



413 Roehampton, Toronto
16027
Preliminary Site Stats
22 October 2018

SETTLEMENT PROPOSAL

Official Plan	Neighbourhood
Avenue Width	20
Current Zoning	R (f9.0; u2; d0.6) (x956)

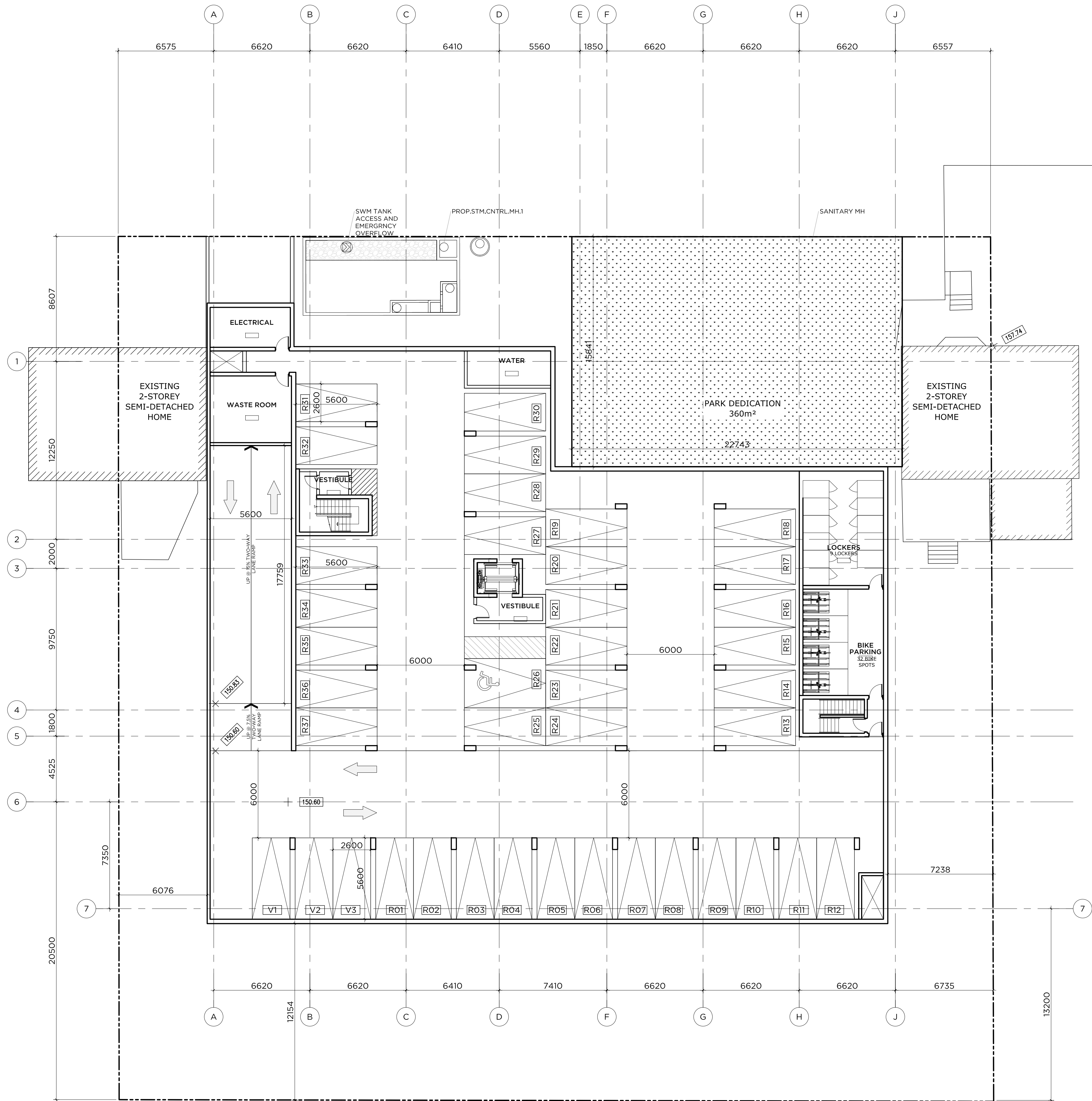
Gross Site Area	3,576 m2	38,492	ft2
Park	360 m2	3,875	ft2
FSI (Full Site)	1.30		

						GCA		By-law 569-2013			
Units								Excl.(bylaw 569-2013)		GFA(bylaw 569-2013)	
	1B	2B	3B	SEMI-EXISTING	Total	m2	sf	m2	sf	m2	sf
P1			0		0	2088	22,475	2038	21,937	50	538
B		8	5		13	1136	12,228	25	269	1111	11,959
M	1		0		1	1195	12,864	25	269	1170	12,595
2	0	9	5		14	1195	12,861	0	0	1195	12,861
3						1132	12,180	0	0	1132	12,180
R						225	2,421	225	2,421	0	0
Totals*	1	17	10	0	28	6,970	75,029	2,313	24,896	4,657	50,133

Unit count with Semis included 30

GFA with Semis included	4,881	m2
GFA with Semis and 435 addition area included	4,926	m2
FSI with Semis included	1.37	
FSI with Semis and 435 addition area included	1.38	

FSI	1.30
Avg unit size	166.3 m2 1790.5 sf
Proposed Parking	P1-visitor 3
	P1-resident 37
	Total 40
Bike Parking	
Toronto Green Standards	Total 26
	Residential (90%) 3
	Visitors (10%) 3
	Total 29
Proposed Bike Parking	
	Visitors 3
	Residential at P1 32
	Total 35



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ISSUED RECORD

2016-09-08	Issued for Rezoning
2017-06-15	For Rezoning
2018-08-24	For Rezoning

REVISION RECORD

NORTH

RAW

405-317 ADELAIDE STREET WEST
TORONTO CANADA M5V 1P9
+1 416 599 9729
WWW.RAWDESIGN.CA

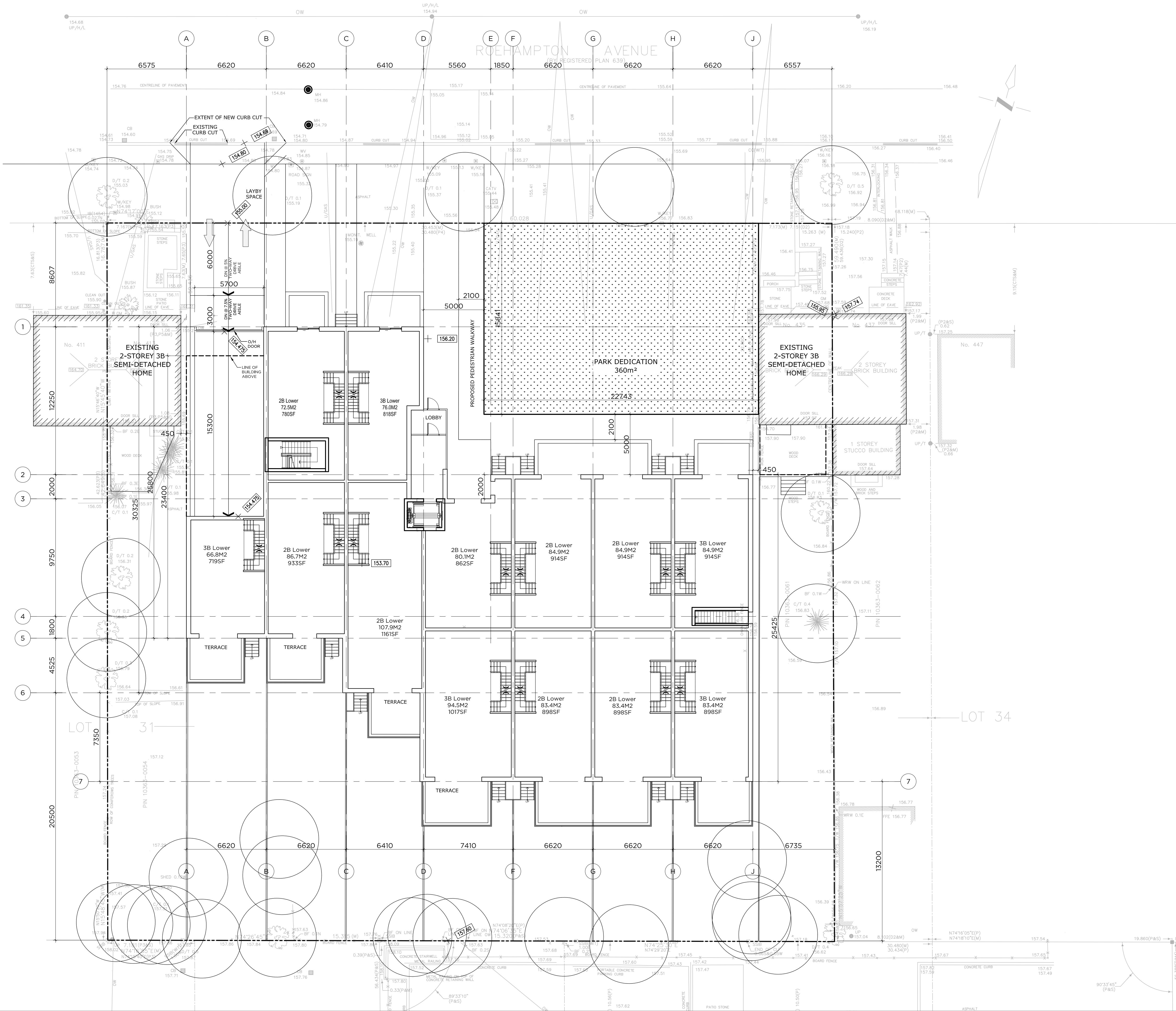
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413 ROEHAMPTON
TORONTO

PARKING
FLOOR PLAN

1:150

A101



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REVISION RECORD

NORTH

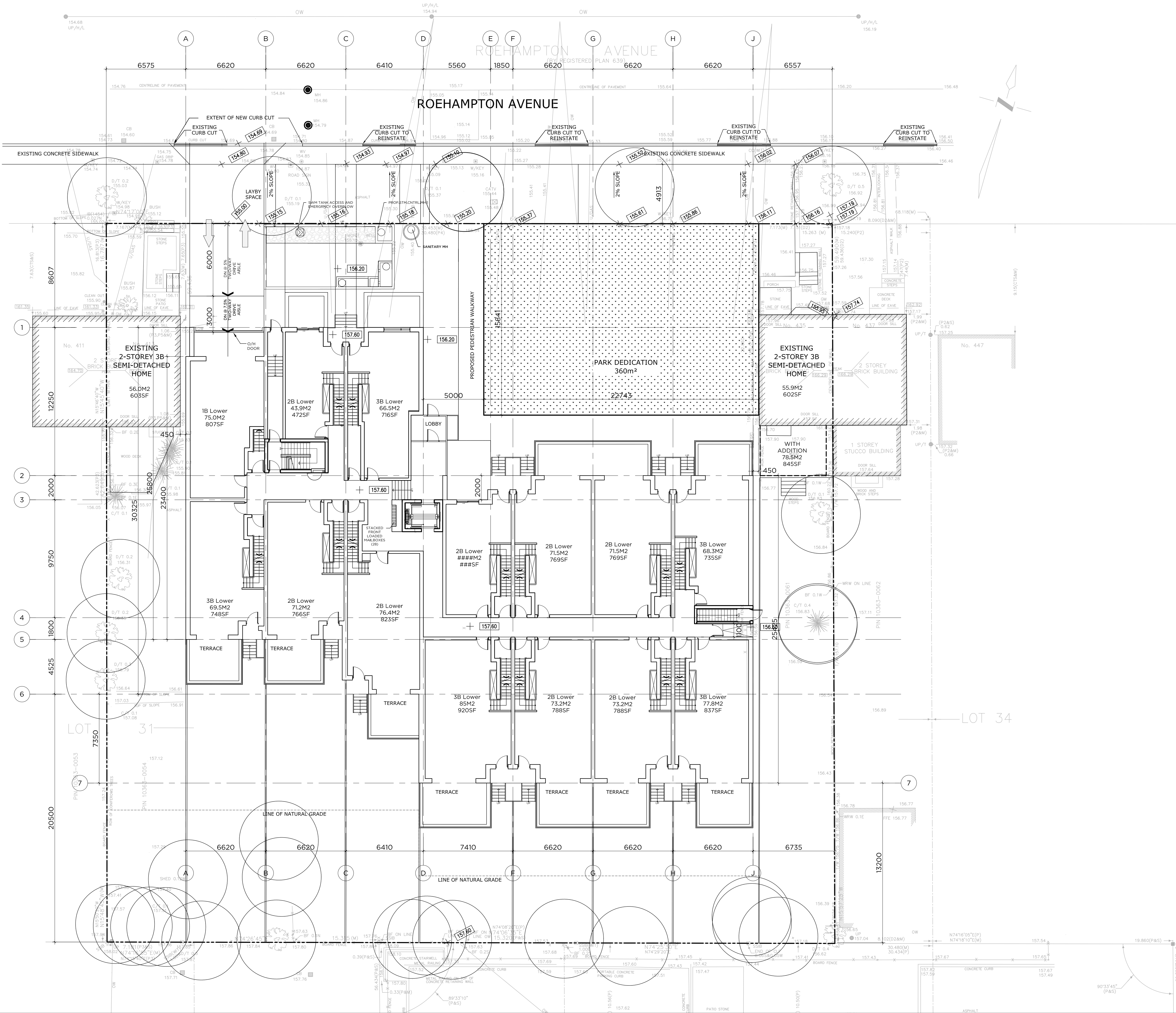
RAW

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BASEMENT FLOOR
PLAN

1:150
A200



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2016-09-08	Issued for Rezoning
2017-06-15	For Rezoning
2018-08-24	For Rezoning

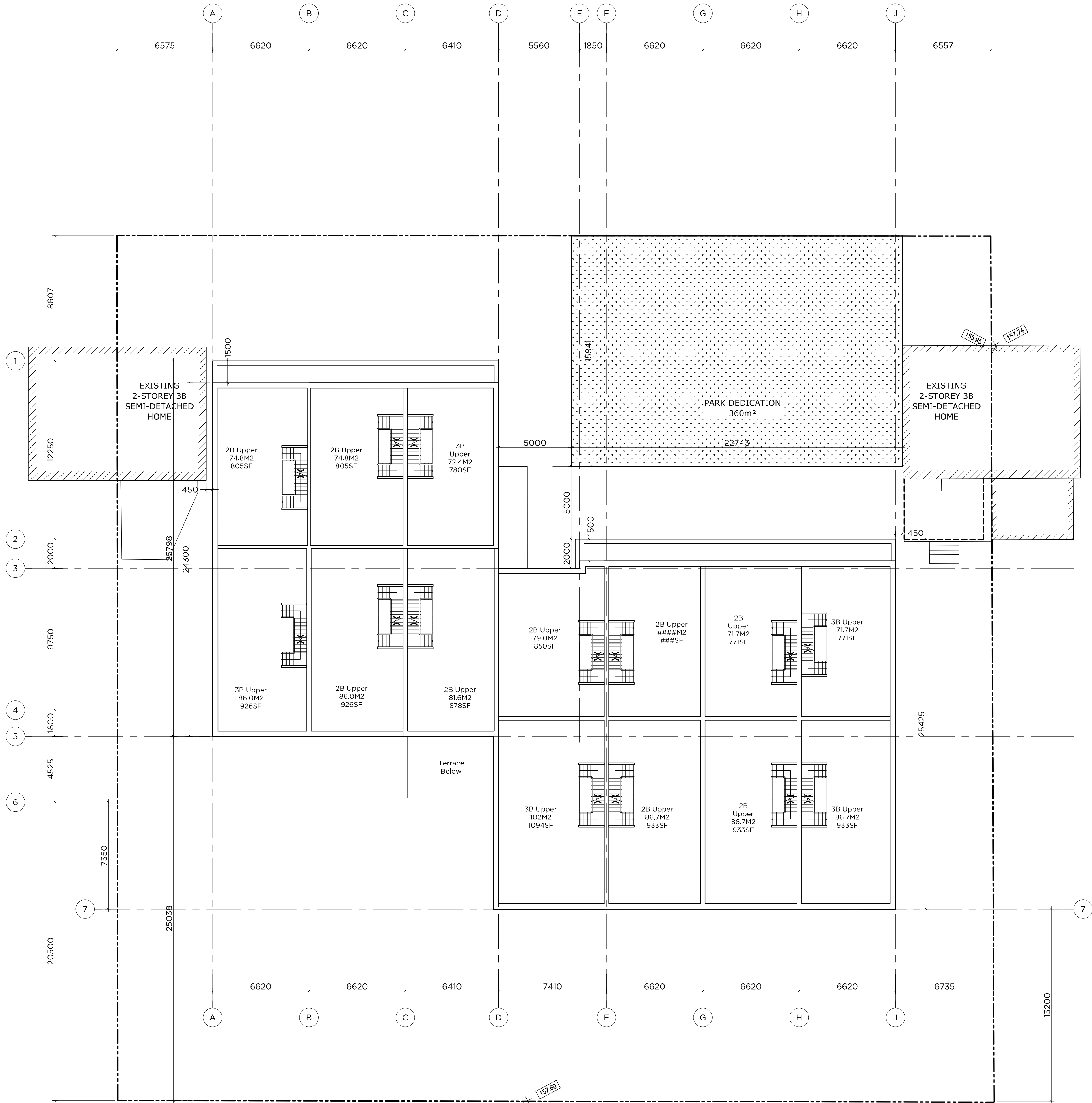
REVISION RECORD



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GROUND FLOOR
PLAN

1:150
A201



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ISSUED RECORD

2016-09-08	Issued for Rezoning
2017-06-15	For Rezoning
2018-08-24	For Rezoning

REVISION RECORD

NORTH

RAW

405-317 ADELAIDE STREET WEST
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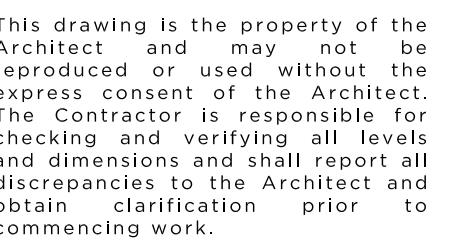
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THIRD FLOOR
PLAN

1:150

A203



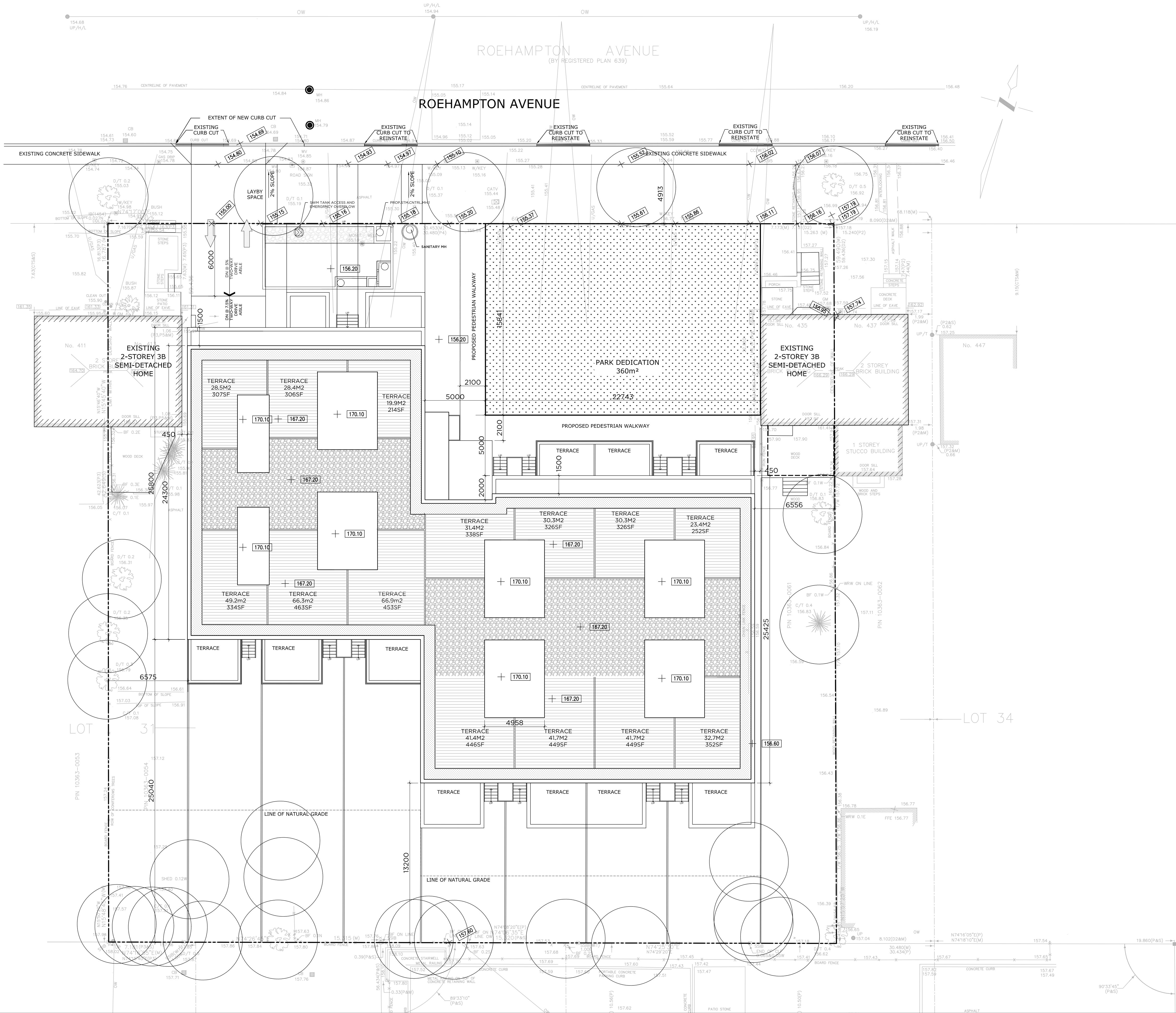
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2018-08-24	For Rezoning

A simple compass rose with a circle and a vertical line pointing upwards, labeled 'NORTH'.



413 ROEHAMPTON
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A204



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2016-09-08	Issued for Rezoning
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2018-08-24	For Rezoning

REVISION RECORD

NORTH

RAW

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ROOF FLOOR
PLAN

1:150
A205

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ISSUED RECORD

2016-09-08	Issued for Rezoning
2017-06-15	For Rezoning
2018-08-24	For Rezoning
2018-09-26	City Review

REVISION RECORD



1 NORTH ELEVATION
A401 SCALE: 1:100

NORTH



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413 ROEHAMPTON
TORONTO

NORTH
ELEVATION

1:100

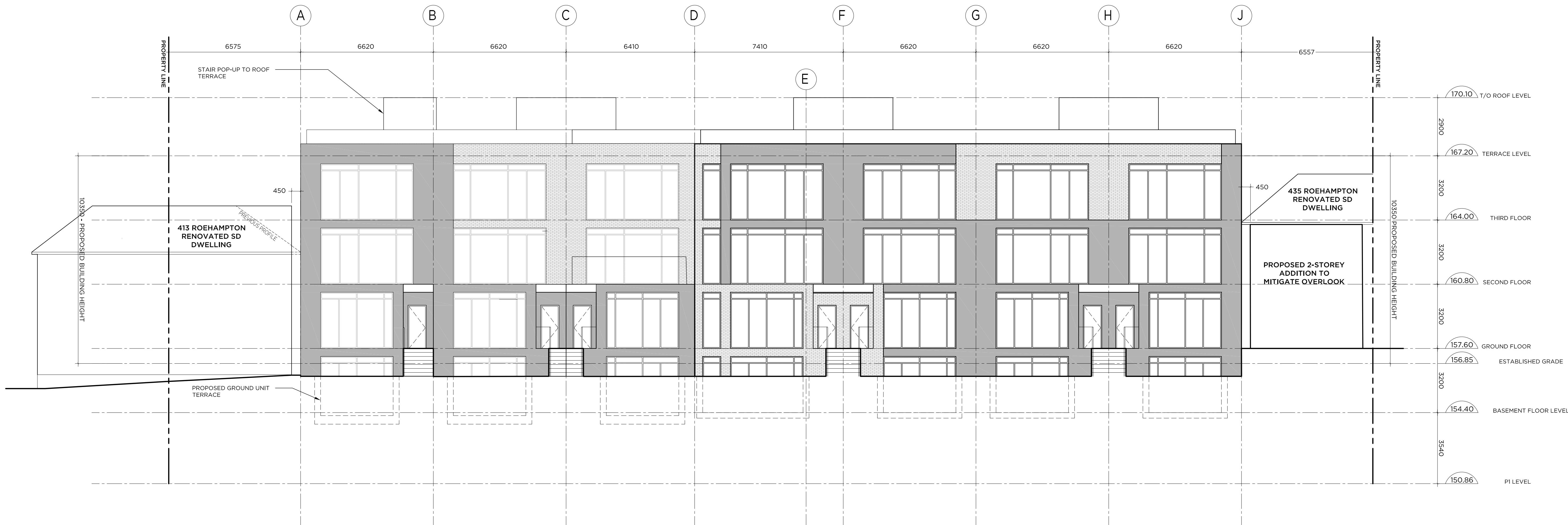
A401

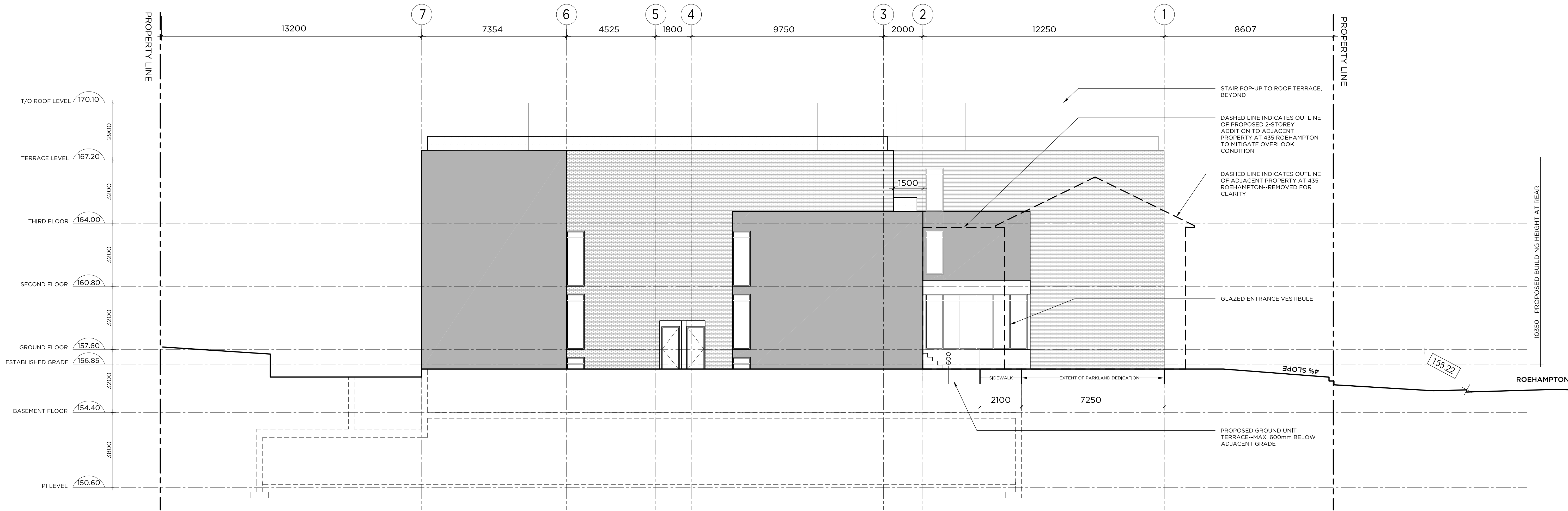
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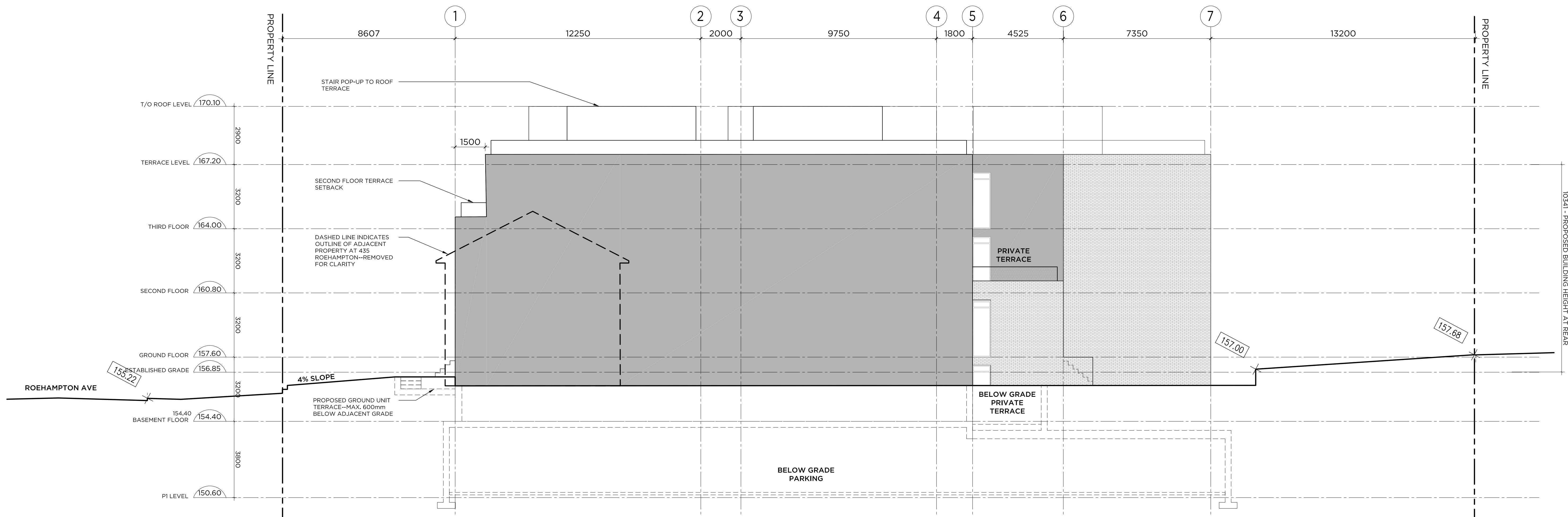
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REVISION RECORD





1 EAST ELEVATION
A403 SCALE: 1:100



1 WEST ELEVATION
A403 SCALE: 1:100

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413 ROEHAMPTON
TORONTO

EAST AND WEST
ELEVATIONS

1:100

A403