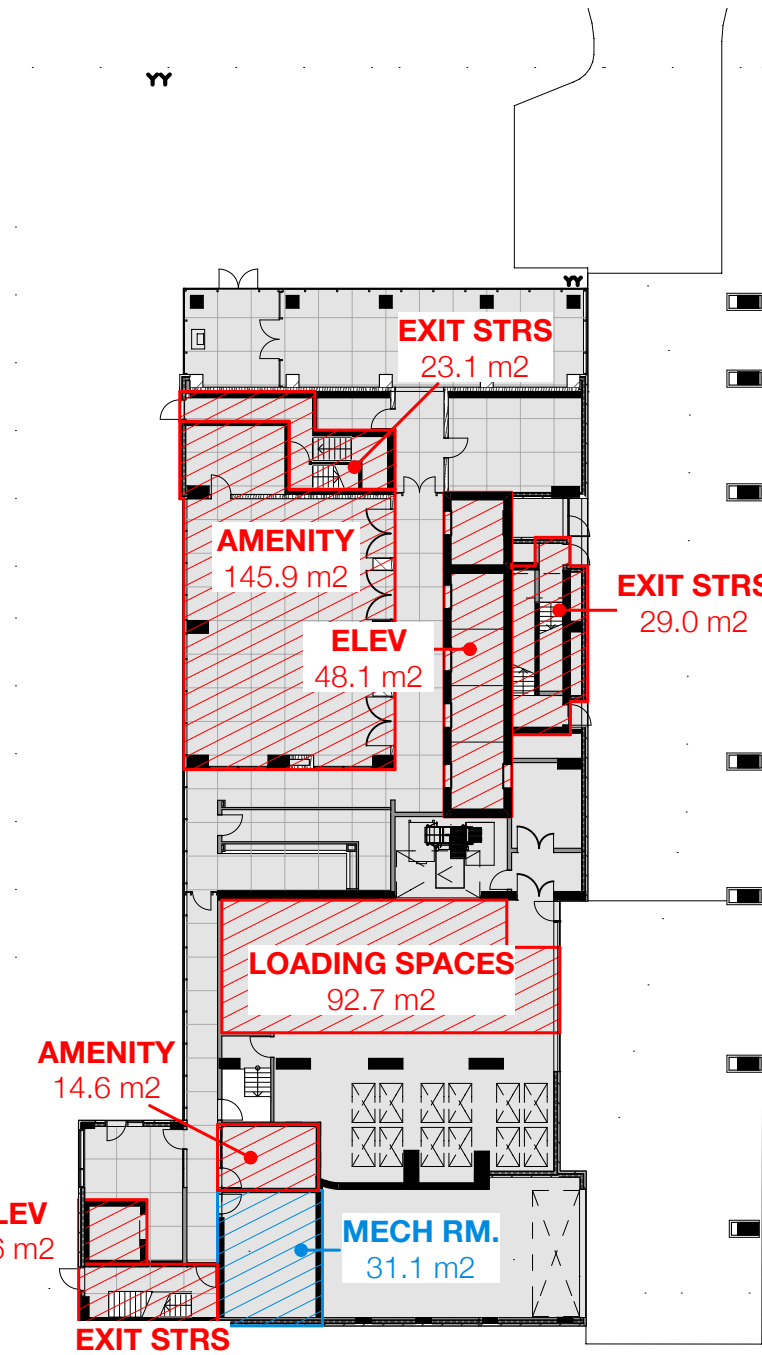
Parking
2,008.6 m2

P2



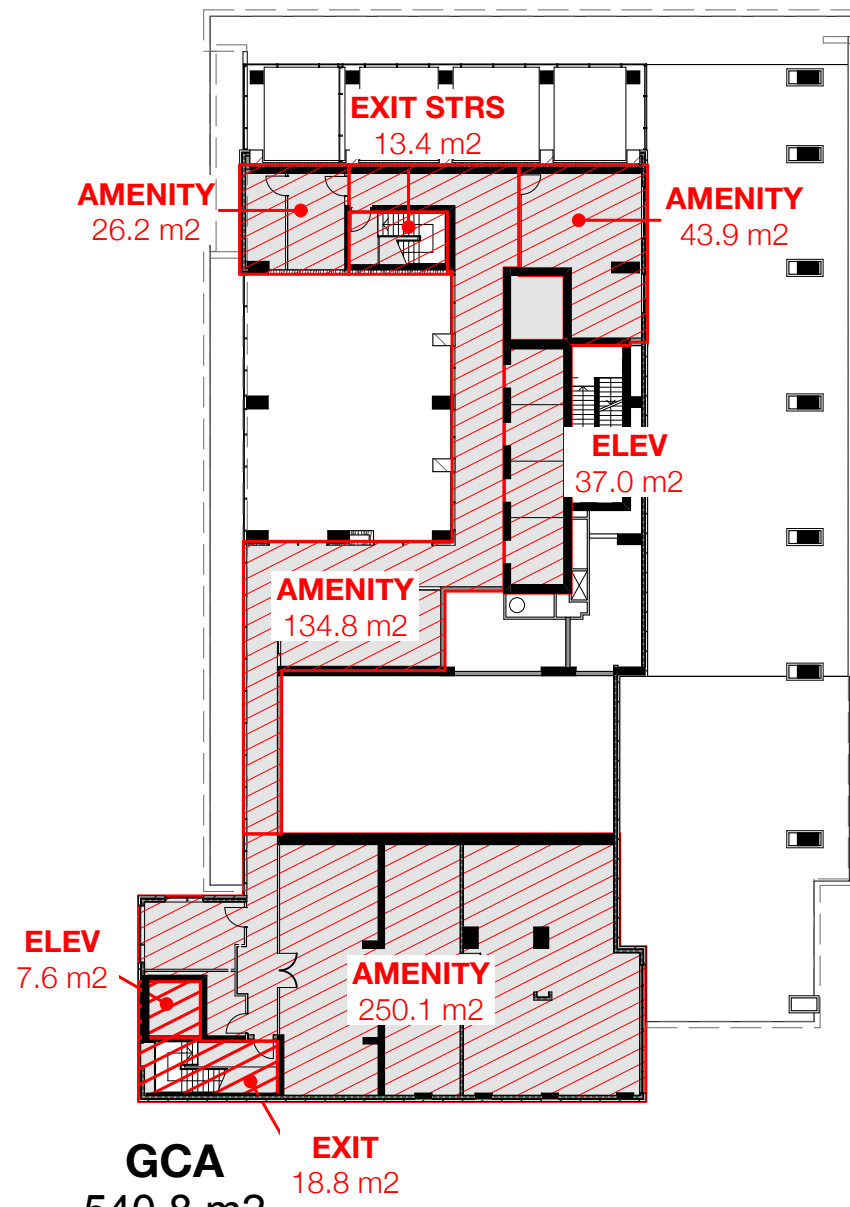
Parking
2,008.6 m2

P1



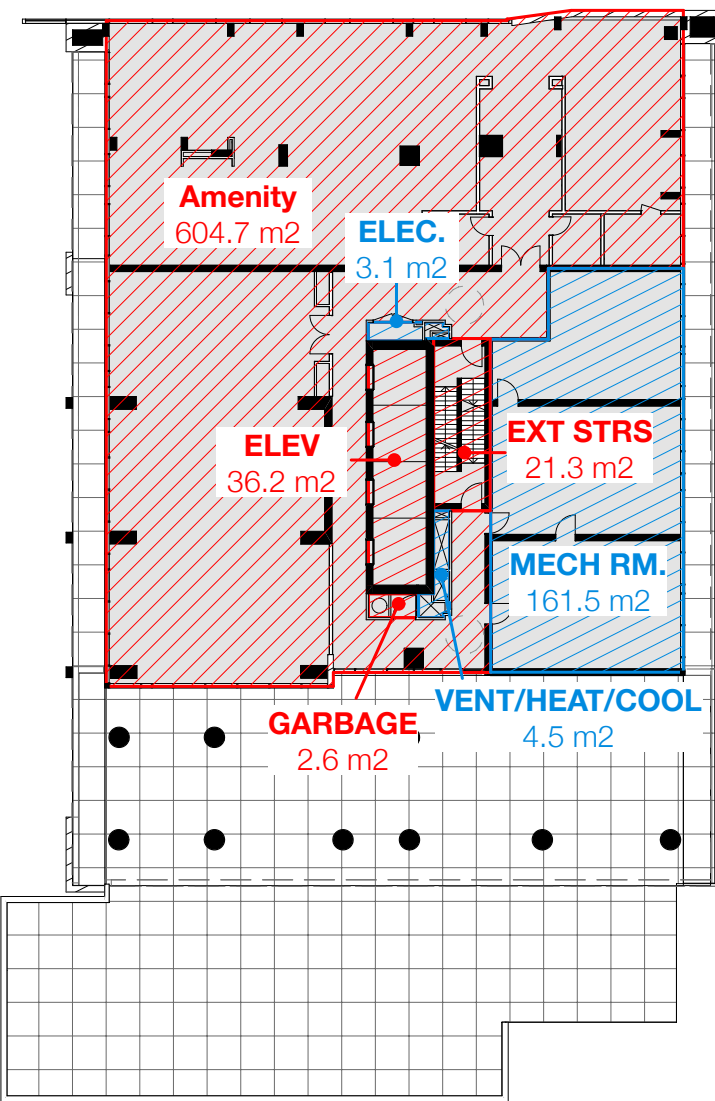
GCA
948.7 m2

Ground Floor



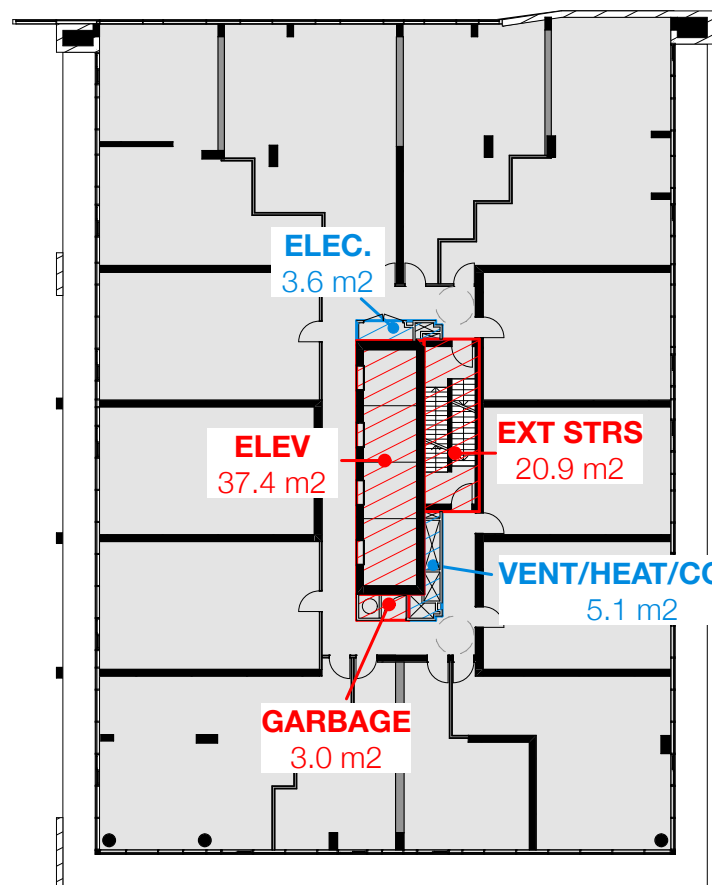
GCA
540.8 m2

Mezzanine



GCA
835.4 m2

2F Amenity



GCA
1,054.6 m2

3F-4F Podium

RESIDENTIAL GROSS FLOOR AREA DEDUCTIONS	
	Zoning By-law No. 569-2013
	Zoning By-law No. 438-86

Building Statistics

Storey Range	Height		Gross Construction Area		ZBL No. 569-2013		ZBL No. 438-86	
	Floor Elevation	Floor to Floor	Gross Floor Area		deductions as per ZBL No. 569-2013	res zoning GFA	deductions as per ZBL No. 438-86	res zoning GFA
	m	m	m²	m²	m²	m²	m²	m²
Roof	156.20							
Mechanical	148.45	7.75	576.8	-576.8	0.0	-576.8	0.0	
46 PH Upper	144.00	4.45	683.8	-61.3	622.5	-67.0	616.8	
45 PH Lower	140.45	3.55	683.8	-61.3	622.5	-67.0	616.8	
44	136.90	3.55	749.1	-61.3	687.8	-67.0	682.1	
43	133.65	3.25	749.1	-61.3	687.8	-67.0	682.1	
42	130.70	2.95	749.1	-61.3	687.8	-67.0	682.1	
41	127.75	2.95	749.1	-61.3	687.8	-67.0	682.1	
40	124.80	2.95	749.1	-61.3	687.8	-67.0	682.1	
39	121.55	3.25	749.1	-61.3	687.8	-67.0	682.1	
38	118.60	2.95	749.1	-61.3	687.8	-67.0	682.1	
37	115.65	2.95	749.1	-61.3	687.8	-67.0	682.1	
36	112.70	2.95	749.1	-61.3	687.8	-67.0	682.1	
35	109.75	2.95	749.1	-61.3	687.8	-67.0	682.1	
34	106.80	2.95	749.1	-61.3	687.8	-67.0	682.1	
33	103.85	2.95	749.1	-61.3	687.8	-67.0	682.1	
32	100.90	2.95	749.1	-61.3	687.8	-67.0	682.1	
31	97.95	2.95	749.1	-61.3	687.8	-67.0	682.1	
30	94.70	3.25	749.1	-61.3	687.8	-67.0	682.1	
29	91.75	2.95	749.1	-61.3	687.8	-67.0	682.1	
28	88.80	2.95	749.1	-61.3	687.8	-67.0	682.1	
27	85.85	2.95	749.1	-61.3	687.8	-67.0	682.1	
26	82.90	2.95	749.1	-61.3	687.8	-67.0	682.1	
25	79.95	2.95	749.1	-61.3	687.8	-67.0	682.1	
24	76.70	3.25	749.1	-61.3	687.8	-67.0	682.1	
23	73.45	3.25	749.1	-61.3	687.8	-67.0	682.1	
22	70.50	2.95	749.1	-61.3	687.8	-67.0	682.1	
21	67.25	3.25	749.1	-61.3	687.8	-67.0	682.1	
20	64.30	2.95	749.1	-61.3	687.8	-67.0	682.1	
19	61.35	2.95	749.1	-61.3	687.8	-67.0	682.1	
18	58.40	2.95	749.1	-61.3	687.8	-67.0	682.1	
17	55.45	2.95	749.1	-61.3	687.8	-67.0	682.1	
16	52.50	2.95	749.1	-61.3	687.8	-67.0	682.1	
15	49.55	2.95	749.1	-61.3	687.8	-67.0	682.1	
14	46.60	2.95	749.1	-61.3	687.8	-67.0	682.1	
13	43.65	2.95	749.1	-61.3	687.8	-67.0	682.1	
12	40.40	3.25	749.1	-61.3	687.8	-67.0	682.1	
11	37.45	2.95	749.1	-61.3	687.8	-67.0	682.1	
10	34.50	2.95	749.1	-61.3	687.8	-67.0	682.1	
9	31.55	2.95	749.1	-61.3	687.8	-67.0	682.1	
8	28.60	2.95	749.1	-61.3	687.8	-67.0	682.1	
7	25.65	2.95	749.1	-61.3	687.8	-67.0	682.1	
6 Typical Tower	22.70	2.95	749.1	-61.3	687.8	-67.0	682.1	
5 Transition	19.45	3.25	749.1	-61.3	687.8	-67.0	682.1	
4	16.00	3.45	1,054.6	-61.3	993.3	-67.0	987.6	
3 Podium	12.75	3.25	1,054.6	-61.3	993.3	-67.0	987.6	
2 Amenity	8.00	4.75	835.4	-664.8	170.6	-838.0	-2.6	
M Upper Lobby/Amenity	3.25	4.75	537.0	-531.8	5.2	-531.8	5.2	
ground floor Lobby / Amenity	0.00	3.25	948.7	-393.2	555.5	-425.6	523.1	
P1 Parking	-4.43	4.43	2,008.6	-1,949.8	58.8	-1,949.8	58.8	
P2 Parking	-7.56	3.13	2,008.6	-1,977.4	31.2	-1,977.4	31.2	
P3 Parking	-10.22	2.66	2,008.6	-1,977.7	30.9	-1,977.7	30.9	
P4 Parking			353.8	-353.9	0.0	-353.9		
total			42,718.3	-11,122.6	31,595.8	-11,225.1	31,139.4	

GFA DEDUCTIONS

no.	storey	indoor amenity GFA m²	elevator m²	ext stairs m²	garbage chute m²	bike parking above grade m²	parking m²	loading space m²	TOTAL GFA deductions per floor - ZBL No. 569-2013 m²	spaces for heating, cooling, vent., elec., mech. or telecomm. m²	TOTAL GFA deductions per floor - ZBL No. 438-86 m²
	Typical Tower		37.4	20.9	3.0				-61.3	8.7	-67.0
	Podium		37.4	20.9	3.0				-61.3	8.7	-67.0
	2F Amenity	604.7	36.2	21.3	2.6				-664.8	175.8	-838.0
	Mezz Amenity	455.0	44.6	32.2					-531.8		-531.8
	ground floor	160.5	57.7	70.8	0.0			104.2	-393.2	32.4	-425.6
	P1		55.4	42.8			1,851.6		-1,949.8		-1,949.8
	P2		17.9	36.5			1,923.0		-1,977.4		-1,977.4
	P3		17.9	55.5			1,904.3		-1,977.7		-1,977.7
	P4		7.9	21.4			324.6		-353.9		-353.9
	TOTAL	1,220.2									

AMENITY SPACE

required		provided	
indoor	880.0 m²	9,472 f	1,220.2 m²
outdoor	880.0 m²	9,472 f	684.1 m²
Total	1,760.0 m²	18,944 f	1,904.3 m²
POPS			441.9 m²
Total w/ POPS			2,346.2 m²
			25,254 f
			5.33 m2 per unit

Note: Building permit issuance shall be subject to the building permit drawings not being in contravention with these approved plans and drawings including, but not limited to, the exterior design of the building and exterior building materials

TACT Architecture Inc.

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job title
39-41 Roehampton Ave.

client
Metropia + Capital Developments

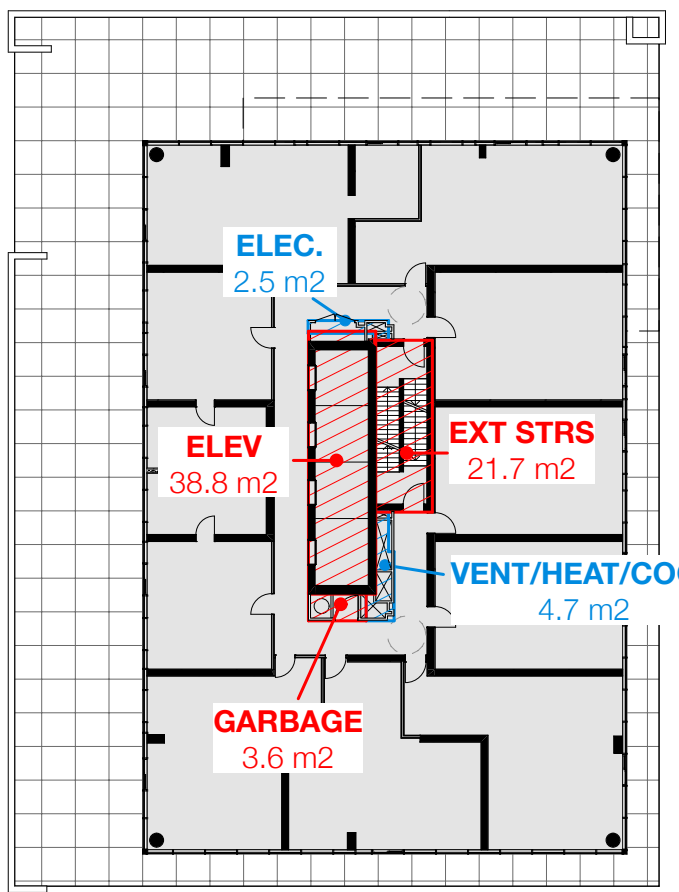
sheet title
GFA Diagrams

drawn by
RM, MJ, AK, RD

checked by
PJ

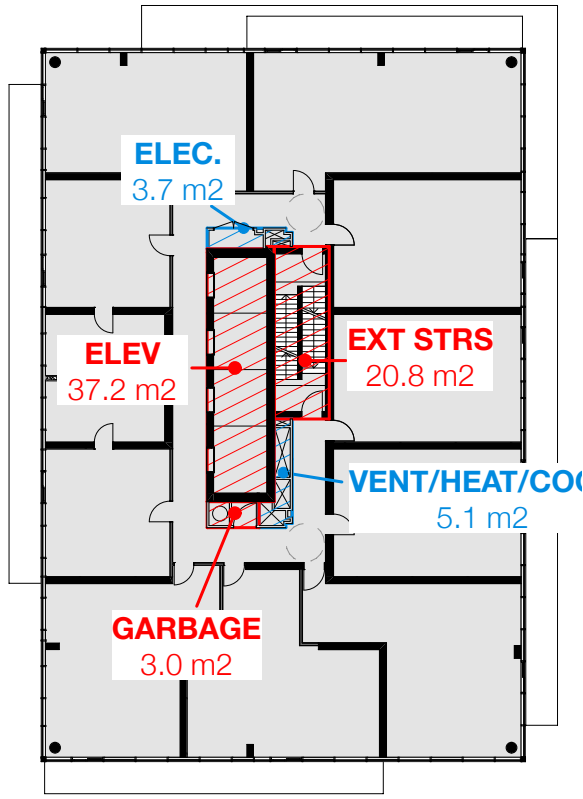
issue date
Wednesday, April 18, 2018

job number
1614



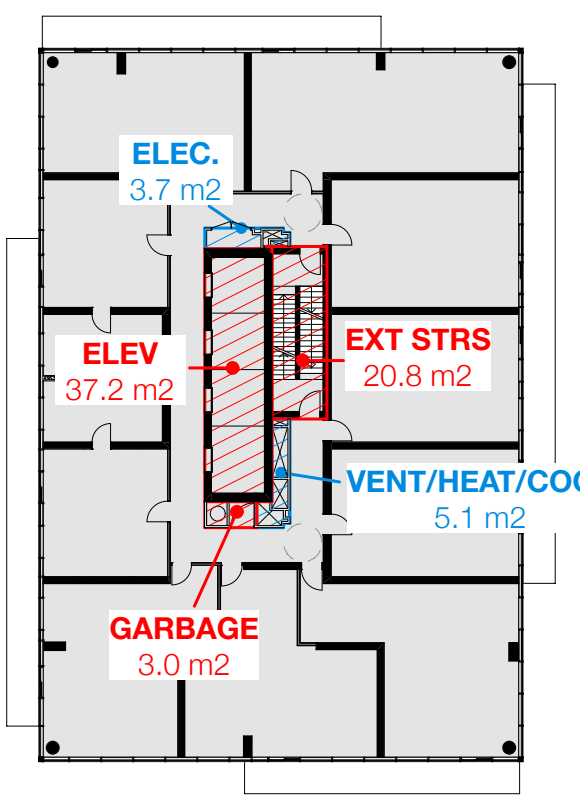
GCA
749.1 m2

5F



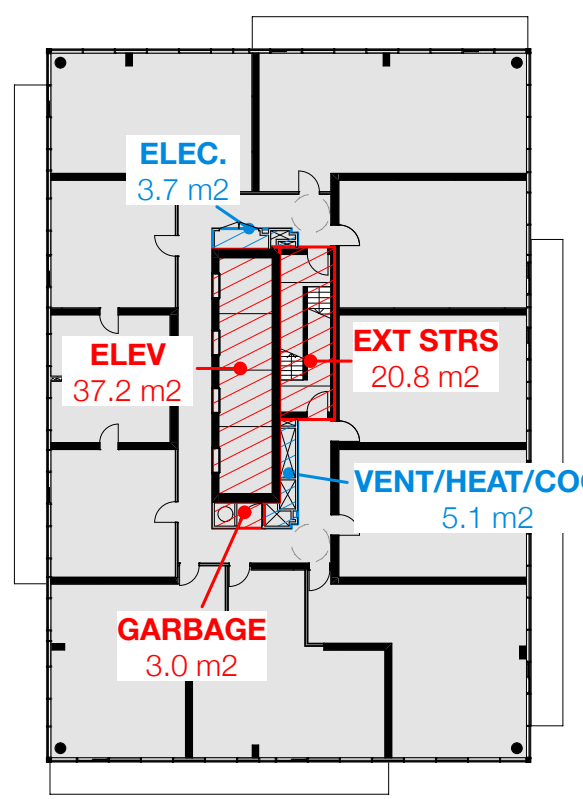
GCA
749.1 m2

6F-9F - Typical Tower



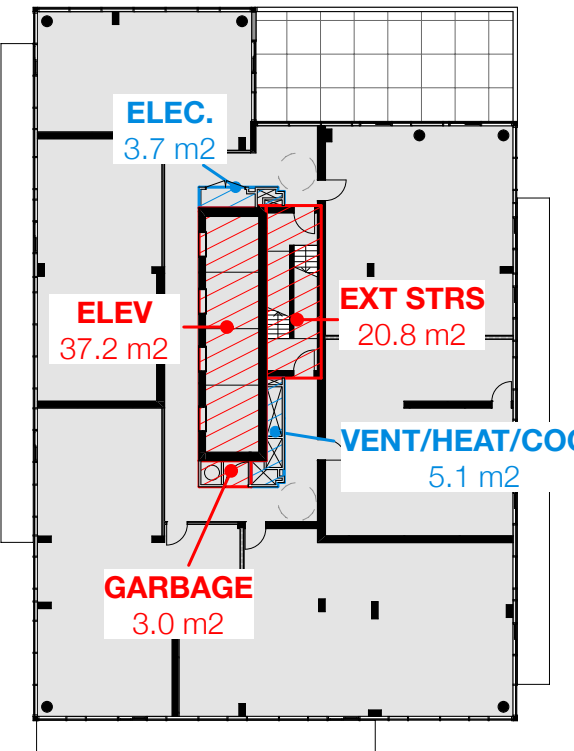
GCA
749.1 m2

10F-36F - Typical Tower



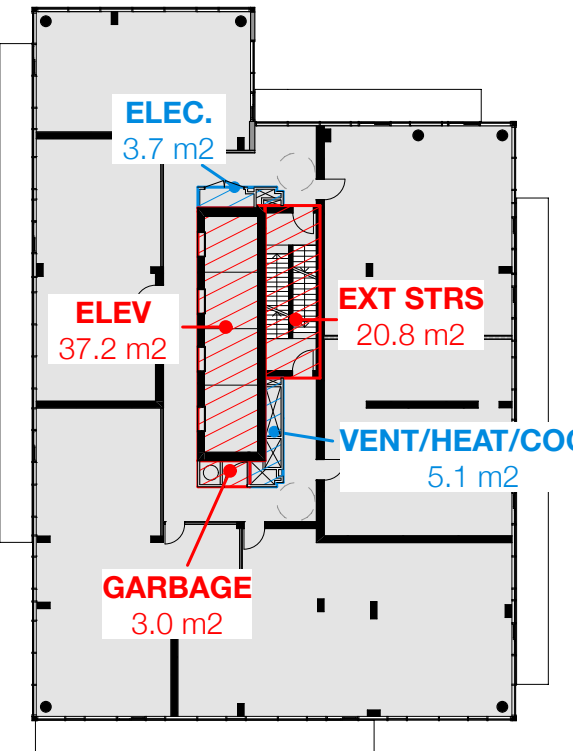
GCA
749.1 m2

37F-44F - Typical Tower



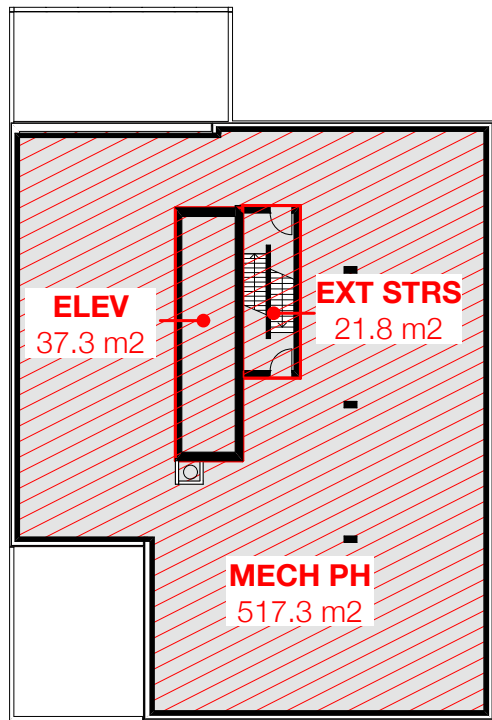
GCA
683.8 m2

45F



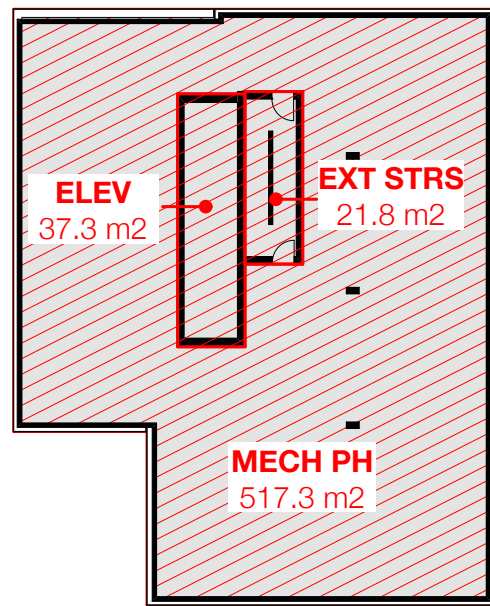
GCA
683.8 m2

46F



GCA
576.8 m2

Lower Mech PH



GCA
576.4 m2

Upper Mech PH

RESIDENTIAL GROSS FLOOR AREA DEDUCTIONS	
	Zoning By-law No. 569-2013
	Zoning By-law No. 438-86

Building Statistics

Building Statistics			ZBL No. 569-2013						ZBL No. 438-86	
Height			Gross Construction Area		Gross Floor Area		Gross Floor Area			
Storey Range	Floor Elevation	Floor to Floor	total GCA	deductions as per ZBL No. 569-2013	res zoning GFA	deductions as per ZBL No. 438-86	res zoning GFA			
	m	m	m ²	m ²	m ²	m ²	m ²			
	Roof	156.20								
	Mechanical	148.45	7.75	576.8	-576.8	0.0	-576.8	0.0		
46	PH Upper	144.00	4.45	683.8	-61.3	622.5	-67.0	616.8		
45	PH Lower	140.45	3.55	683.8	-61.3	622.5	-67.0	616.8		
44		136.90	3.55	749.1	-61.3	687.8	-67.0	682.1		
43		133.65	3.25	749.1	-61.3	687.8	-67.0	682.1		
42		130.70	2.95	749.1	-61.3	687.8	-67.0	682.1		
41		127.75	2.95	749.1	-61.3	687.8	-67.0	682.1		
40		124.80	2.95	749.1	-61.3	687.8	-67.0	682.1		
39		121.55	3.25	749.1	-61.3	687.8	-67.0	682.1		
38		118.60	2.95	749.1	-61.3	687.8	-67.0	682.1		
37		115.65	2.95	749.1	-61.3	687.8	-67.0	682.1		
36		112.70	2.95	749.1	-61.3	687.8	-67.0	682.1		
35		109.75	2.95	749.1	-61.3	687.8	-67.0	682.1		
34		106.80	2.95	749.1	-61.3	687.8	-67.0	682.1		
33		103.85	2.95	749.1	-61.3	687.8	-67.0	682.1		
32		100.90	2.95	749.1	-61.3	687.8	-67.0	682.1		
31		97.95	2.95	749.1	-61.3	687.8	-67.0	682.1		
30		94.70	3.25	749.1	-61.3	687.8	-67.0	682.1		
29		91.75	2.95	749.1	-61.3	687.8	-67.0	682.1		
28		88.80	2.95	749.1	-61.3	687.8	-67.0	682.1		
27		85.85	2.95	749.1	-61.3	687.8	-67.0	682.1		
26		82.90	2.95	749.1	-61.3	687.8	-67.0	682.1		
25		79.95	2.95	749.1	-61.3	687.8	-67.0	682.1		
24		76.70	3.25	749.1	-61.3	687.8	-67.0	682.1		
23		73.45	3.25	749.1	-61.3	687.8	-67.0	682.1		
22		70.50	2.95	749.1	-61.3	687.8	-67.0	682.1		
21		67.25	3.25	749.1	-61.3	687.8	-67.0	682.1		
20		64.30	2.95	749.1	-61.3	687.8	-67.0	682.1		
19		61.35	2.95	749.1	-61.3	687.8	-67.0	682.1		
18		58.40	2.95	749.1	-61.3	687.8	-67.0	682.1		
17		55.45	2.95	749.1	-61.3	687.8	-67.0	682.1		
16		52.50	2.95	749.1	-61.3	687.8	-67.0	682.1		
15		49.55	2.95	749.1	-61.3	687.8	-67.0	682.1		
14		46.60	2.95	749.1	-61.3	687.8	-67.0	682.1		
13		43.65	2.95	749.1	-61.3	687.8	-67.0	682.1		
12		40.40	3.25	749.1	-61.3	687.8	-67.0	682.1		
11		37.45	2.95	749.1	-61.3	687.8	-67.0	682.1		
10		34.50	2.95	749.1	-61.3	687.8	-67.0	682.1		
9		31.55	2.95	749.1	-61.3	687.8	-67.0	682.1		
8		28.60	2.95	749.1	-61.3	687.8	-67.0	682.1		
7		25.65	2.95	749.1	-61.3	687.8	-67.0	682.1		
6	Typical Tower	22.70	2.95	749.1	-61.3	687.8	-67.0	682.1		
5	Transition	19.45	3.25	749.1	-61.3	687.8	-67.0	682.1		
4		16.00	3.45	1,054.6	-61.3	993.3	-67.0	987.6		
3	Podium	12.75	3.25	1,054.6	-61.3	993.3	-67.0	987.6		
2	Amenity	8.00	4.75	835.4	-664.8	170.6	-838.0	-2.6		
M	Upper Lobby/Amenity	3.25	4.75	537.0	-531.8	5.2	-531.8	5.2		
ground floor	Lobby / Amenity	0.00	3.25	948.7	-393.2	555.5	-425.6	523.1		
P1	Parking	-4.43	4.43	2,008.6	-1,949.8	58.8	-1,949.8	58.8		
P2	Parking	-7.56	3.13	2,008.6	-1,977.4	31.2	-1,977.4	31.2		
P3	Parking	-10.22	2.66	2,008.6	-1,977.7	30.9	-1,977.7	30.9		
P4	Parking			353.8	-353.9	0.0	-353.9			
total				42,718.3	-11,122.6	31,595.8	-11,225.1	31,139.4		

GFA DEDUCTIONS

no.	storey	indoor amenity GFA	elevator	ext stairs	garbage chute	bike parking above grade	parking	loading space	TOTAL GFA deductions per floor - ZBL No. 569-2013	spaces for heating, cooling, vent., elec., mech. or telecomm.	TOTAL GFA deductions per floor - ZBL No. 438-86
		m²	m²	m²	m²	m²	m²	m²	m²	m²	m²
	Typical Tower		37.4	20.9	3.0				-61.3	8.7	-67.0
	Podium		37.4	20.9	3.0				-61.3	8.7	-67.0
	2F Amenity	604.7	36.2	21.3	2.6				-664.8	175.8	-838.0
	Mezz Amenity	455.0	44.6	32.2					-531.8		-531.8
	ground floor	160.5	57.7	70.8	0.0			104.2	-393.2	32.4	-425.6
	P1		55.4	42.8			1,851.6		-1,949.8		-1,949.8
	P2		17.9	36.5			1,923.0		-1,977.4		-1,977.4
	P3		17.9	55.5			1,904.3		-1,977.7		-1,977.7
	P4		7.9	21.4			324.6		-353.9		-353.9
TOTAL		1,220.2									

AMENITY SPACE

required		provided	
indoor	880.0 m²	9,472 f	1,220.2 m²
outdoor	880.0 m²	9,472 f	684.1 m²
Total	1,760.0 m²	18,944 f	1,904.3 m²
POPS			441.9 m²
Total w/ POPS			2,346.2 m²

Note: Building permit issuance shall be subject to the building permit drawings not being in contravention with these approved plans and drawings including, but not limited to, the exterior design of the building and exterior building materials

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job title
39-41 Roehampton Ave.

client
Metropia + Capital Developments

sheet title
GFA Diagrams

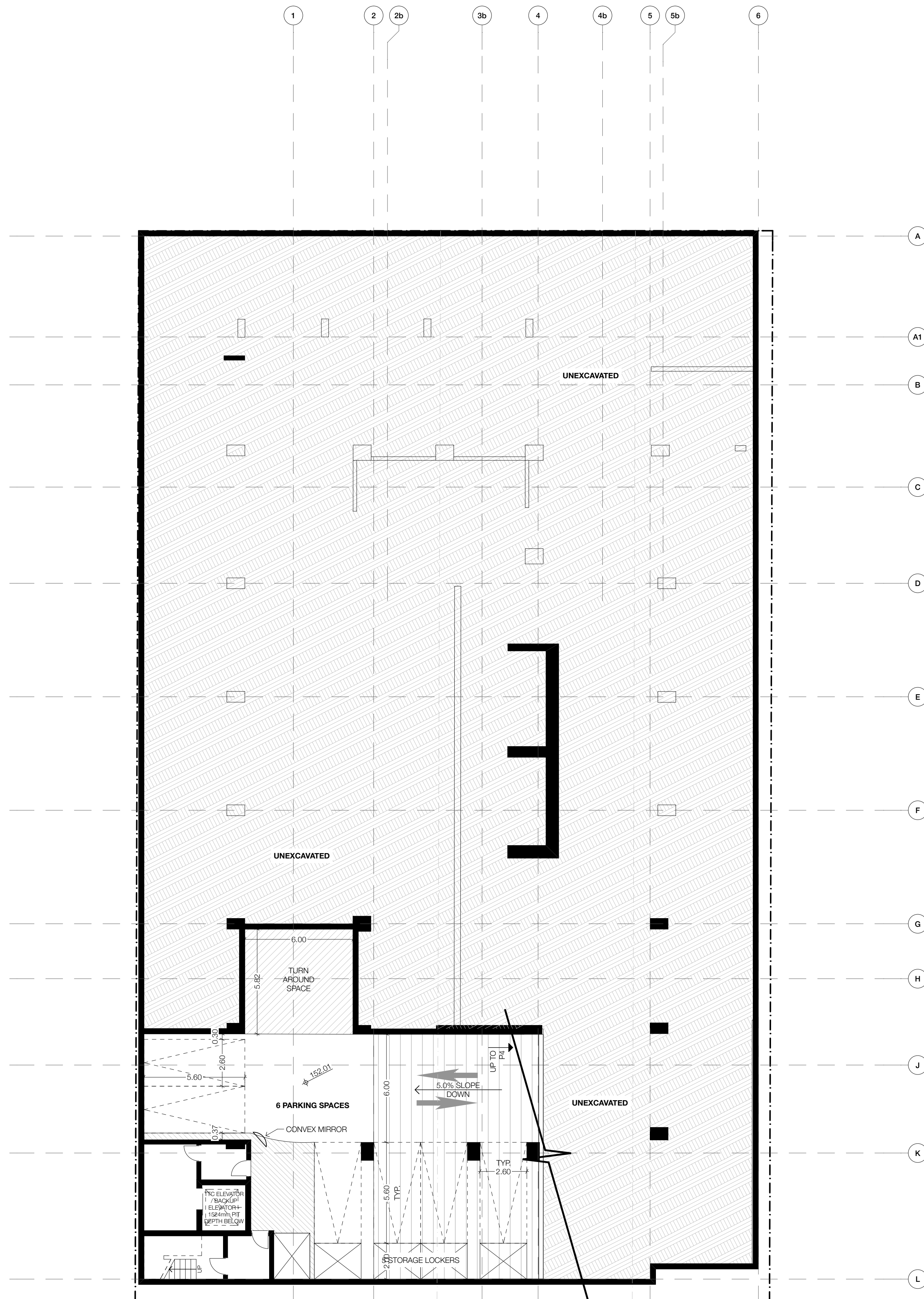
drawn by
RM, MJ, AK, RD

checked by
PJ

issue date
Wednesday, April 18, 2018

job number
1614

	CONVEX MIRROR
	TWO WAY TRAFFIC
	HORIZONTAL BICYCLE STORAGE 1.2m HEIGHT MIN
	STACKED BICYCLE STORAGE 2.75m HEIGHT MIN
	VERTICAL BICYCLE STORAGE 2.4m HEIGHT MIN
	STORAGE LOCKER 2.0m HEIGHT MIN
	STANDARD PARKING SPACE 2.1m HEIGHT MIN
	BARRIER FREE PARKING SPACE W/ SHARED AISLE 2.1m HEIGHT MIN



Parking
353.9 m2

PARKING STATS

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job title
39-41 Roehampton Ave.

client
Metropia + Capital Developments

sheet title
P4 Plan

drawn by **RM. MJ. AK. RD** checked by **PJ**

issue date
Wednesday, April 18, 2018

job number scale
1614 **1:150**

A2.1

	CONVEX MIRROR
	TWO WAY TRAFFIC
 0.60 ↑ 1.80 ↓	HORIZONTAL BICYCLE STORAGE 1.2m HEIGHT MIN
 0.60 ↑ 1.80 ↓	STACKED BICYCLE STORAGE 2.75m HEIGHT MIN
 0.60 ↑ 1.20 ↓	VERTICAL BICYCLE STORAGE 2.4m HEIGHT MIN
 ↑ VARIES ↓	STORAGE LOCKER 2.0m HEIGHT MIN
 5.60 2.60	STANDARD PARKING SPACE 2.1m HEIGHT MIN
 5.60 3.40 BF 1.50	BARRIER FREE PARKING SPACE W/ SHARED AISLE 2.1m HEIGHT MIN

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Job title
39-41 Roehampton Ave.

Metropia + Capital Developments

sheet title
P3 Plan

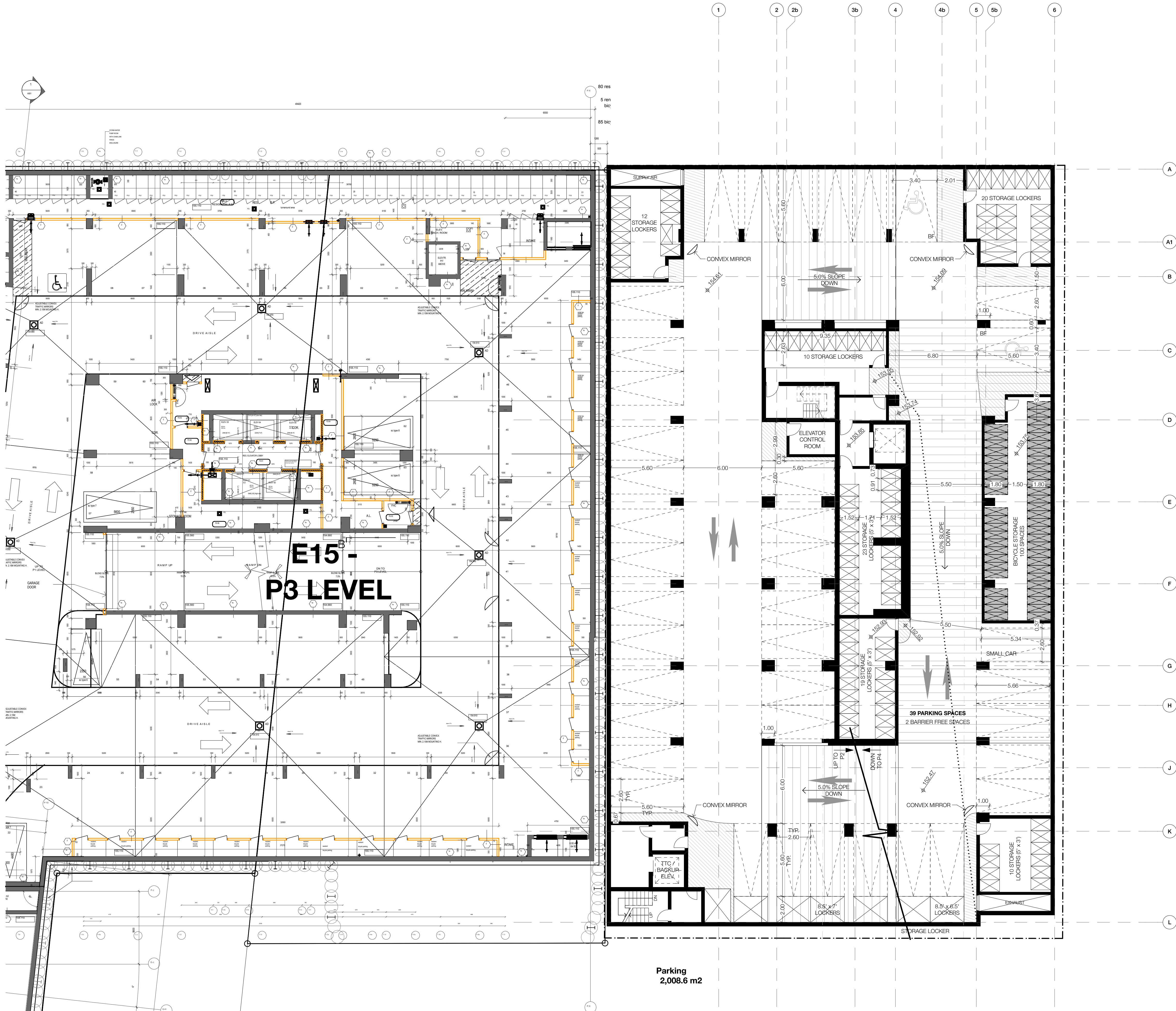
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Issue date
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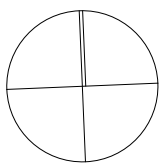
job number scale
1614 **1:150**

A2.2

[illegible]

SYMBOL LEGEND

- CONVEX MIRROR
- TWO WAY TRAFFIC
- HORIZONTAL BICYCLE STORAGE
1.2m HEIGHT MIN
- STACKED BICYCLE STORAGE
2.75m HEIGHT MIN
- VERTICAL BICYCLE STORAGE
2.4m HEIGHT MIN
- STORAGE LOCKER
2.0m HEIGHT MIN
- STANDARD PARKING SPACE
2.1m HEIGHT MIN
- BARRIER FREE PARKING SPACE
2.1m HEIGHT MIN



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job title
39-41 Roehampton Ave.

client
Metropia + Capital Developments

sheet title
P2 Plan

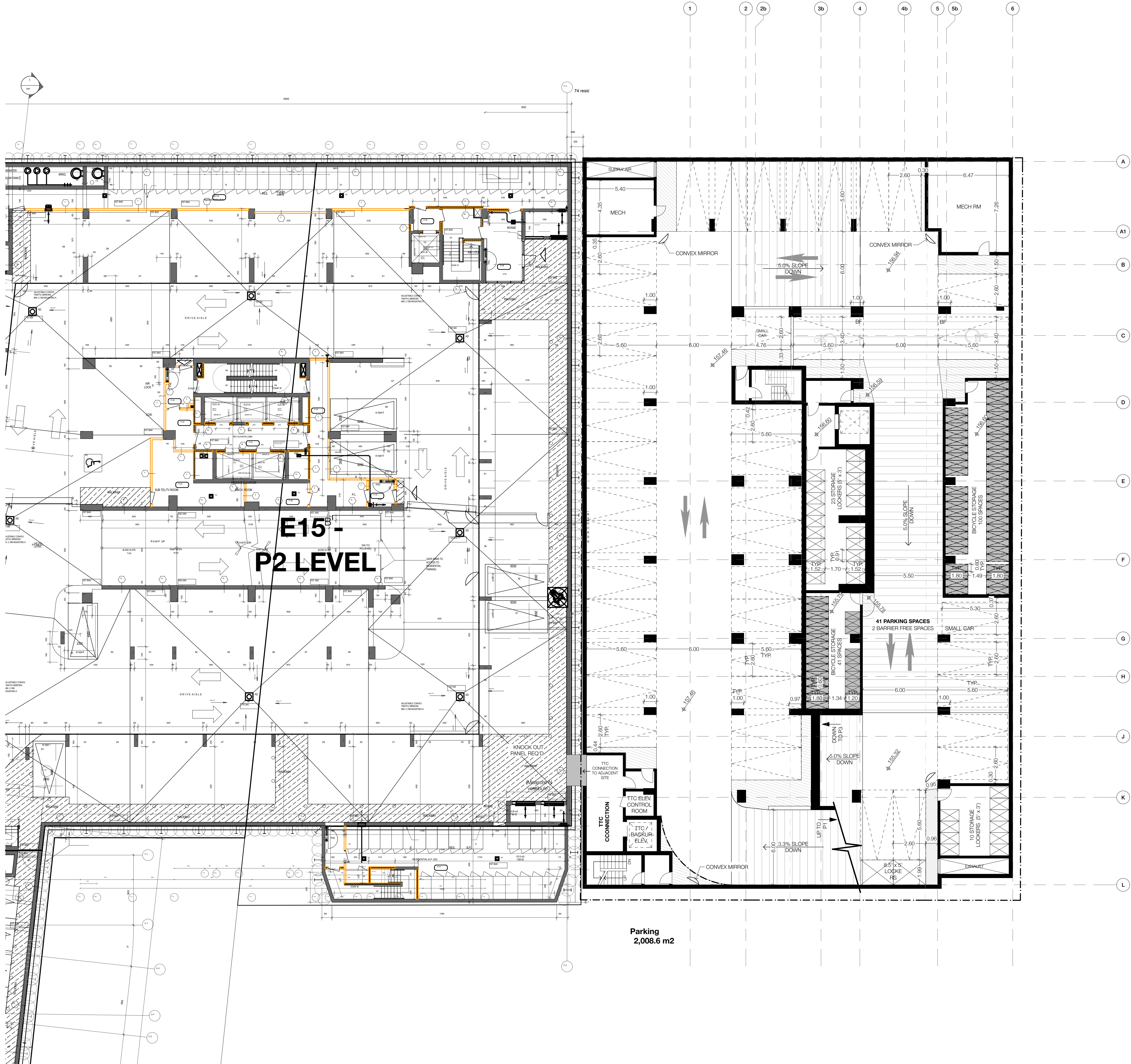
drawn by
RM, MJ, AK, RD

checked by
PJ

issue date
Wednesday, April 18, 2018

job number
1614

scale
1:150

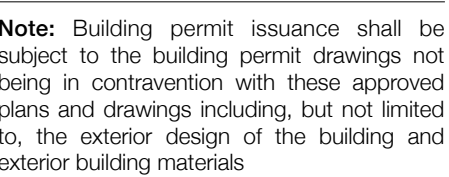


Parking
2,008.6 m2

PARKING STATS

	Parking			Bike			Storage Lockers
	Visitor	Resident	Car Share	Visitor	Resident		
ground floor							
P1 Parking	14	14	4				0
P2 Parking		41			164	11	35
P3 Parking		39			100		101
P4 Parking		6					
total	14	100	4	45	394	22	136

	CONVEX MIRROR
	TWO WAY TRAFFIC
 0.60 ↑ 1.80 ↓	HORIZONTAL BICYCLE STORAGE 1.2m HEIGHT MIN
 0.60 ↑ 1.80 ↓	STACKED BICYCLE STORAGE 2.75m HEIGHT MIN
 0.60 ↑ 1.20 ↓	VERTICAL BICYCLE STORAGE 2.4m HEIGHT MIN
 ↑ VARIES ↓	STORAGE LOCKER 2.0m HEIGHT MIN
 5.60 2.60	STANDARD PARKING SPACE 2.1m HEIGHT MIN
 5.60 3.40 BF 1.50	BARRIER FREE PARKING SPACE W/ SHARED AISLE 2.1m HEIGHT MIN



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39-41 Roehampton Ave.

Metropia + Capital Developments

sheet title
P1 Plan

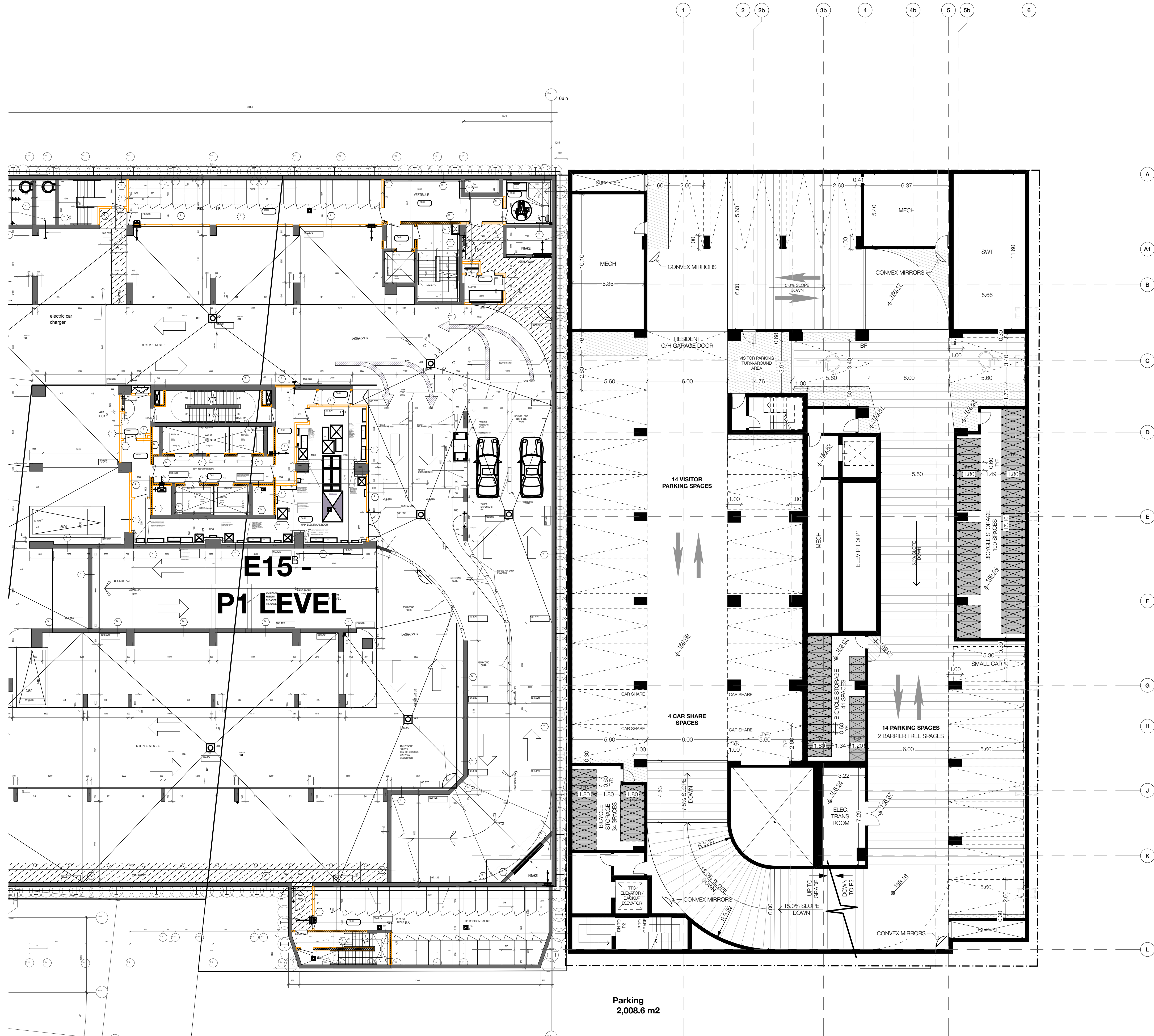
drawn by
RM, MJ, AK, RD

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PJ

Issue date
Wednesday, April 18, 2018

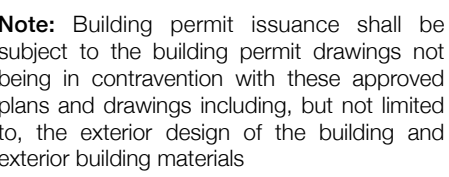
job number scale
1614 **1:150**

A2.4



PARKING STATS

	Parking			Bike				Storage Lockers	
	Visitor	Resident	Car Share	Visitor	Resident				
				vertical	stacked	horizontal	vertical		
ground floor Lobby / Amenity					45				0
P1 Parking	14	14	4		164		11		
P2 Parking		41			130		11		35
P3 Parking		39			100				101
P4 Parking		6							
total	14	100	4		394	0	22		136
				45			416		



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39-41 Roehampton Ave.

Metropia + Capital Developments

sheet title

Ground Floor

drawn by
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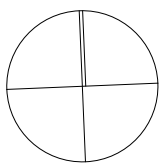
checked by
PJ

Issue date
Wednesday, April 18, 2018

job number	scale
1614	1:150, 1:0.84

Multi-purpose amenity space

OUTLINE OF POOLUM ABOVE
W/ PROJECTING BALCONIES



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file: 1614 60.0 SPA.pln

job title
39-41 Roehampton Ave.

client
Metropia + Capital Developments

sheet title
Mezzanine

drawn by
RM, MJ, AK, RD

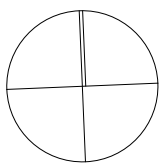
checked by
PJ

issue date
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job number
1614

scale
1:150

Multi-purpose amenity space



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file: 1614 60.0 SPA.pln

job title
39-41 Roehampton Ave.

client
Metropia + Capital Developments

sheet title
Floor 2 Amenity

drawn by
RM, MJ, AK, RD

checked by
PJ

issue date
Wednesday, April 18, 2018

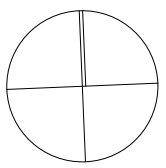
job number
1614

scale
1:150

B'



GCA
1,054.6 m²



Note: Building permit issuance shall be subject to the building permit drawings not being in contravention with these approved plans and drawings including, but not limited to, the exterior design of the building and exterior building materials

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job title
39-41 Roehampton Ave.

client
Metropia + Capital Developments

sheet title
Floors 3-4

drawn by
RM, MJ, AK, RD

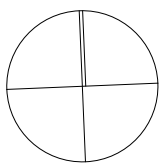
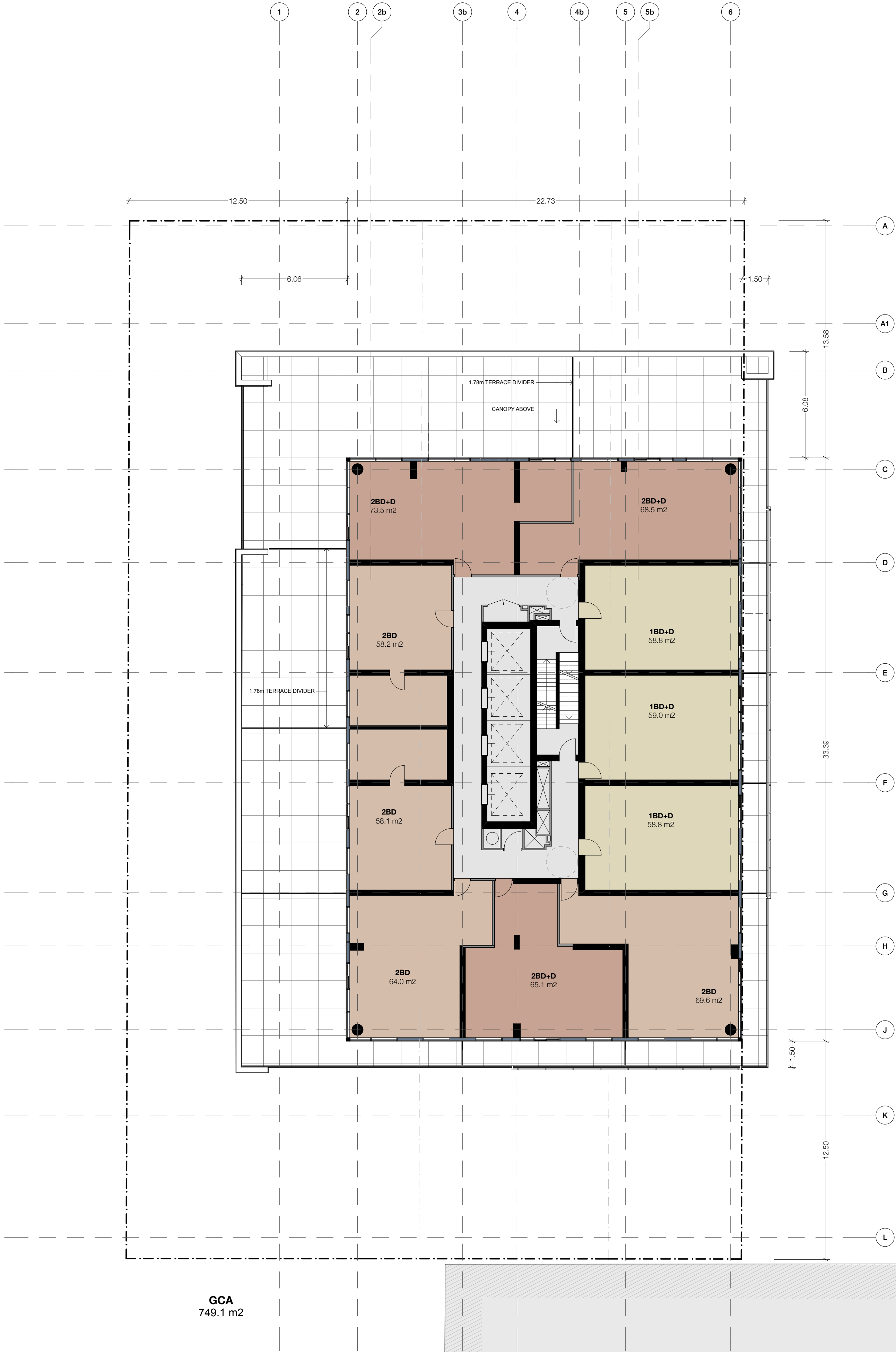
checked by
PJ

issue date
Wednesday, April 18, 2018

job number
1614

scale
1:150

B



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job title
39-41 Roehampton Ave.

client
Metropia + Capital Developments

sheet title
Floors 5

drawn by
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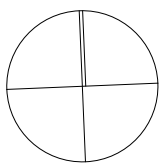
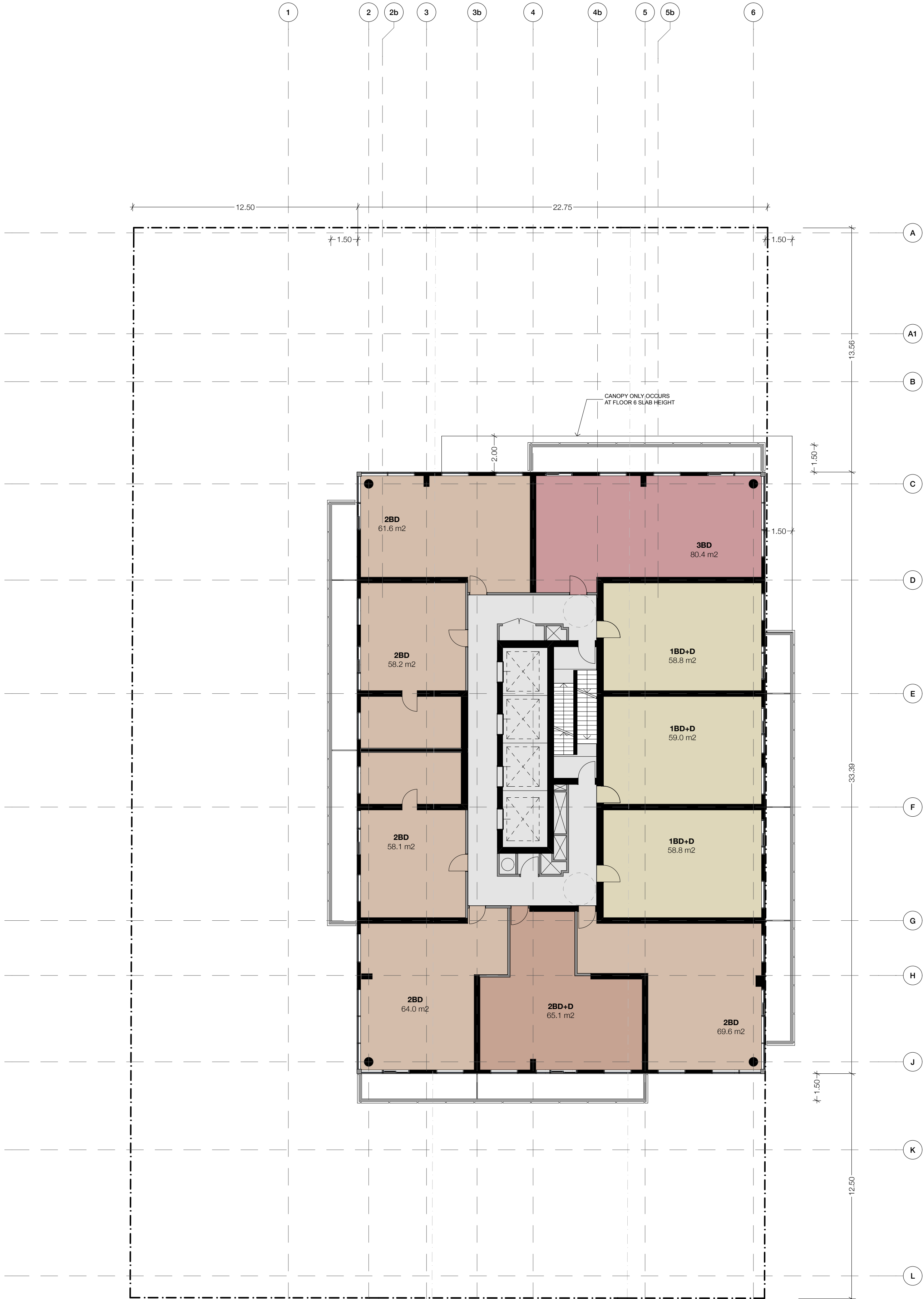
checked by
PJ

issue date
Wednesday, April 18, 2018

job number
1614

scale
1:150

B



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job title
39-41 Roehampton Ave.

client
Metropia + Capital Developments

sheet title
Floors 6-9

drawn by
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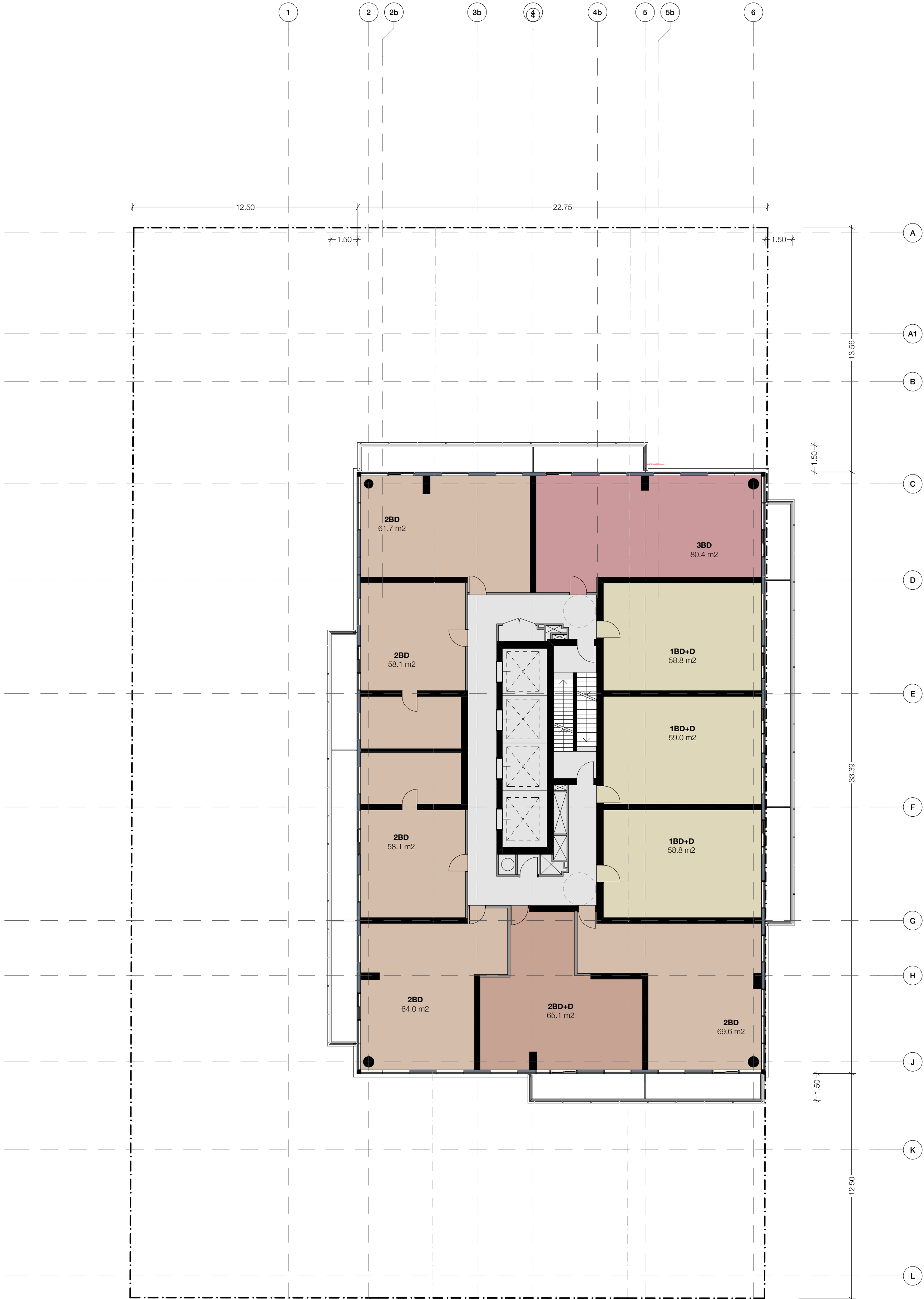
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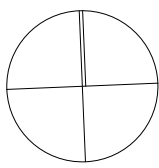
job number
1614

scale
1:150

B



GCA
749.1 m²



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job title
39-41 Roehampton Ave.

client
Metropia + Capital Developments

sheet title
Floors 10-36

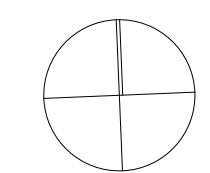
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PJ

issue date
Wednesday, April 18, 2018

job number
1614

scale
1:150



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job title
39-41 Roehampton Ave.

client
Metropia + Capital Developments

sheet title
Floors 37-44

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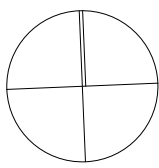
issue date
Wednesday, April 18, 2018

job number	scale
1614	1:150

B



GCA
683.8 m2



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job title
39-41 Roehampton Ave.

client
Metropia + Capital Developments

sheet title
Floors 45

drawn by
RM, MJ, AK, RD

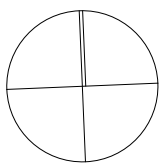
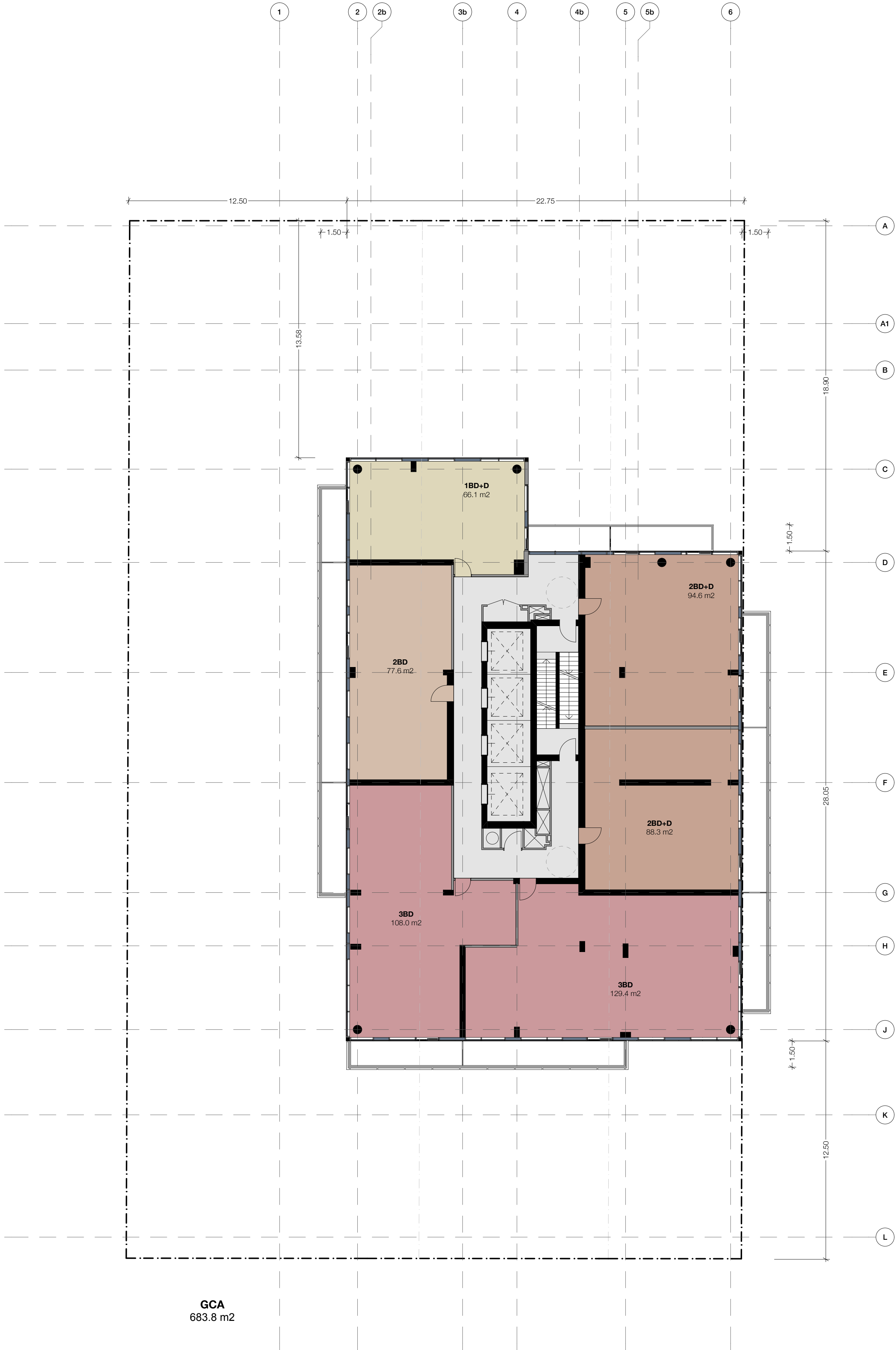
checked by
PJ

issue date
Wednesday, April 18, 2018

job number
1614

scale
1:150

B'



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job title
39-41 Roehampton Ave.

client
Metropia + Capital Developments

sheet title
Floors 46

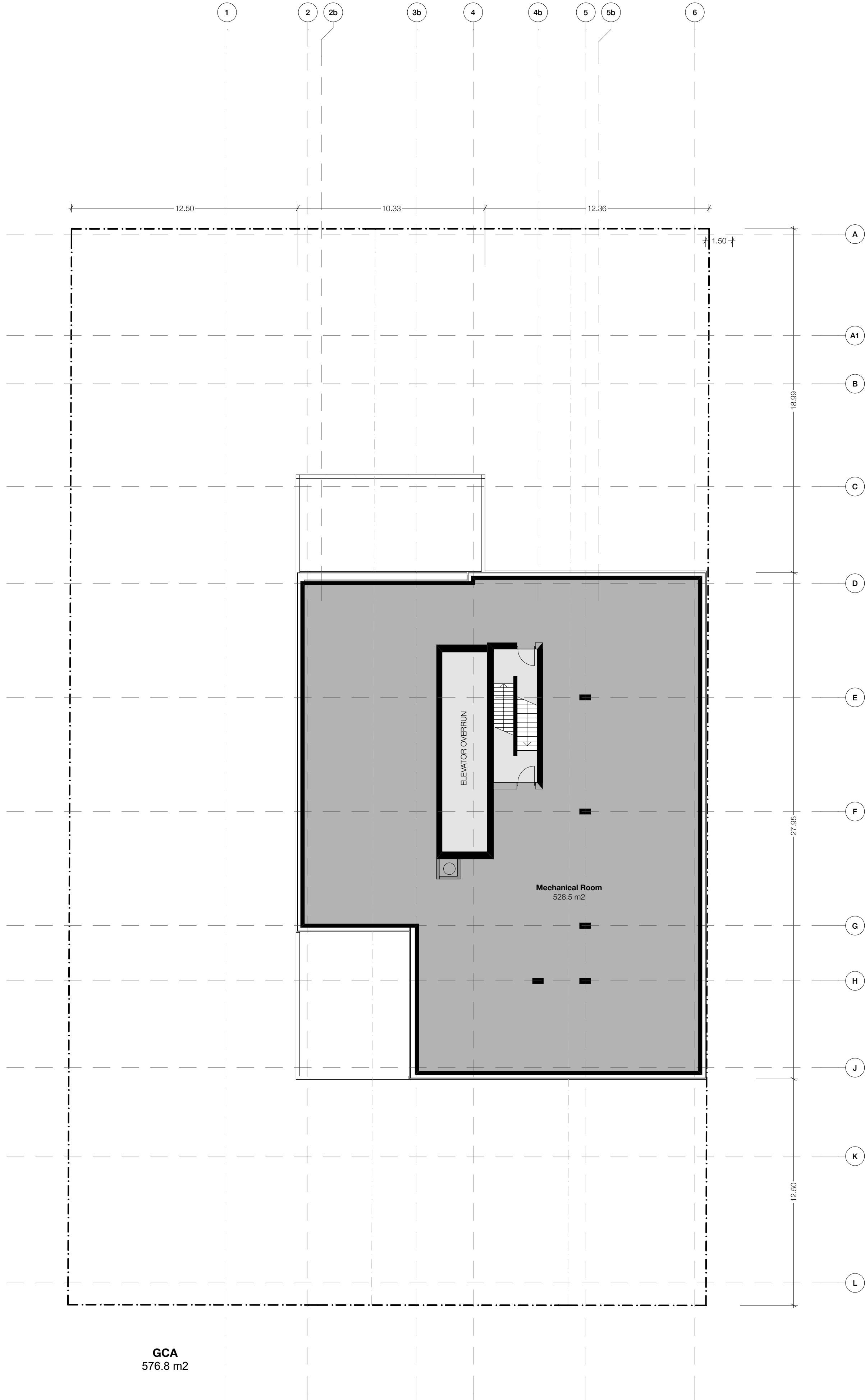
drawn by
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checked by
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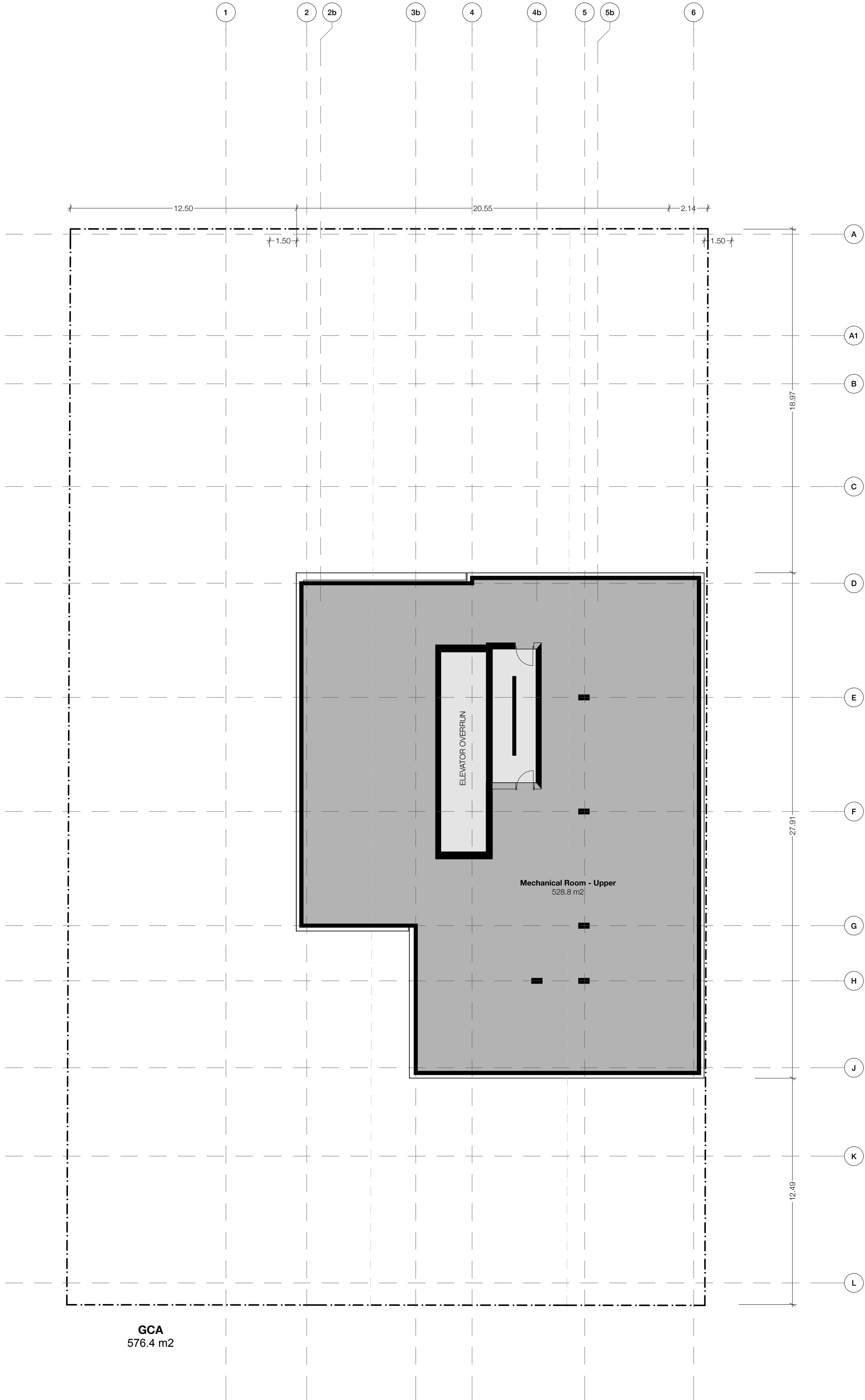
issue date
Wednesday, April 18, 2018

job number
1614

scale
1:150



Lower Mechanical Level



Upper Mechanical Level

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job title
39-41 Roehampton Ave.

client
Metropia + Capital Developments

sheet title
Mechanical PH Levels

drawn by
RM, MJ, AK, RD

checked by
PJ

issue date
Wednesday, April 18, 2018

job number
1614

scale
1:150

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job title
39-41 Roehampton Ave.

client
Metropia + Capital Developments

sheet title
Roof Plan

drawn by
RM, MJ, AK, RD

checked by
PJ

issue date
Wednesday, April 18, 2018

job number
1614

scale
1:150

Green Roof Statistics

Available Roof Space Calculation		Proposed
Gross Floor Area, as defined in Green Roof Bylaw (m ²)		37 652.0
Total Roof Area (m ²)		1479.5
Area of Residential Private Terraces (m ²)		396.8
Rooftop Outdoor Amenity Space, if in a Residential Building (m ²)		333.0
Area of Renewable Energy Devices (m ²)		0.0
Total Available Roof Space (m ²)		749.7
Total Available Roof Space (m ²)		0.0
Green Roof Coverage		Required
Coverage of Available Roof Space (m ²)		0
Coverage of Available Roof Space (%)		60

