

VIEW FROM RONCESVALLES AVE AND HOWARD PARK AVE



# 421 RONCESVALLES AVENUE

## 5 STOREY COMMERCIAL WITH RETAIL AT GRADE

### PROJECT TEAM

**OWNER**  
PROPELLER DEVELOPMENTS  
421 RONCESVALLES AVE,  
TORONTO

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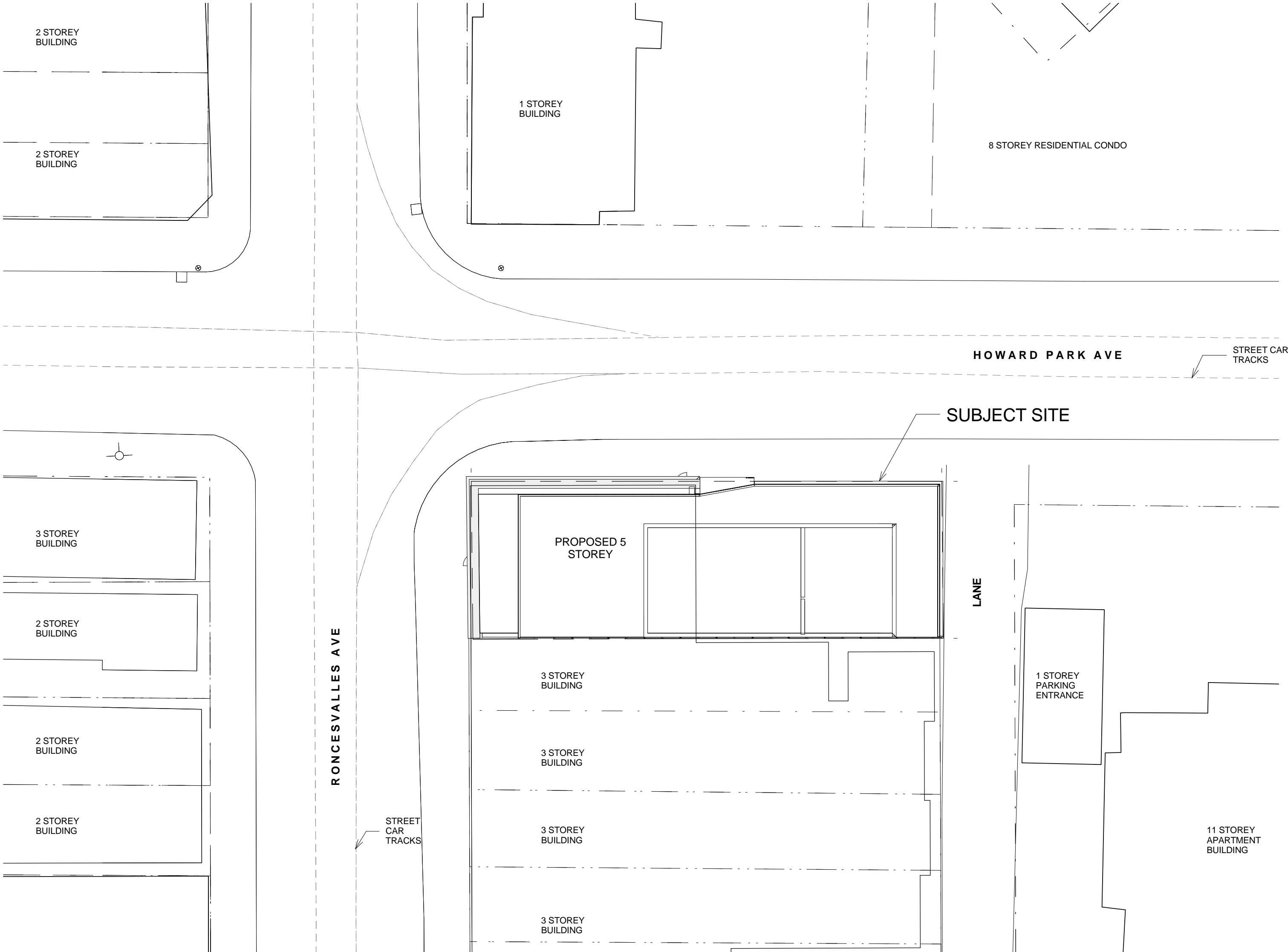
**PLANNING CONSULTANT**  
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Sheet List	
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CONTEXT PLAN  
1:1500

BLOCK PLAN  
1:250

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WITH  
PRE-JUDICE

2 May 8, 2019 Issued for ZAA  
1 April 25, 2018 For Discussion

No. Date Issue/Revision



421  
Roncesvalles  
Avenue

421 Roncesvalles Avenue  
Toronto

Title:  
Cover Sheet- Drawing List,  
Context Plan, Block Plan

Project No. 1222 Scale As indicated

Drawing No.

**A000**



ZONING ANALYSIS

	ZONING ANALYSIS AS PER ZBL 438-86	ZONING ANALYSIS AS PER ZBL 569-2013	
	REQUIRED/PERMITTED	REQUIRED/PERMITTED	PROPOSED
ZONING DESIGNATION:	MCR T3.0 C1.0 R2.5	CR 3.0 (C1.0, R2.5) SS2 (X1579) PA 4	
MAX. HEIGHT	13.0 M	13.0 M (measured from average elevation of the ground along all lot lines that abut a street, and the elevation of the highest point of the building) EXCLUDING MECHANICAL PENTHOUSE (MAX. 5M HIGH AND MAX. 30% OF ROOF AREA)	22 M (PLUS 4 M MECHANICAL PENTHOUSE SET BACK)
MIN SETBACKS: FRONT	0.0 M	0.0 M	0.0 M
MIN SETBACKS: SIDE	0.0 M IF NO WINDOWS 5.5 M IF WINDOWS	0.0 M IF NO WINDOWS 5.5 M IF WINDOWS	0.0 M WHERE NO WINDOWS 1.5 M WHERE SECONDARY WINDOWS
MIN SETBACKS: REAR	7.5 metres from the lot line of the lot abutting the lane on the opposite side of the lane	7.5 metres from the lot line of the lot abutting the lane on the opposite side of the lane	6M FROM OPPOSITE SIDE OF LANE
MIN STEPBACK AT REAR	Deep lot: 45 degree angular plane, starting at a height of 7.5 metres above the average elevation of the ground along the rear lot line	Deep lot: 45 degree angular plane, starting at a height of 7.5 metres above the average elevation of the ground along the rear lot line	
MIN STEPBACKS	45 degree angular plane, measured at a line parallel to and at a height above a lot line that abuts a street, equal to 80% of the width of the street right-of-way on which the lot fronts	45 degree angular plane, measured at a line parallel to and at a height above a lot line that abuts a street, equal to 80% of the width of the street right-of-way on which the lot fronts	
CAR PARKING	OFFICE: 1 SPACE / 93 sqM OF RENTABLE FLOOR AREA (1,263 sqM) = 13 SPACES  RETAIL: NOT REQUIRED IN MCR DISTRICT OUTSIDE DOWNTOWN PARKING AND LOADING ZONE = 0 SPACES  TOTAL 13 SPACES REQUIRED	1 SPACE / 100 sqM OF GFA 17 SPACES REQUIRED	0 PARKING SPACES PROVIDED
LOADING	NONE If a lot in the MCR zone the loading space requirements for any non-residential uses do not apply to a lot that has lot area of less than 1,000 square metres.	If a lot in the CR zone is subject to Development Standard Set 2 (SS2), the loading space requirements for any non-residential uses do not apply to a lot that has lot area of less than 1,000 square metres.	NONE
GROSS FLOOR AREA REDUCTION		In the Commercial Residential Zone category the gross floor area of a non-residential building is reduced by the area in the building used for:  (A) parking, loading and bicycle parking below-ground; (B) required loading spaces at the ground level and required bicycle parking spaces at or above-ground; (C) storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the basement; (D) shower and change facilities required by this By-law for required bicycle parking spaces;(E) elevator shafts; (F) mechanical penthouse; and (G) exit stairwells in the building.	

SITE DENSITY

LOT AREA <i>Lot Area based on data taken from survey Plan of survey of Lot 1 and part of Lot 2, Registered Plan 1214, City of Toronto. Surveyor: Land Survey Group Drawing Ref Number: LSG-2134 Date: February 6th 2013</i>	446.4 sqM
GFA AS PER ZBL 438-86	1997 m² *
F.S.I. AS PER ZBL 438-86	4.47
GFA AS PER ZBL 569-2013	1765 m² *
F.S.I. AS PER ZBL 569-2013	3.95

\* REFER TO A004 + A005 FOR AREA DIAGRAMS

GROSS FLOOR AREA CALCULATION PER CITY OF TORONTO ZONING BYLAW 569-2013					
Total Gross Floor Area (Incl.basement)		GFA Exclusions (ZBL 569-2013)		GFA as per (ZBL 569-2013)	
Level	Area	Level	Area	Level	Area
Basement	437 m²	Basement	393 m²	Basement	44 m²
Ground Level	398 m²	Ground Level	66 m²	Ground Level	332 m²
Level 2	432 m²	Level 2	43 m²	Level 2	390 m²
Level 3	375 m²	Level 3	43 m²	Level 3	332 m²
Level 4	377 m²	Level 4	43 m²	Level 4	334 m²
Level 5	377 m²	Level 5	43 m²	Level 5	334 m²
Mech. Penthouse	169 m²	Mech. Penthouse	169 m²	Mech. Penthouse	0 m²
TOTAL FLOOR AREA	2565 m²	Total Exclusions	800 m²	Total GFA	1765 m²

GROSS FLOOR AREA CALCULATION PER TORONTO ZONING BYLAW 438-86					
Total Gross Floor Area (Incl.basement)		GFA Exclusions (ZBL 438-86)		GFA as per (ZBL 438-86)	
Level	Area	Level	Area	Level	Area
Basement	437 m²	Basement	367 m²	Basement	70 m²
Ground Level	398 m²	Ground Level	10 m²	Ground Level	388 m²
Level 2	432 m²	Level 2	10 m²	Level 2	423 m²
Level 3	375 m²	Level 3	10 m²	Level 3	365 m²
Level 4	377 m²	Level 4	10 m²	Level 4	367 m²
Level 5	377 m²	Level 5	10 m²	Level 5	367 m²
Mech. Penthouse	169 m²	Mech. Penthouse	153 m²	Mech. Penthouse	17 m²
TOTAL FLOOR AREA	2565 m²	Total Exclusions	568 m²	Total GFA	1997 m²

\* REFER TO A004 + A005 FOR AREA DIAGRAMS

TORONTO GREEN STANDARDS

TORONTO GREEN STANDARD VERSION 2.0	
General Project Description:	Proposed
Total Gross Floor Area	1765 M2
Breakdown of project components (m2):	
Residential	0 M2
Retail	293 M2
Institutional	0 M2
Institutional/other	1472 M2
Total number of residential units (residential only)	0 UNITS

Section 1: For Stand Alone Zoning Bylaw Amendment Applications and Site Plan Control Applications

Automobile Infrastructure	Required	Proposed	Proposed (%)
Number of parking spaces	17	0	0
Number of parking spaces with physical provision for future EV charging (residential)	N/A	N/A	N/A
Number of parking spaces dedicated for priority parking: LEV, car pooling, car sharing (institutional/commercial)	N/A	N/A	N/A
Cycling Infrastructure	Required	Proposed	Proposed (%)
Number of long-term bicycle parking spaces (residential)	N/A	N/A	N/A
Number of long-term bicycle parking spaces (all other uses)	4	26	650%
Number of long-term bicycle parking (residential and all other uses) located on:			
a) first storey of building	0	0	N/A
b) second storey of building	0	0	N/A
c) first level below-ground (also indicate % of net area of level occupied by bicycle parking)	0	26	100%
d) second level below-ground (also indicate % of net area of level occupied by bicycle parking)	0	0	N/A
e) other levels below-ground (also indicate % of net area of level occupied by bicycle parking)	0	0	N/A
Number of short-term bicycle parking spaces (residential only)	N/A	N/A	N/A
Number of short-term bicycle parking spaces (all other uses)	10	4*	100%
Number of male shower and change facilities (non-residential only)	0	0	N/A
Number of female shower and change facilities (non-residential only)	0	0	N/A
Storage and Collection of Recycling and Organic Waste	Required	Proposed	Proposed (%)
Waste storage room area (residential only) (m2)	N/A	N/A	N/A

\*The required remaining 6 visitor bicycle spaces will be provided within the ROW, adjacent to site on Howard Park Avenue

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WITH  
PREJUDICE

5	May 8, 2019	Issued for ZAA
4	Nov 14, 2016	Issued for ZAA
3	April 07, 2016	Pre-application Consultation
2	Mar 10, 2016	Client Review
1	Mar 27, 2014	Pre-Application Consultation

No.	Date	Issue/Revision
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421  
Roncesvalles  
Avenue

421 Roncesvalles Avenue  
Toronto

Title:  
Project Statistics

Project No.	1222	Scale	1 : 1
Drawing No.			

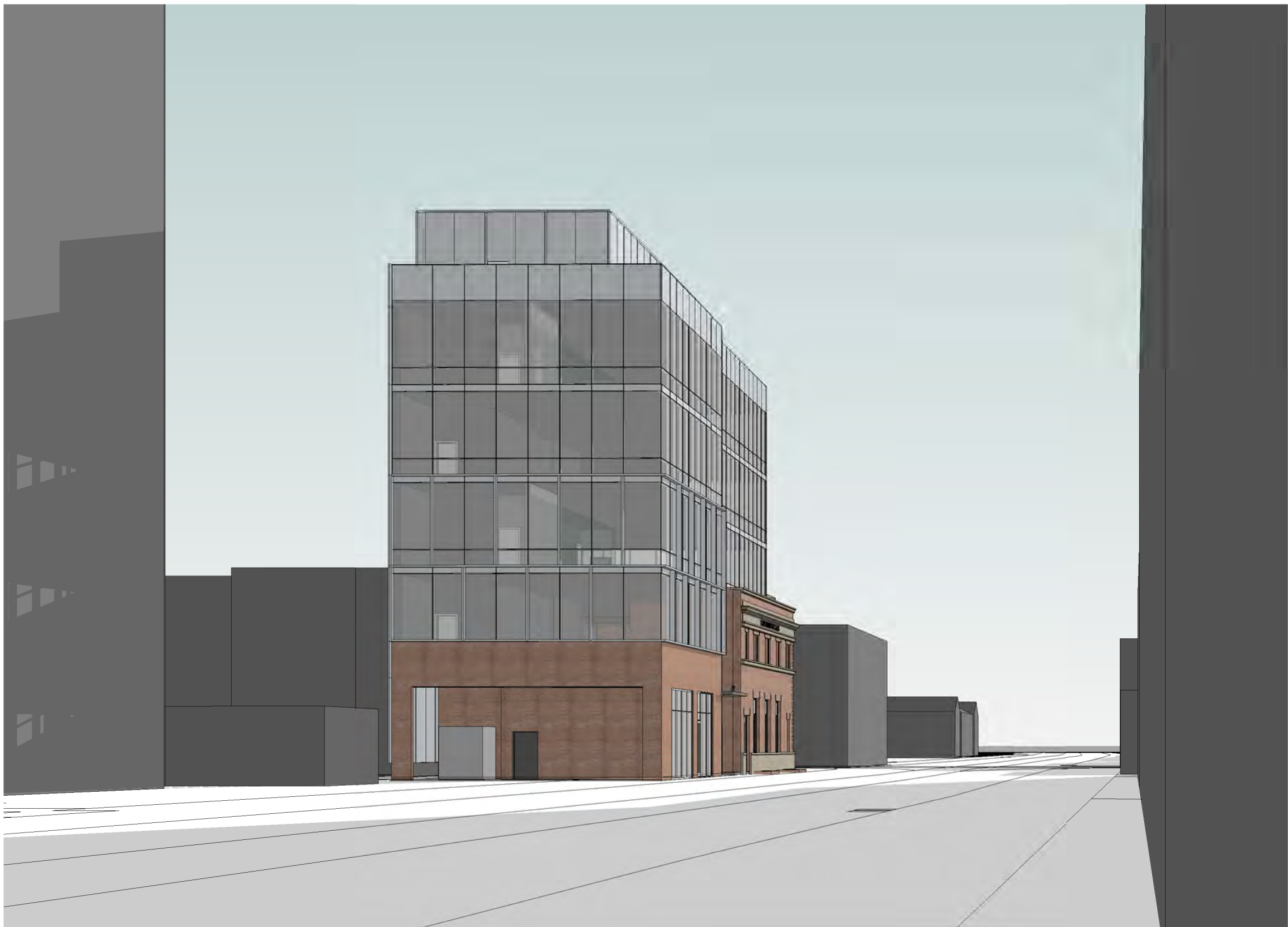
A001



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1 View across Roncesvalles



4 View from Howard Park Ave.



3 View of Heritage Facade



2 View of Lobby along Howard Park Ave.

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WITH  
PRE-JUDICE

4	May 8, 2019	Issued for ZAA
3	Feb 20, 2019	LPAT Mediation
2	Feb 19, 2019	Team Discussion
1	April 25, 2018	For Discussion

No.	Date	Issue/Revision
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421  
Roncesvalles  
Avenue

421 Roncesvalles Avenue  
Toronto

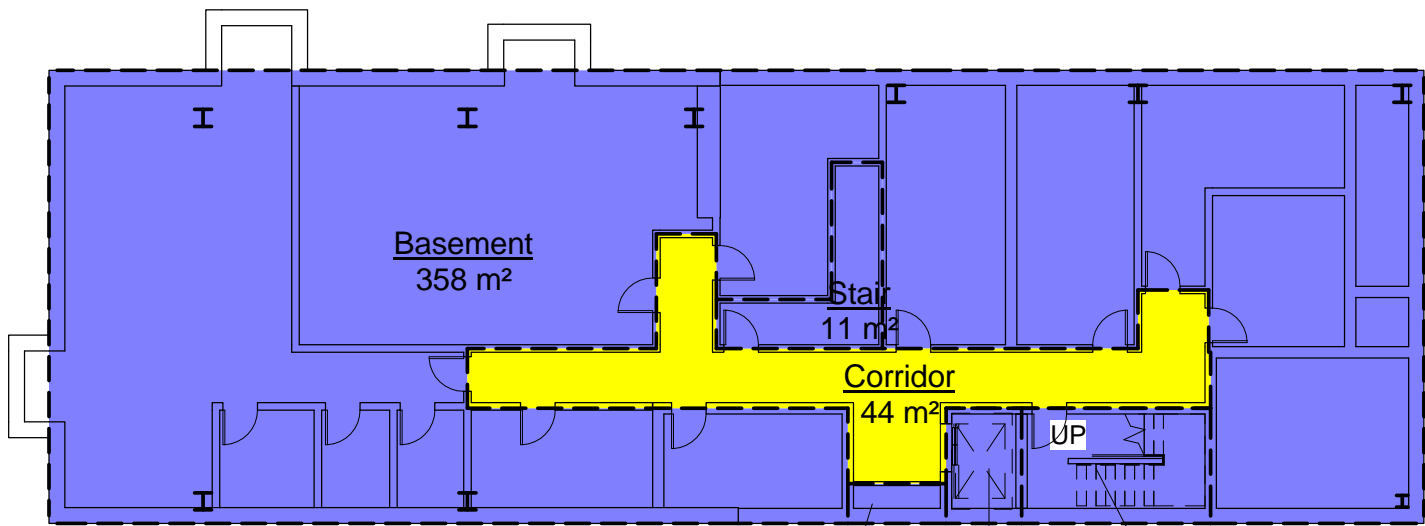
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Perspective Views

Project No.	1222	Scale
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Drawing No.

**A003**



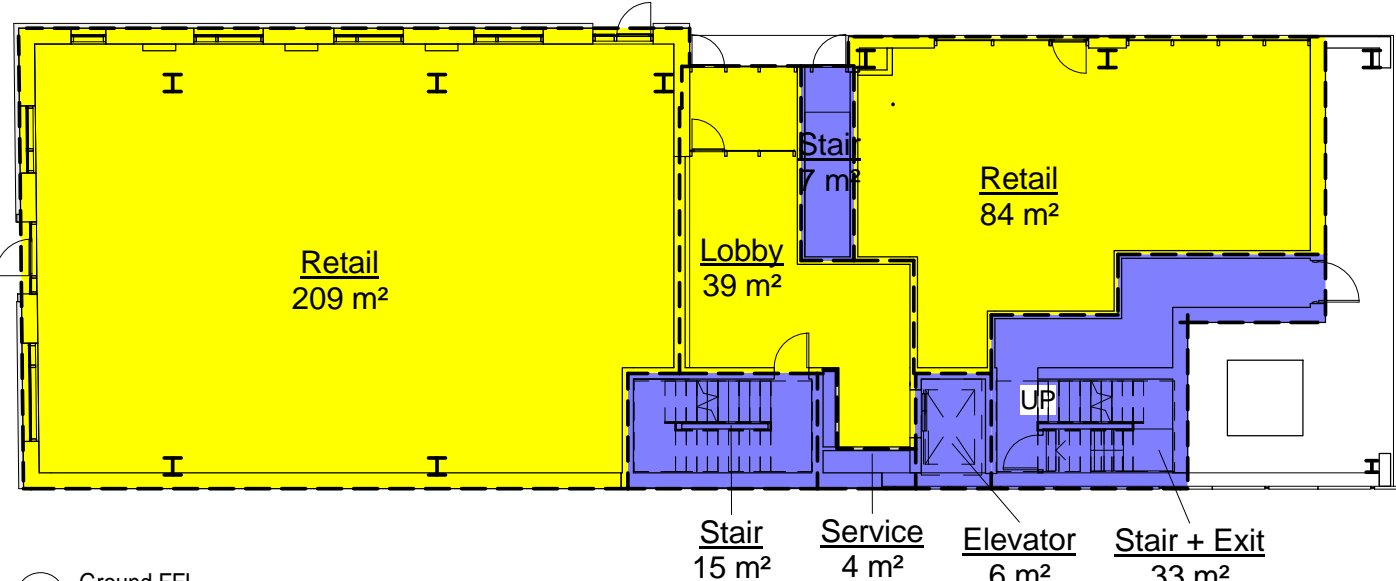


Basement Level - Floor Area	
Name	Area
Basement	358 m²
Corridor	44 m²
Elevator	6 m²
Service	3 m²
Stair	26 m²
Grand total	437 m²

Basement Level - GFA Exclusions as per ZBL 569-2013	
Name	Area
Basement	358 m²
Elevator	6 m²
Service	3 m²
Stair	26 m²
Grand total	393 m²

Basement Level - GFA as per ZBL 569-2013	
Name	Area
Corridor	44 m²
Grand total	44 m²

1 Basement  
1 : 200

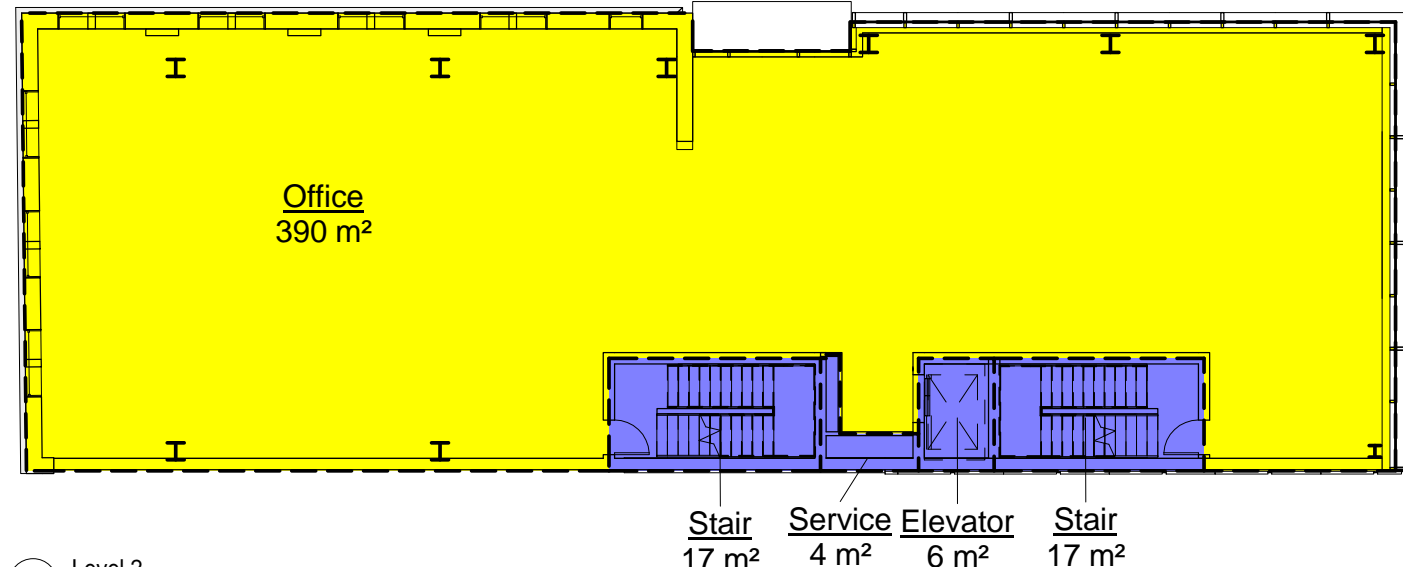


2 Ground FFL  
1 : 200

Ground Level - Floor Area	
Name	Area
Elevator	6 m²
Lobby	39 m²
Office	0 m²
Retail	293 m²
Service	4 m²
Stair	23 m²
Stair + Exit	33 m²
Grand total	398 m²

Ground Level - GFA Exclusions as per ZBL 569-2013	
Name	Area
Elevator	6 m²
Service	4 m²
Stair	23 m²
Stair + Exit	33 m²
Grand total	66 m²

Ground Level - GFA as per ZBL 569-2013	
Name	Area
Lobby	39 m²
Retail	293 m²
Grand total	332 m²

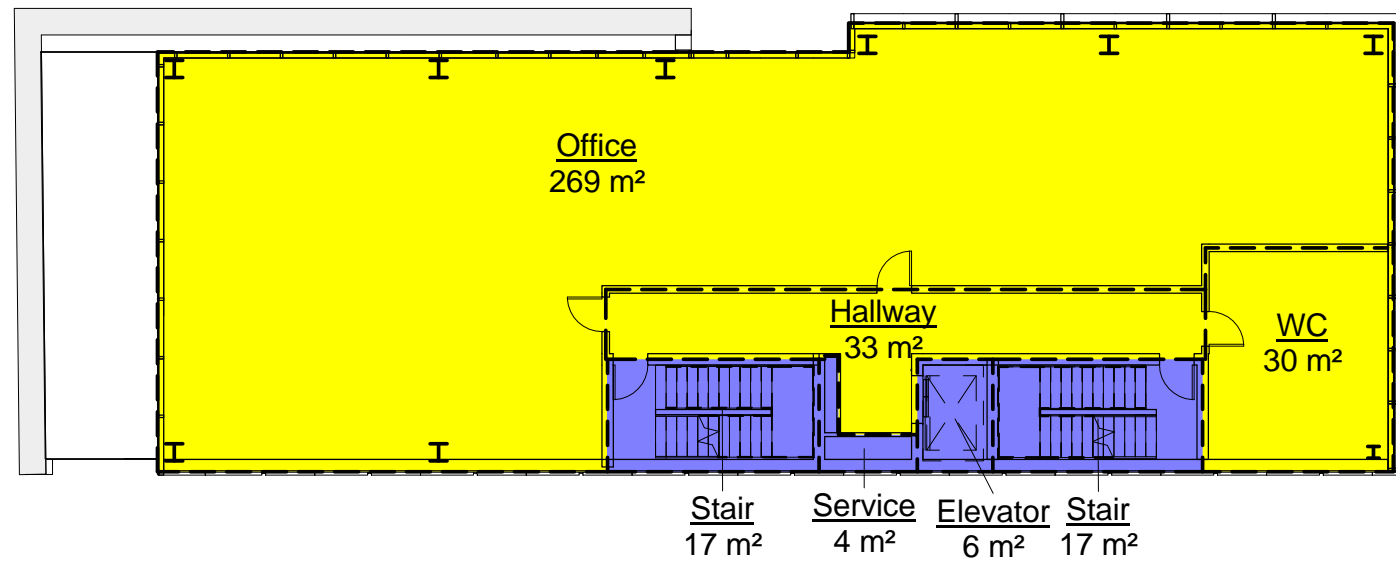


3 Level 2  
1 : 200

Second Level - Floor Area	
Name	Area
Elevator	6 m²
Office	390 m²
Retail	0 m²
Service	4 m²
Stair	33 m²
Grand total	432 m²

Second Level - GFA Exclusions as per ZBL 569-2013	
Name	Area
Elevator	6 m²
Service	4 m²
Stair	33 m²
Grand total	43 m²

Second Level - GFA as per ZBL 569-2013	
Name	Area
Office	390 m²
Retail	0 m²
Grand total	390 m²

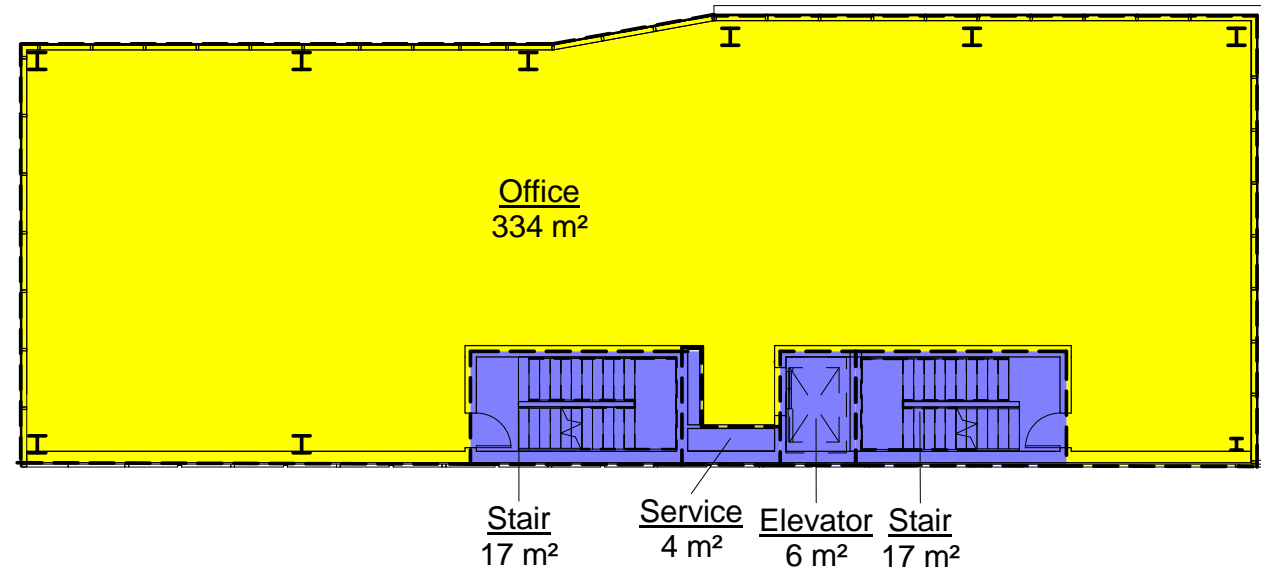


4 Level 3  
1 : 200

Third Level - Floor Area	
Name	Area
Elevator	6 m²
Hallway	33 m²
Office	269 m²
Retail	0 m²
Service	4 m²
Stair	33 m²
WC	30 m²
Grand total	375 m²

Third Level - GFA Exclusions as per ZBL 569-2013	
Name	Area
Elevator	6 m²
Service	4 m²
Stair	33 m²
Grand total	43 m²

Third Level - GFA as per ZBL 569-2013	
Name	Area
Hallway	33 m²
Office	269 m²
WC	30 m²
Grand total	332 m²

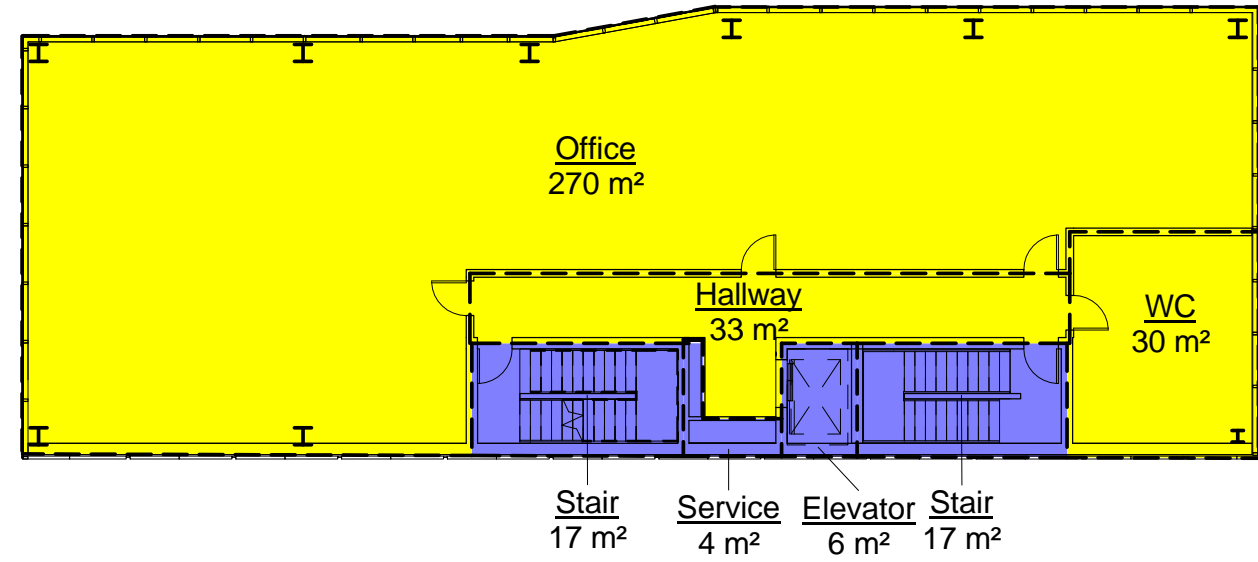


5 Level 4  
1 : 200

Fourth Level - Floor Area	
Name	Area
Elevator	6 m²
Office	334 m²
Retail	0 m²
Service	4 m²
Stair	34 m²
Grand total	377 m²

Fourth Level - GFA Exclusions as per ZBL 569-2013	
Name	Area
Elevator	6 m²
Service	4 m²
Stair	34 m²
Grand total	43 m²

Fourth Level - GFA as per ZBL 569-2013	
Name	Area
Office	334 m²
Grand total	334 m²

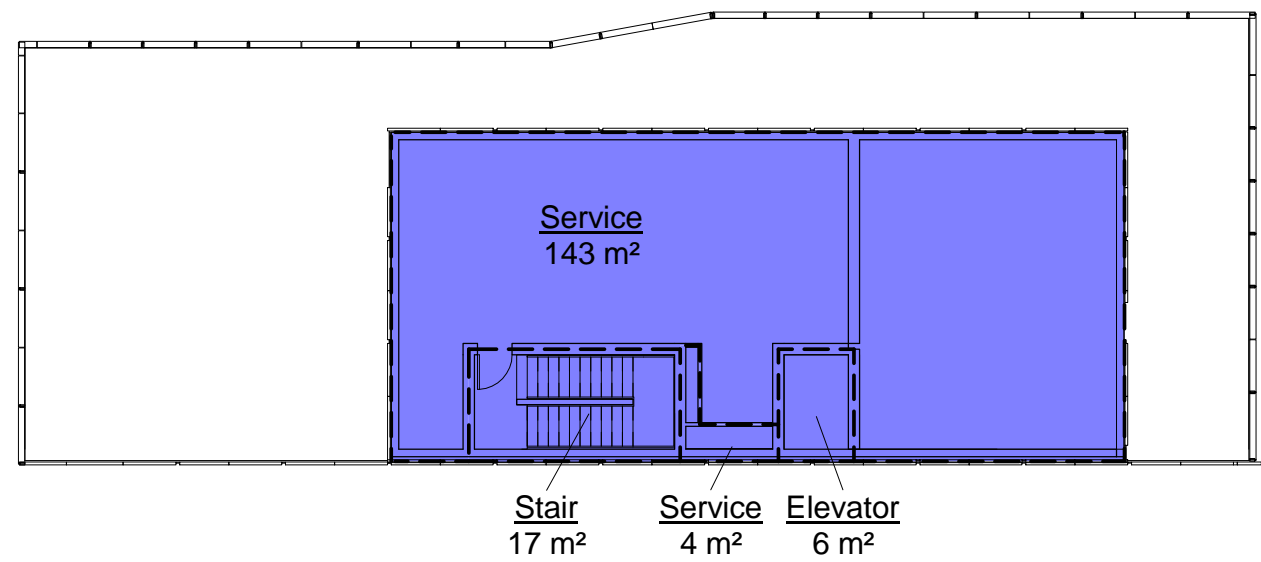


6 Level 5  
1 : 200

Fifth Level - Floor Area	
Name	Area
Elevator	6 m²
Hallway	33 m²
Office	270 m²
Retail	0 m²
Service	4 m²
Stair	33 m²
WC	30 m²
Grand total	377 m²

Fifth Level - GFA Exclusions as per ZBL 569-2013	
Name	Area
Elevator	6 m²
Service	4 m²
Stair	33 m²
Grand total	43 m²

Fifth Level - GFA as per ZBL 569-2013	
Name	Area
Hallway	33 m²
Office	270 m²
WC	30 m²
Grand total	334 m²



7 Level 6  
1 : 200

Sixth Level - Floor Area	
Name	Area
Elevator	6 m²
Service	147 m²
Stair	17 m²
WC	0 m²
Grand total	169 m²

Sixth Level - GFA Exclusions as per ZBL 569-2013	
Name	Area
Elevator	6 m²
Service	147 m²
Stair	17 m²
Grand total	169 m²

Sixth Level - GFA as per ZBL 569-2013	
Name	Area
WC	0 m²
Grand total	0 m²

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INCLUDED IN  
GFA CALCULATIONS



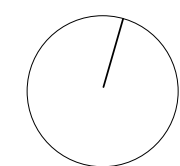
EXCLUDED IN  
GFA CALCULATIONS



WITH  
PREJUDICE

2 May 8, 2019 Issued for ZAA  
1 Nov 14, 2016 Issued for ZAA

No. Date Issue/Revision



421  
Roncesvalles  
Avenue

421 Roncesvalles Avenue  
Toronto

Title:  
Gross Floor Area  
Diagrams as per ZBL  
569-2013

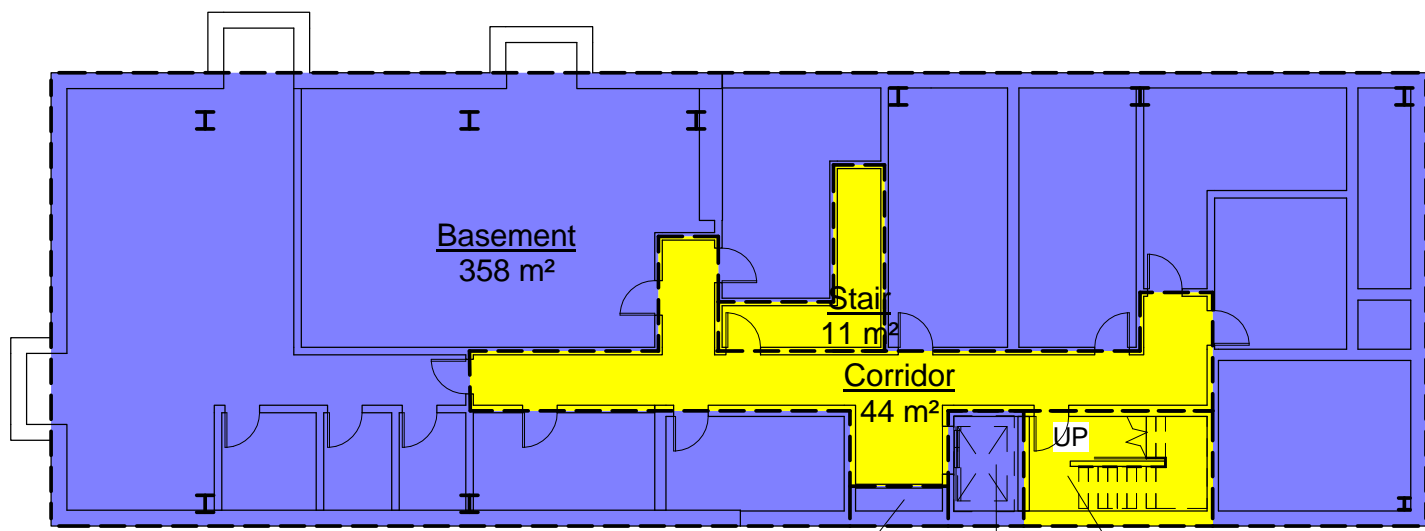
Project No. 1222 Scale As indicated

Drawing No.

**A004**

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1 Basement  
1 : 200

Basement Level - Floor Area (ZBL 438-86)	
Name	Area

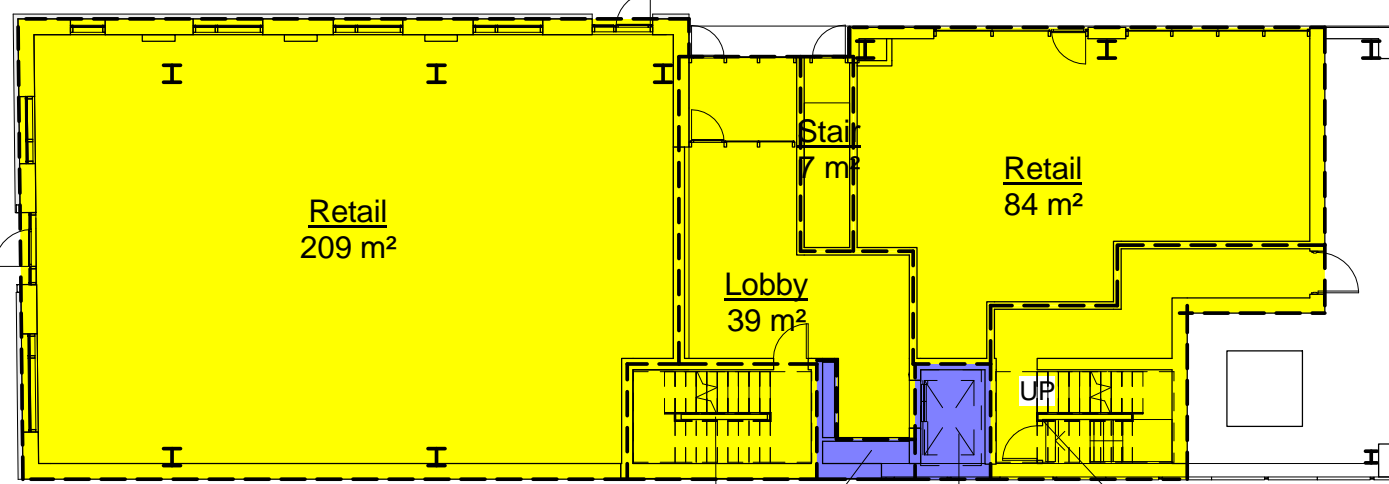
Basement	358 m²
Corridor	44 m²
Elevator	6 m²
Service	3 m²
Stair	26 m²
Grand total	437 m²

Basement Level - GFA as per ZBL 438-86	
Name	Area

Stair	15 m²
Corridor	44 m²
Stair	11 m²
Grand total	70 m²

Basement Level - GFA Exclusions as per ZBL 438-86	
Name	Area

Basement	358 m²
Elevator	6 m²
Grand total	367 m²



2 Ground FFL  
1 : 200

Ground Level - Floor Area (ZBL 438-86)	
Name	Area

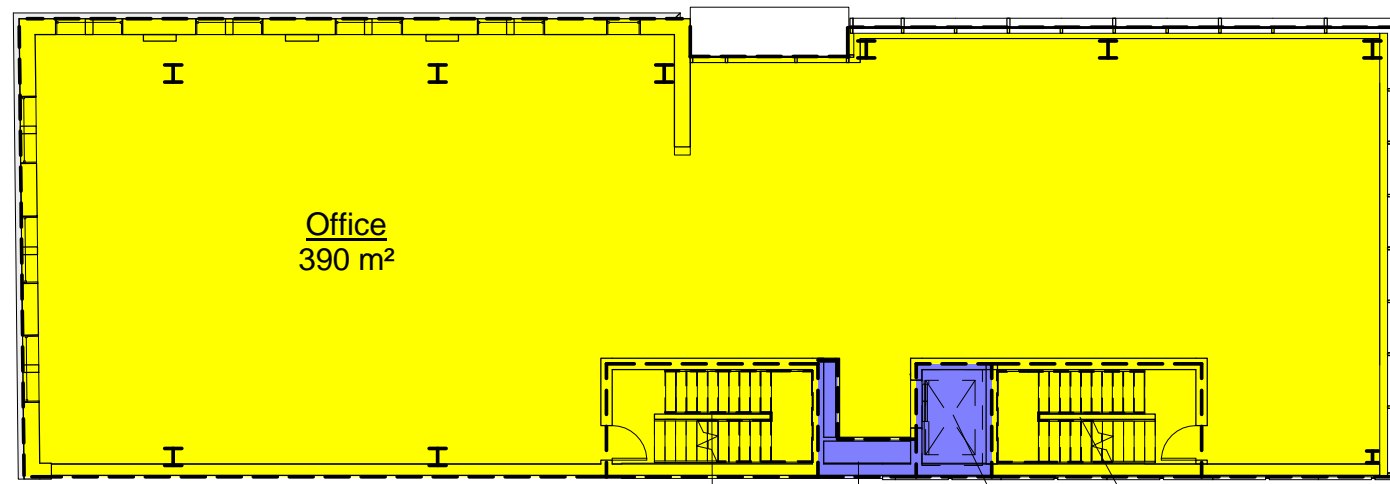
Elevator	6 m²
Lobby	39 m²
Retail	293 m²
Service	4 m²
Stair	23 m²
Stair + Exit	33 m²
Grand total	398 m²

Ground Level - GFA as per ZBL 438-86	
Name	Area

Retail	209 m²
Retail	84 m²
Lobby	39 m²
Stair	15 m²
Stair + Exit	33 m²
Stair	7 m²
Grand total	388 m²

Ground Level - GFA Exclusions as per ZBL 438-86	
Name	Area

Service	4 m²
Elevator	6 m²
Grand total	10 m²



3 Level 2  
1 : 200

Second Level - Floor Area (ZBL 438-86)	
Name	Area

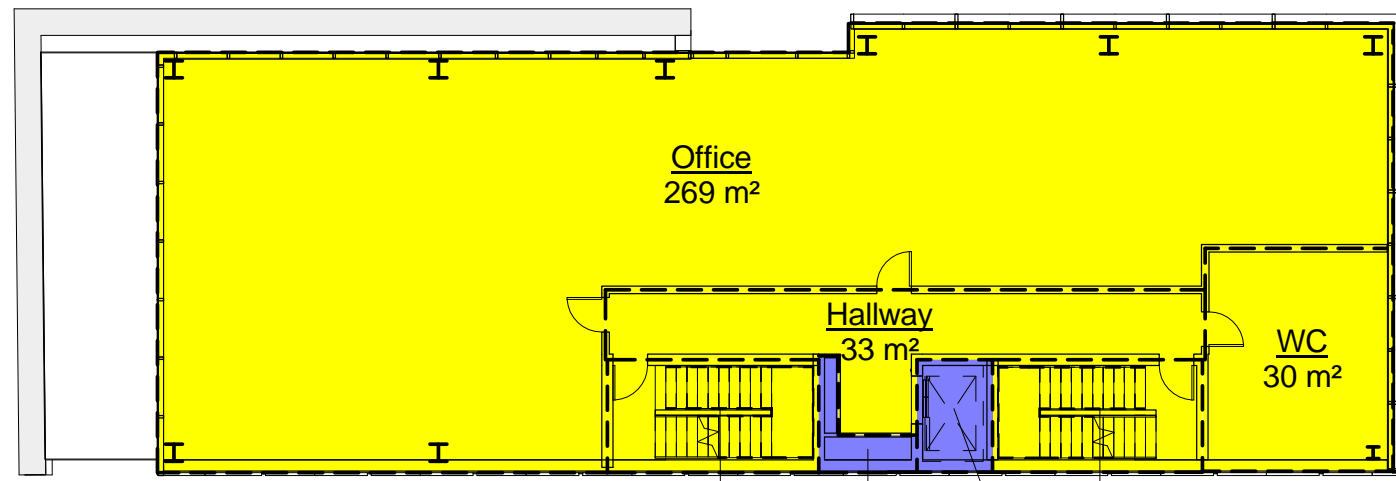
Elevator	6 m²
Office	390 m²
Service	4 m²
Stair	33 m²
Grand total	433 m²

Second Level - GFA as per ZBL 438-86	
Name	Area

Office	390 m²
Stair	17 m²
Stair	17 m²
Grand total	423 m²

Second Level - GFA Exclusions as per ZBL 438-86	
Name	Area

Elevator	6 m²
Service	4 m²
Grand total	10 m²



4 Level 3  
1 : 200

Third Level - Floor Area (ZBL 438-86)	
Name	Area

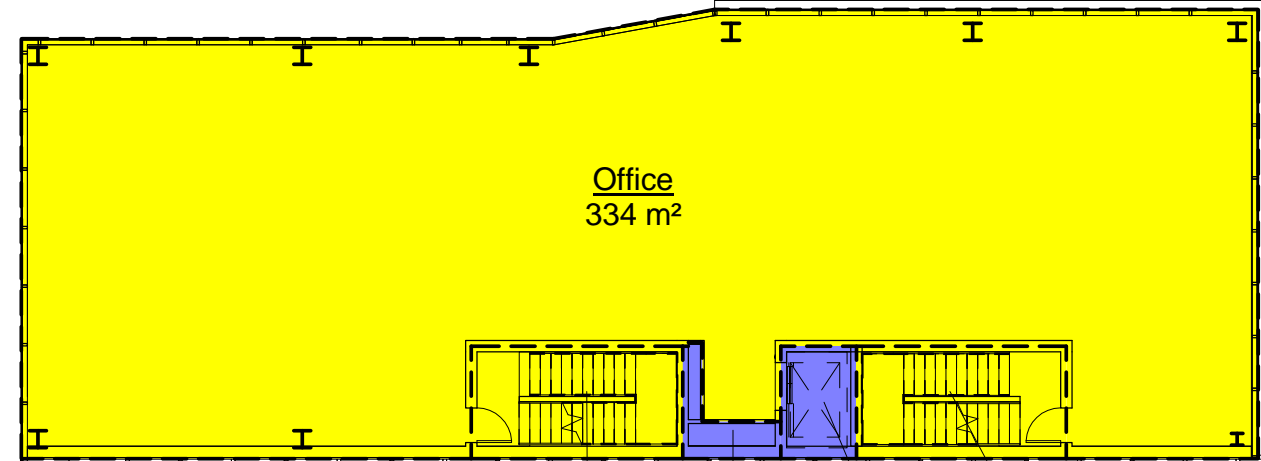
Elevator	6 m²
Hallway	33 m²
Office	269 m²
Service	4 m²
Stair	33 m²
WC	30 m²
Grand total	375 m²

Third Level - GFA as per ZBL 438-86	
Name	Area

Office	269 m²
Stair	17 m²
Stair	17 m²
WC	30 m²
Hallway	33 m²
Grand total	365 m²

Third Level - GFA Exclusions as per ZBL 438-86	
Name	Area

Elevator	6 m²
Service	4 m²
Grand total	10 m²



5 Level 4  
1 : 200

Fourth Level - Floor Area (ZBL 438-86)	
Name	Area

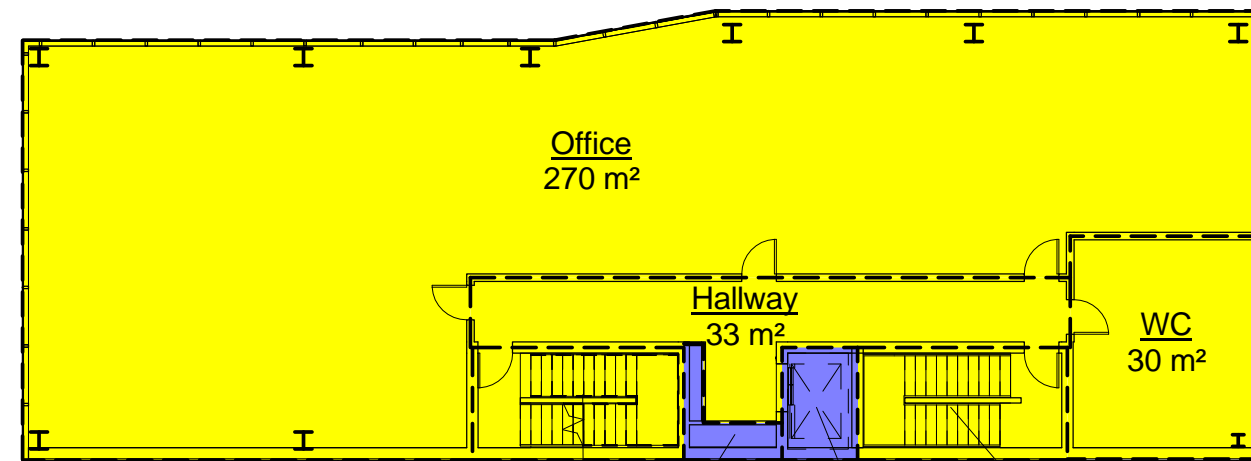
Elevator	6 m²
Office	334 m²
Service	4 m²
Stair	33 m²
Grand total	377 m²

Fourth Level - GFA as per ZBL 438-86	
Name	Area

Office	334 m²
Stair	17 m²
Stair	17 m²
Grand total	367 m²

Fourth Level - GFA Exclusions as per ZBL 438-86	
Name	Area

Service	4 m²
Elevator	6 m²
Grand total	10 m²



6 Level 5  
1 : 200

Fifth Level - Floor Area (ZBL 438-86)	
Name	Area

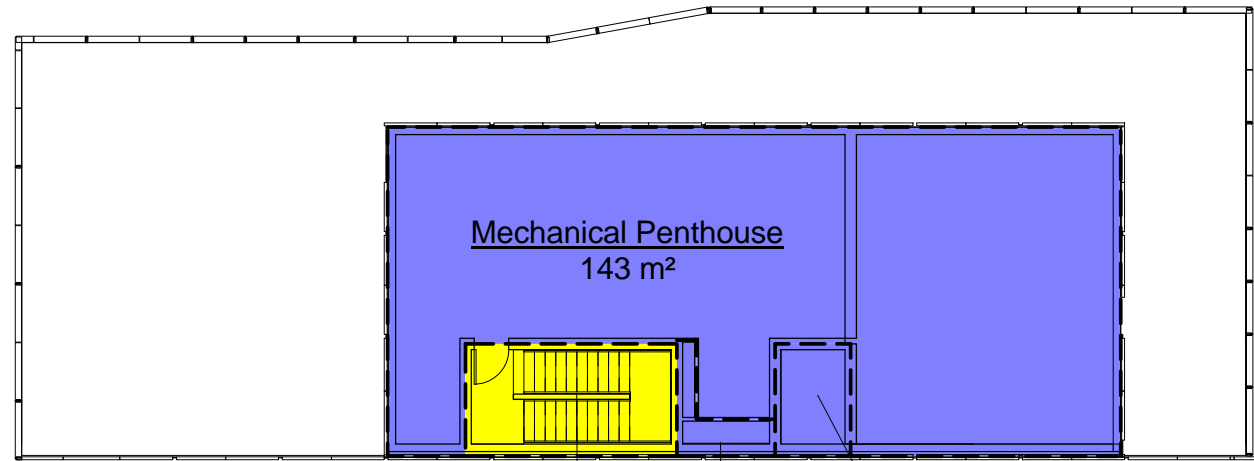
Elevator	6 m²
Hallway	33 m²
Office	270 m²
Service	4 m²
Stair	33 m²
WC	30 m²
Grand total	376 m²

Fifth Level - GFA as per ZBL 438-86	
Name	Area

Office	270 m²
Stair	17 m²
Stair	17 m²
WC	30 m²
Hallway	33 m²
Grand total	367 m²

Fifth Level - GFA Exclusions as per ZBL 438-86	
Name	Area

Elevator	6 m²
Service	4 m²
Grand total	10 m²



7 Level 6  
1 : 200

Sixth Level - Floor Area (ZBL 438-86)	
Name	Area

Elevator	6 m²
Mechanical Penthouse	143 m²
Service	4 m²
Stair	17 m²
Grand total	169 m²

Sixth Level - GFA as per ZBL 438-86	
Name	Area

Stair	17 m²
Grand total	17 m²

Sixth Level - GFA Exclusions as per ZBL 438-86	
Name	Area

Mechanical Penthouse	143 m²
Elevator	6 m²
Service	4 m²
Grand total	153 m²

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INCLUDED IN  
GFA CALCULATIONS



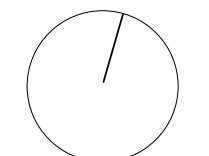
EXCLUDED IN  
GFA CALCULATIONS



WITH  
PREJUDICE

2 May 8, 2019 Issued for ZAA  
1 Nov 14, 2016 Issued for ZAA

No. Date Issue/Revision



421  
Roncesvalles  
Avenue

421 Roncesvalles Avenue  
Toronto

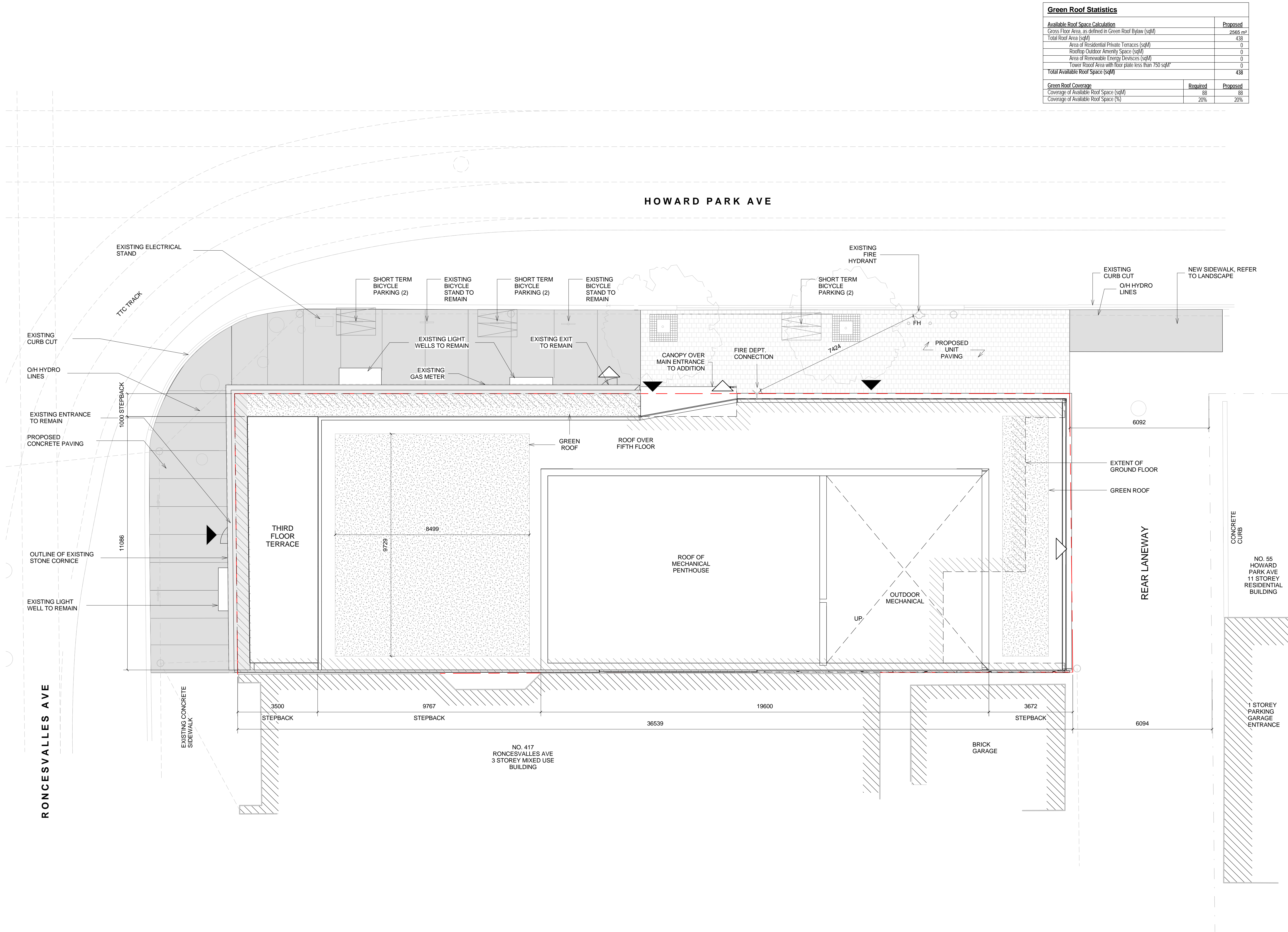
Title:  
Gross Floor Area  
Diagrams as per ZBL  
438-86

Project No. 1222 Scale As indicated

Drawing No.

**A005**





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**NOTE:**

Site Plan prepared using data taken from survey.  
Plan of survey of Lot 1 and part of Lot 2, Registered Plan 1214,  
City of Toronto.  
Surveyor: Land Survey Group  
Drawing Ref Number: LSG-2134  
Date: February 6th 2013

**LEGEND**

— — — — — PROPERTY BOUNDARY

EXISTING BUILDING TO REMAIN

NEW CONSTRUCTION

WITH  
PREJUDICE

2	May 8, 2019	Issued for ZAA
1	Nov 14, 2016	Issued for ZAA

No.	Date	Issue/Revision
-----	------	----------------



421  
Roncesvalles  
Avenue

421 Roncesvalles Avenue  
Toronto

Title:  
Site Plan

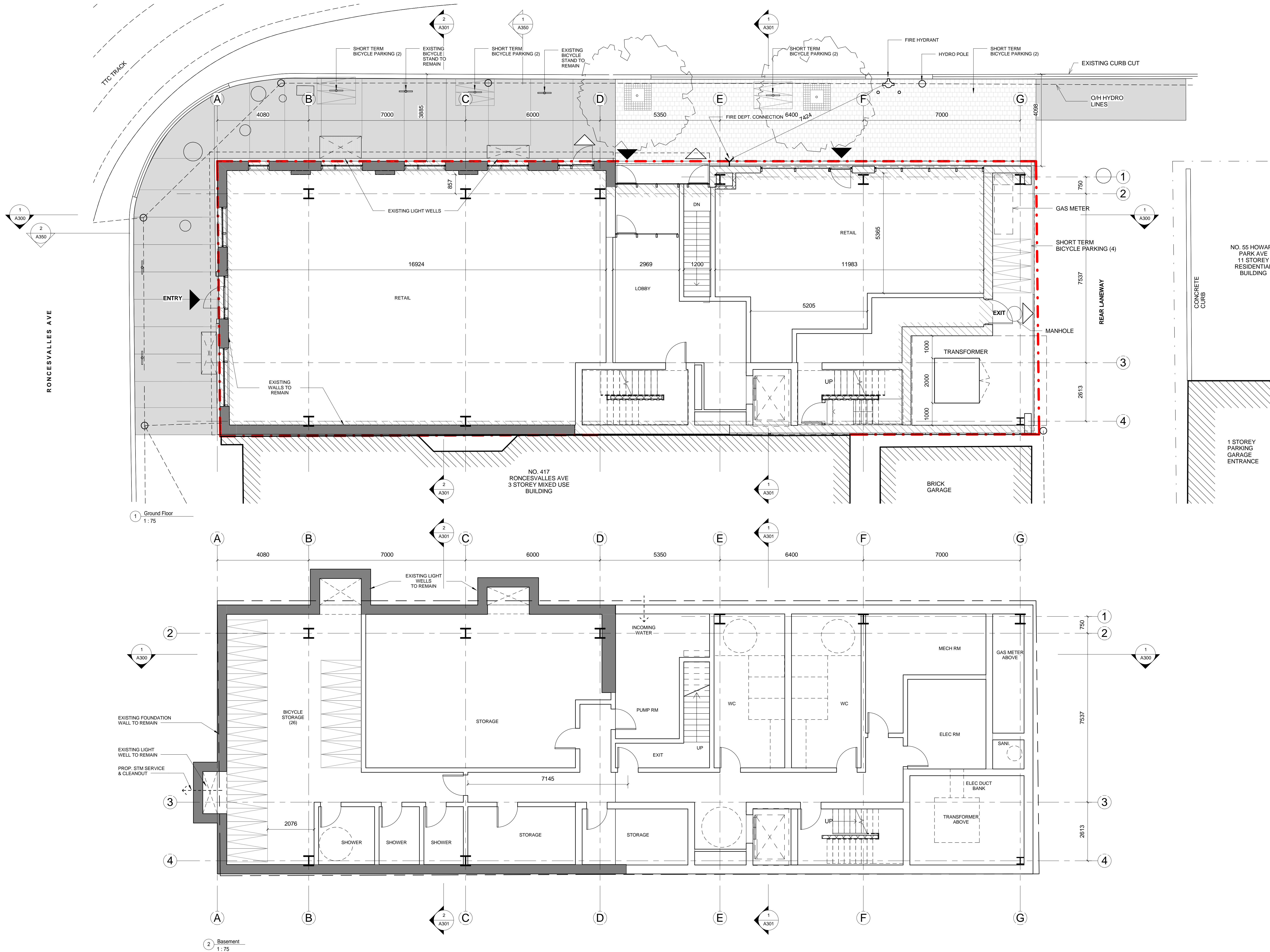
Project No.	1222	Scale	1 : 75
Drawing No.			

A050



5/6/2019 3:33:31 PM

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**NOTE:**  
Site Plan prepared using data taken from survey.  
Plan of survey of Lot 1 and part of Lot 2, Registered Plan 1214.  
City of Toronto.  
Surveyor: Land Survey Group  
Drawing Ref Number: LSG-2134  
Date: February 6th 2013

EXISTING WALL TO REMAIN  
NEW WALLS

**BICYCLE SPACE LEGEND**

HORIZ. BICYCLE SPACE  
1.9M HEIGHT

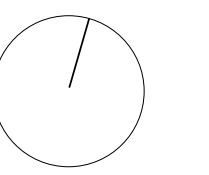
VERT. BICYCLE SPACE  
1.9M HEIGHT

STACKED BICYCLE SPACE  
2.4M HEIGHT

WITH  
PRE-JUDICE

4 May 8, 2019 Issued for ZAA  
3 Feb 20, 2019 LPAT Mediation  
2 Feb 19, 2019 Team Discussion  
1 April 25, 2018 For Discussion

No. Date Issue/Revision



421  
Roncesvalles  
Avenue

421 Roncesvalles Avenue  
Toronto

Title:  
**Basement & First Floor  
Plan**

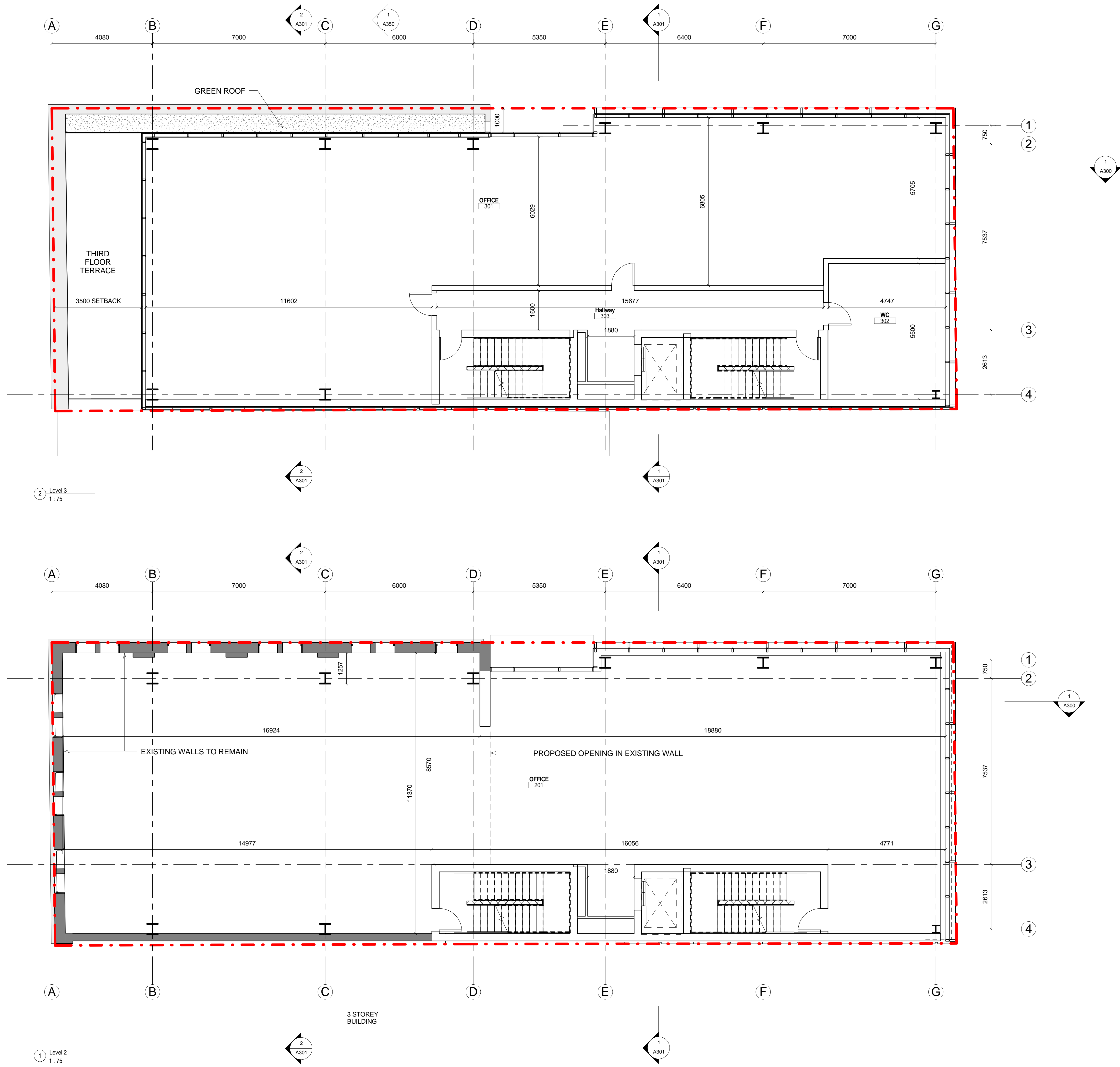
Project No. 1222 Scale 1:75

Drawing No.

**A101**

5/6/2019 3:33:32 PM

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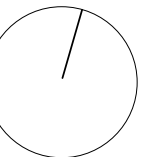
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EXISTING WALL TO REMAIN  
NEW WALLS

WITH  
PRE-JUDICE

2 May 8, 2019 Issued for ZAA  
1 April 25, 2018 For Discussion

No. Date Issue/Revision



421  
Roncesvalles  
Avenue

421 Roncesvalles Avenue  
Toronto

Title:  
Second & Third Floor  
Plans

Project No. 1222 Scale 1:75

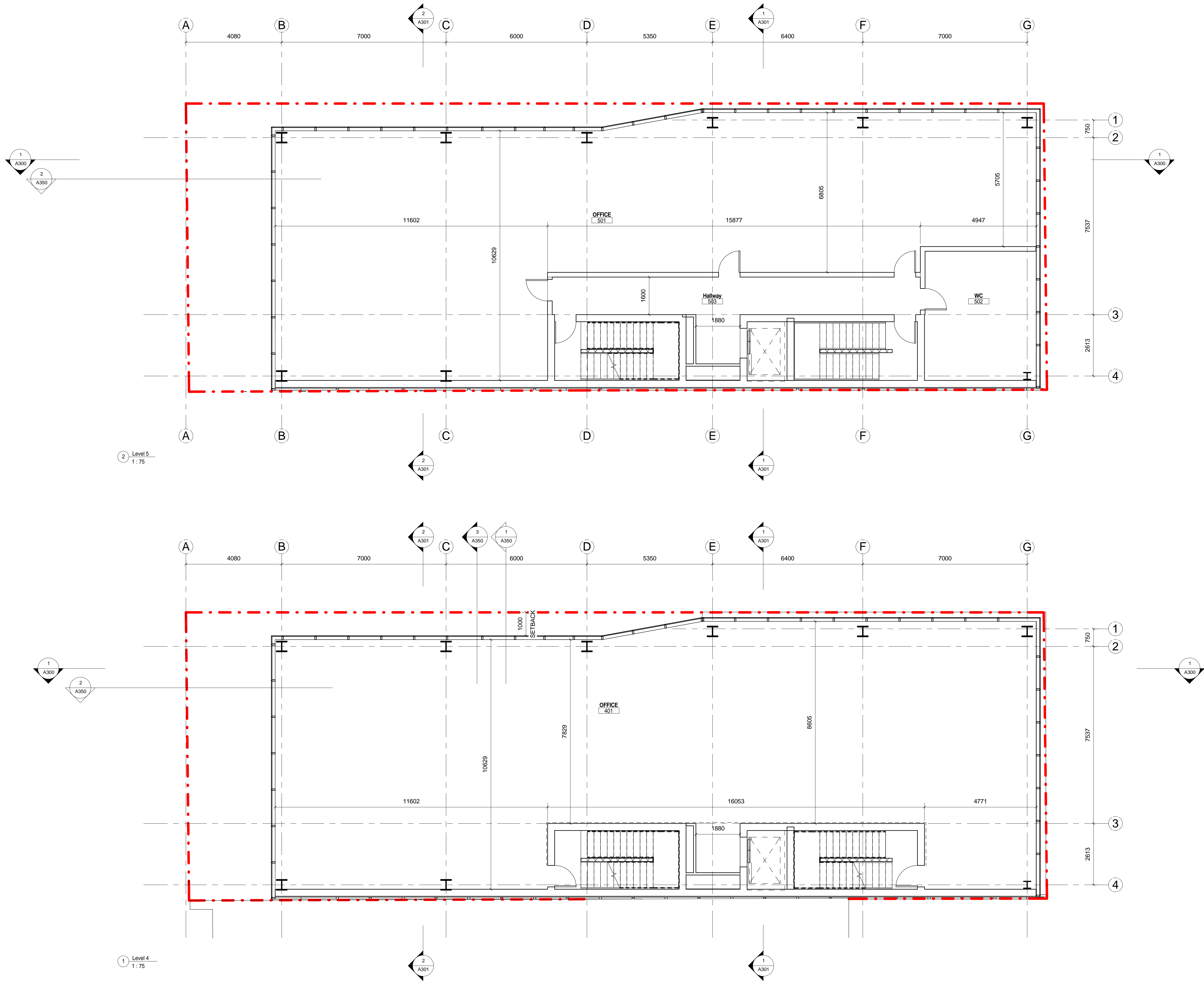
Drawing No.

**A102**



5/6/2019 3:33:33 PM

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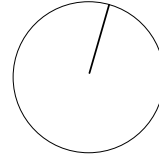
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EXISTING WALL TO REMAIN  
NEW WALLS

WITH  
PRE-JUDICE

1 May 8, 2019 Issued for ZAA  
No. Date Issue/Revision



421  
Roncesvalles  
Avenue

421 Roncesvalles Avenue  
Toronto

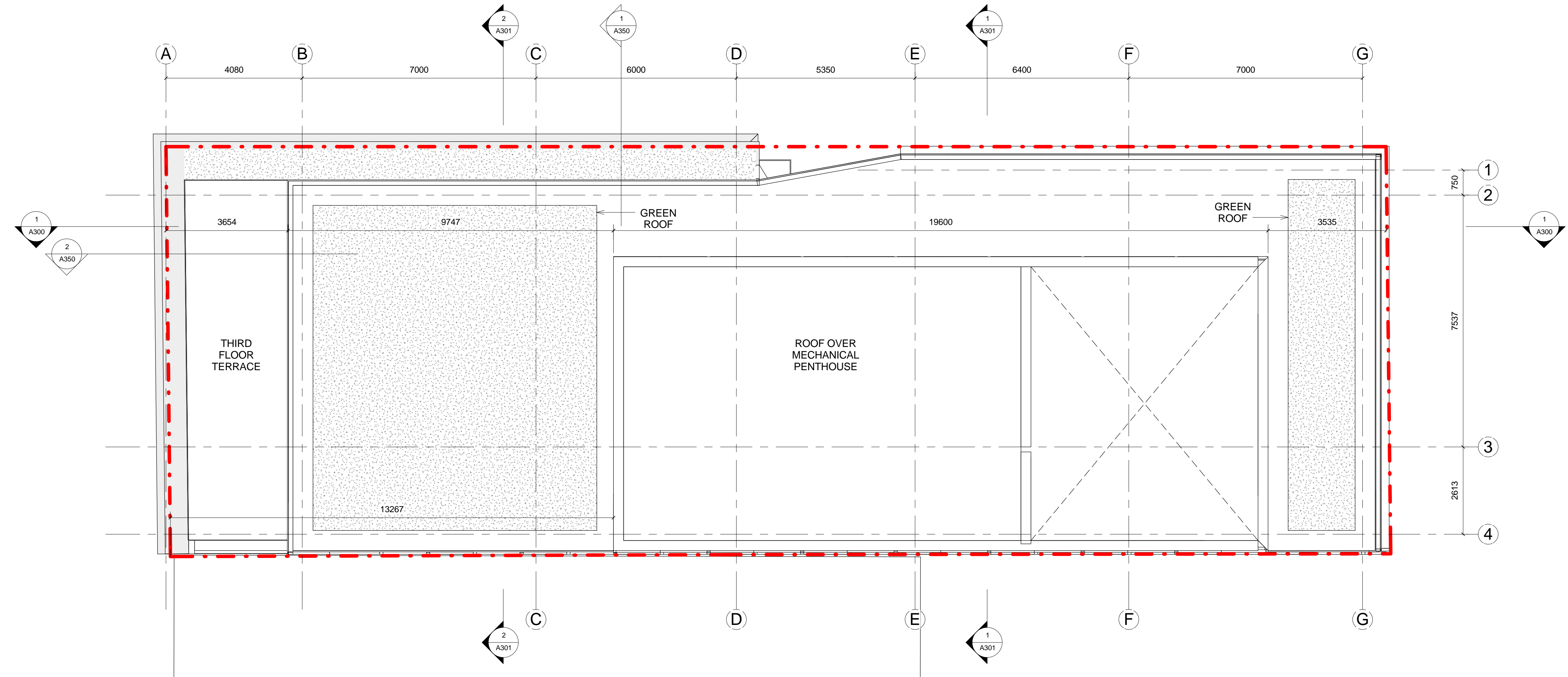
Title:  
Fourth & Fifth Floor Plans

Project No. 1222 Scale 1 : 75  
Drawing No.

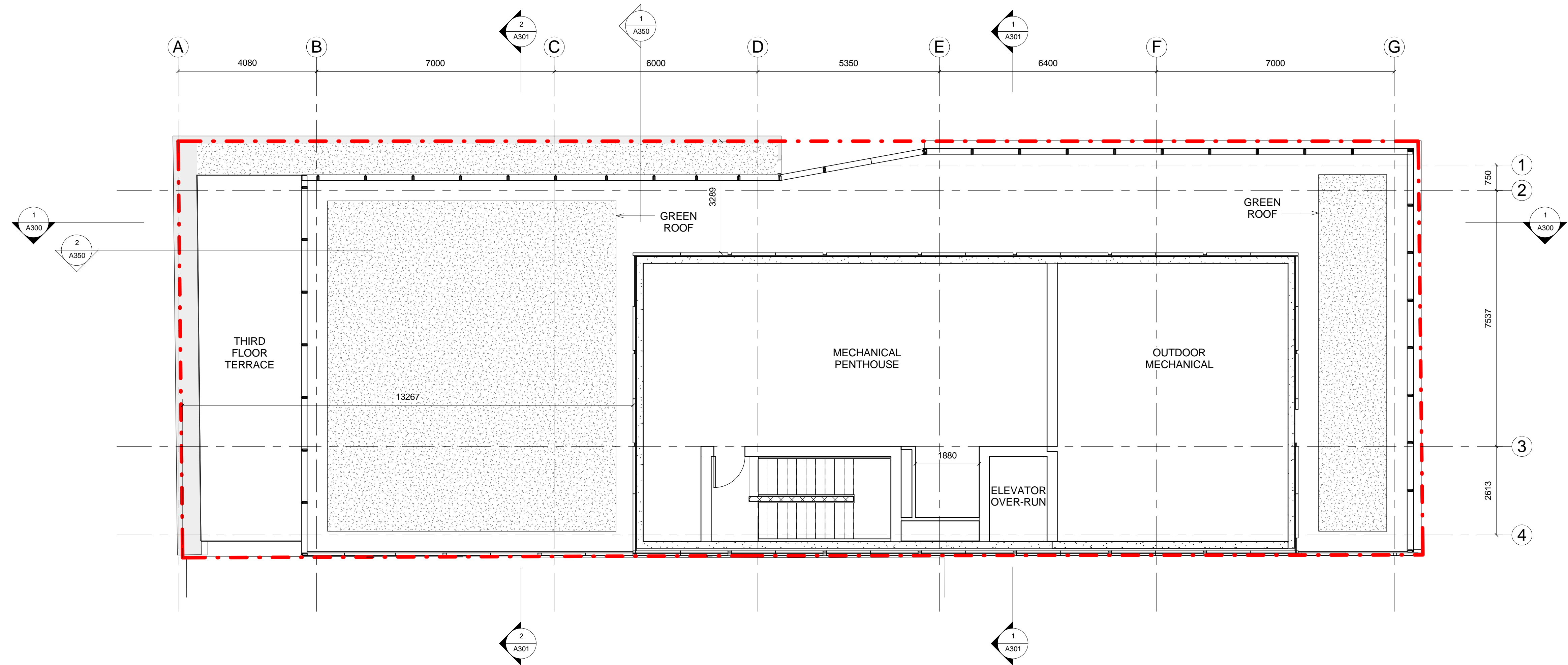
**A103**



5/6/2019 3:33:37 PM  
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2 Roof Plan  
1:75



1 Mech. Penthouse  
1:75

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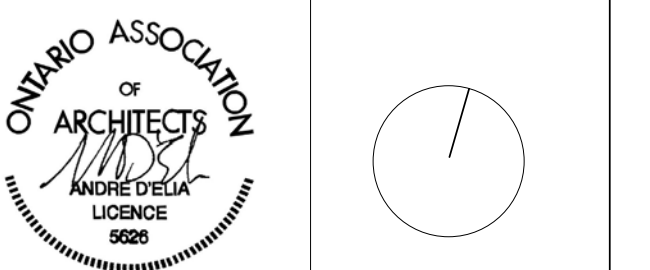
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EXISTING WALL TO REMAIN  
NEW WALLS

WITH  
PRE-JUDICE

2 May 8, 2019 Issued for ZAA  
1 April 25, 2018 For Discussion

No. Date Issue/Revision



421  
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Toronto

Title:  
Mechanical Penthouse &  
Roof Plans

Project No. 1222 Scale 1:75

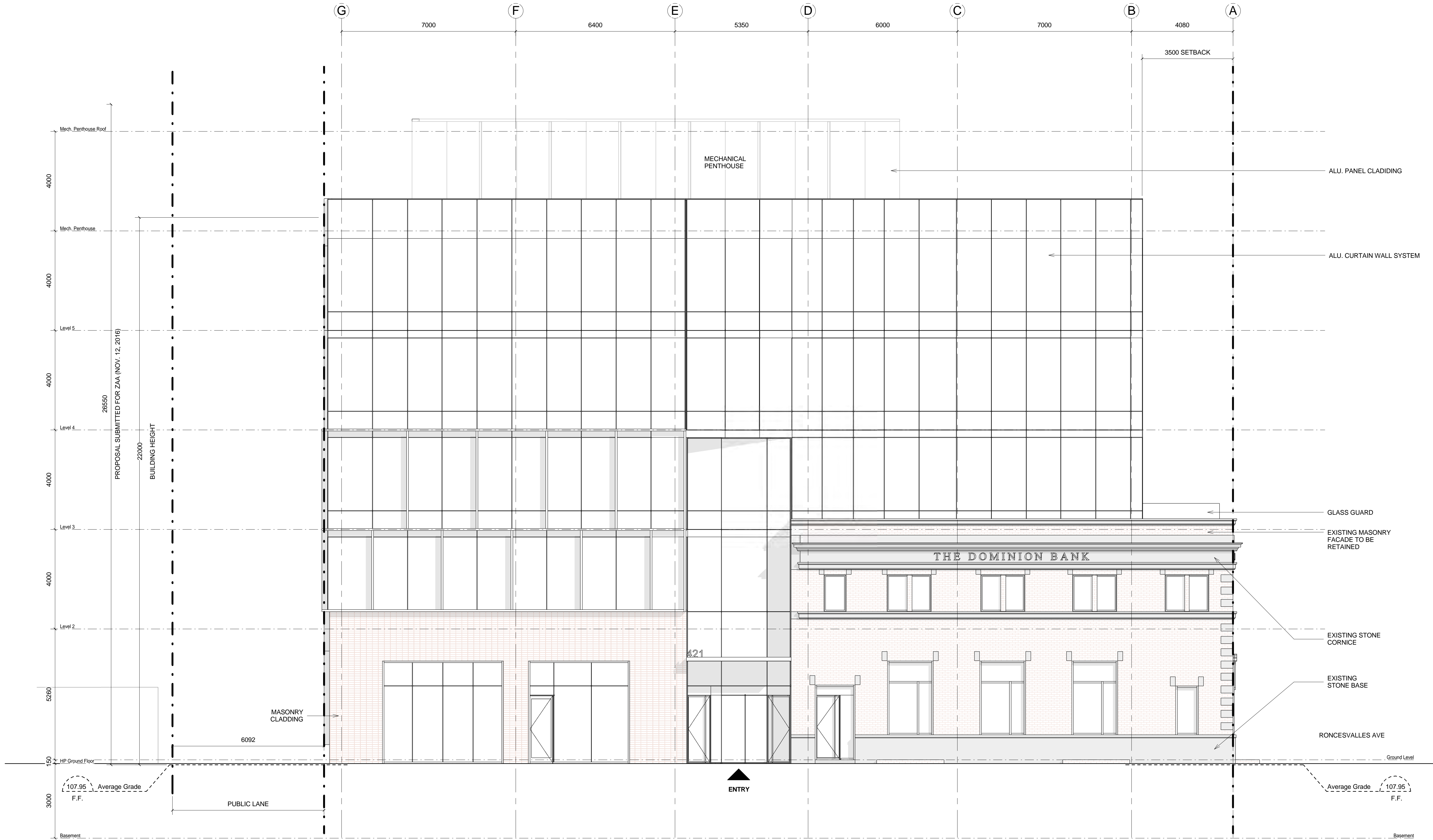
Drawing No.

**A104**



5/6/2019 3:33:43 PM

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NOTE:  
PROJECT ELEVATION BASE POINT **0.0m**  
CORRESPONDS TO GEODETIC ELEVATION **108.050 m**  
REFER TO SURVEY AND GRADING PLAN REGARDING  
GEODETIC ELEVATION INFORMATION

**AVERAGE GRADE = 107.95 m**  
RESULTANT OF THE AVERAGE OF GRADE ELEVATIONS  
ALONG LOT LINES ABUTTING A STREET.

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WITH  
PRE-JUDICE

4	May 8, 2019	Issued for ZAA
3	Feb 29, 2019	Meeting w/ City Staff
2	Feb 20, 2019	LPAT Mediation
1	April 25, 2018	For Discussion

No.	Date	Issue/Revision
		

**421  
Roncesvalles  
Avenue**

421 Roncesvalles Avenue  
Toronto

Title:  
**North Elevation**

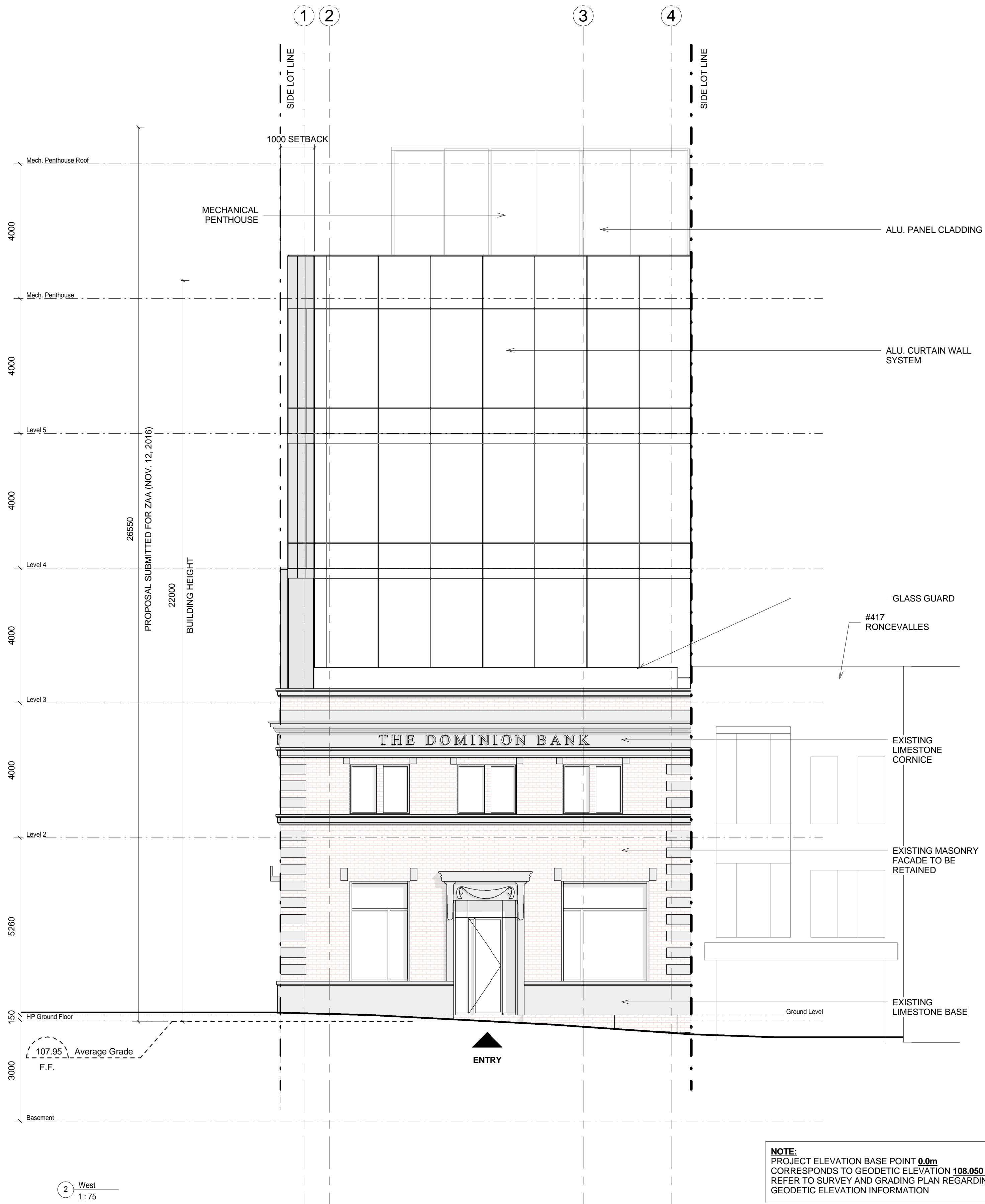
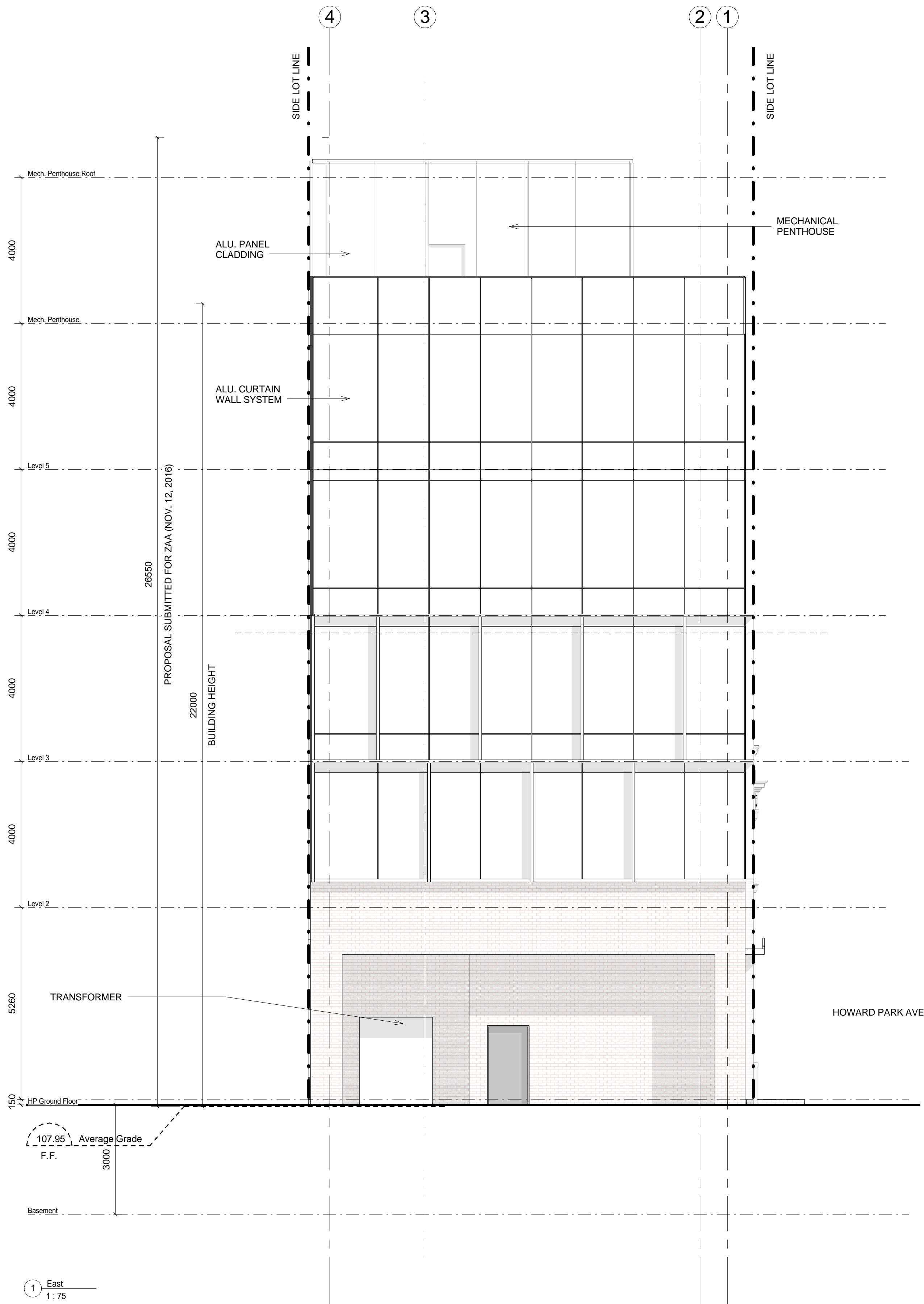
Project No.	1222	Scale	1 : 75
Drawing No.			

**A201**



5/6/2019 3:33:51 PM

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**NOTE:**  
PROJECT ELEVATION BASE POINT **0.0m**  
CORRESPONDS TO GEODETIC ELEVATION **108.050 m**  
REFER TO SURVEY AND GRADING PLAN REGARDING  
GEODETIC ELEVATION INFORMATION

**AVERAGE GRADE = 107.95 m**  
RESULTANT OF THE AVERAGE OF GRADE ELEVATIONS  
ALONG LOT LINES ABUTTING A STREET.

WITH  
PRE-JUDICE

4	May 8, 2019	Issued for ZAA
3	Feb 29, 2019	Meeting w/ City Staff
2	Feb 20, 2019	LPAT Mediation
1	April 25, 2018	For Discussion

No.	Date	Issue/Revision
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421  
Roncesvalles  
Avenue

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Toronto

Title:  
East & West Elevations

Project No. 1222 Scale 1 : 75

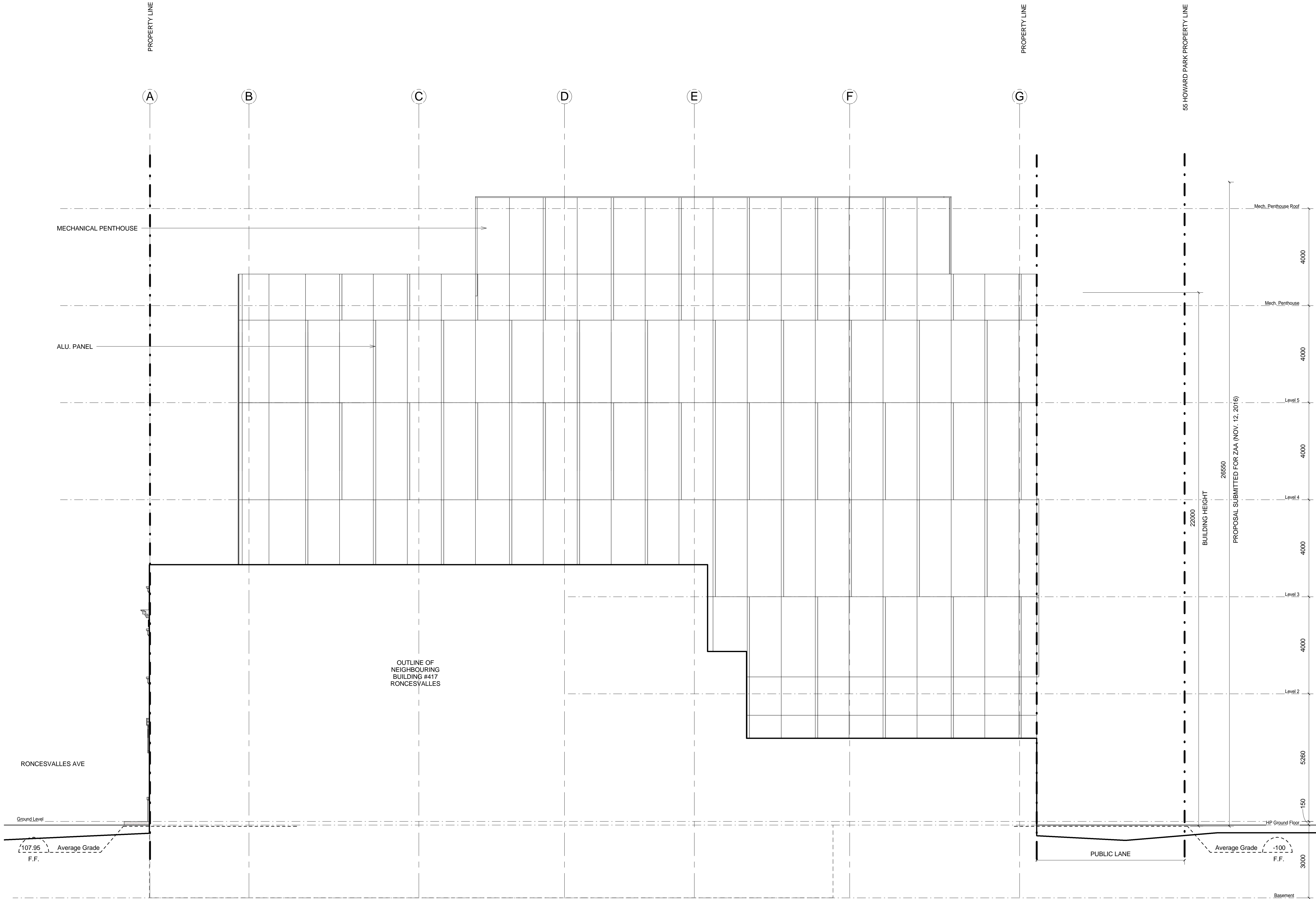
Drawing No.

**A202**



5/6/2019 3:33:55 PM

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**NOTE:**  
PROJECT ELEVATION BASE POINT **0.0m**  
CORRESPONDS TO GEODETIC ELEVATION **108.050 m**  
REFER TO SURVEY AND GRADING PLAN REGARDING  
GEODETIC ELEVATION INFORMATION

**AVERAGE GRADE = 107.95 m**  
RESULTANT OF THE AVERAGE OF GRADE ELEVATIONS  
ALONG LOT LINES ABUTTING A STREET.

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4	May 8, 2019	Issued for ZAA
3	Feb 29, 2019	Meeting w/ City Staff
2	Feb 20, 2019	LPAT Mediation
1	April 25, 2018	For Discussion

No.	Date	Issue/Revision
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421  
Roncesvalles  
Avenue

421 Roncesvalles Avenue  
Toronto

Title:  
South Elevation

Project No.	1222	Scale	1 : 75
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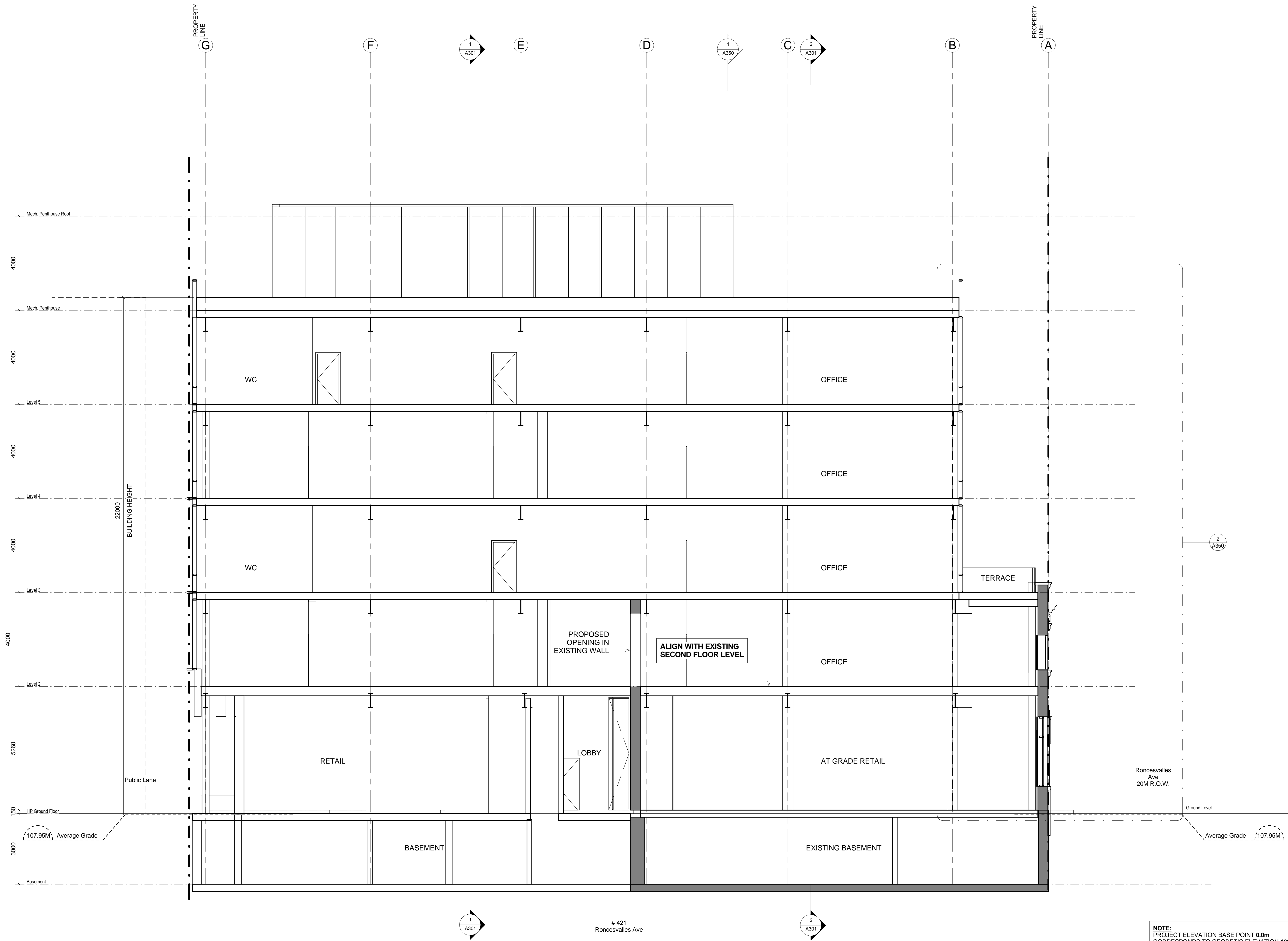
Drawing No.

**A203**



5/6/2019 3:33:56 PM

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EXISTING WALL TO REMAIN  
NEW WALLS

WITH  
PRE-JUDICE

4 May 8, 2019 Issued for ZAA  
3 Feb 20, 2019 LPAT Mediation  
2 Feb 19, 2019 Team Discussion  
1 April 25, 2018 For Discussion

No. Date Issue/Revision



421  
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Avenue

421 Roncesvalles Avenue  
Toronto

Title:  
Section AA

Project No. 1222 Scale 1 : 75

Drawing No.

**A300**

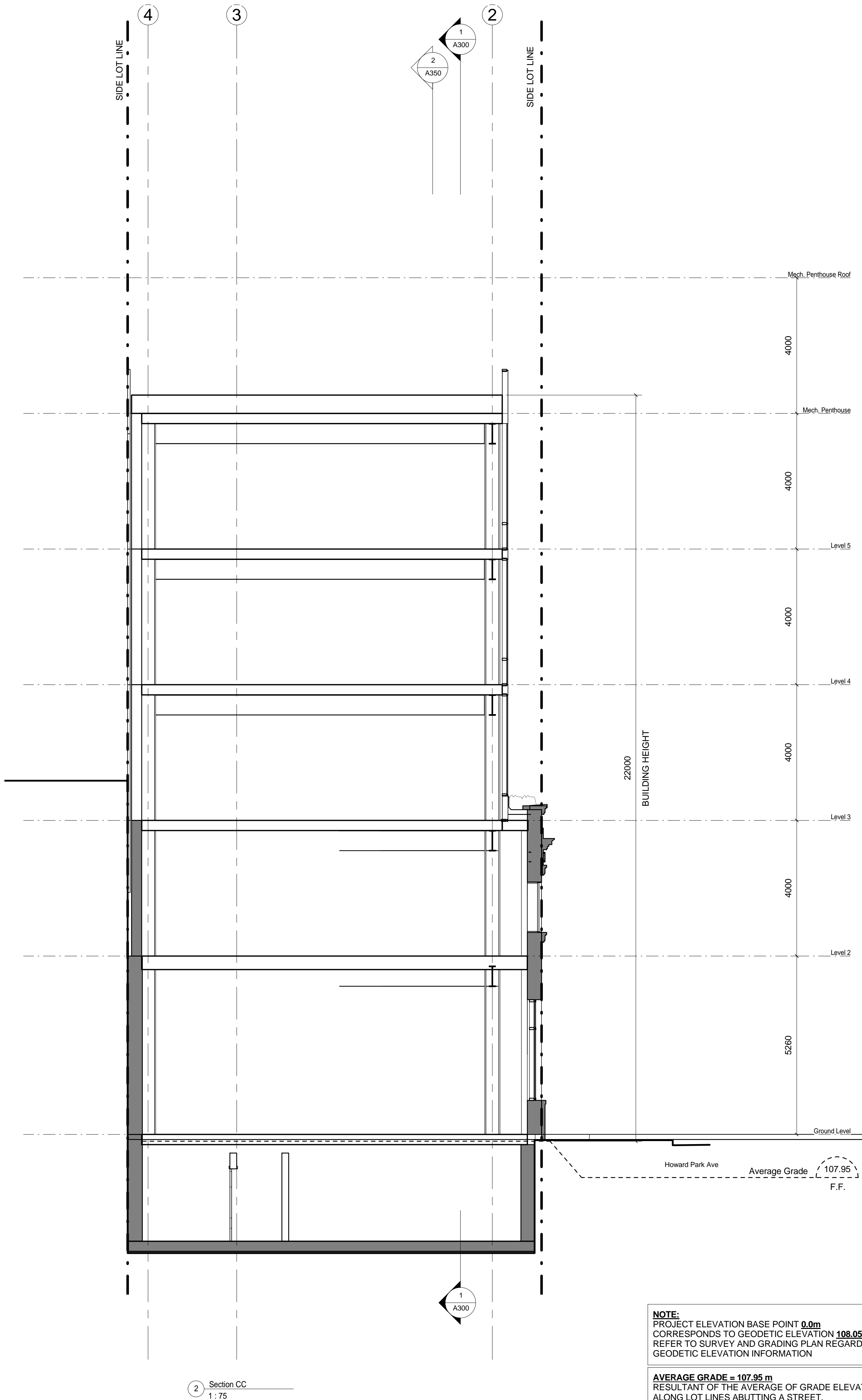
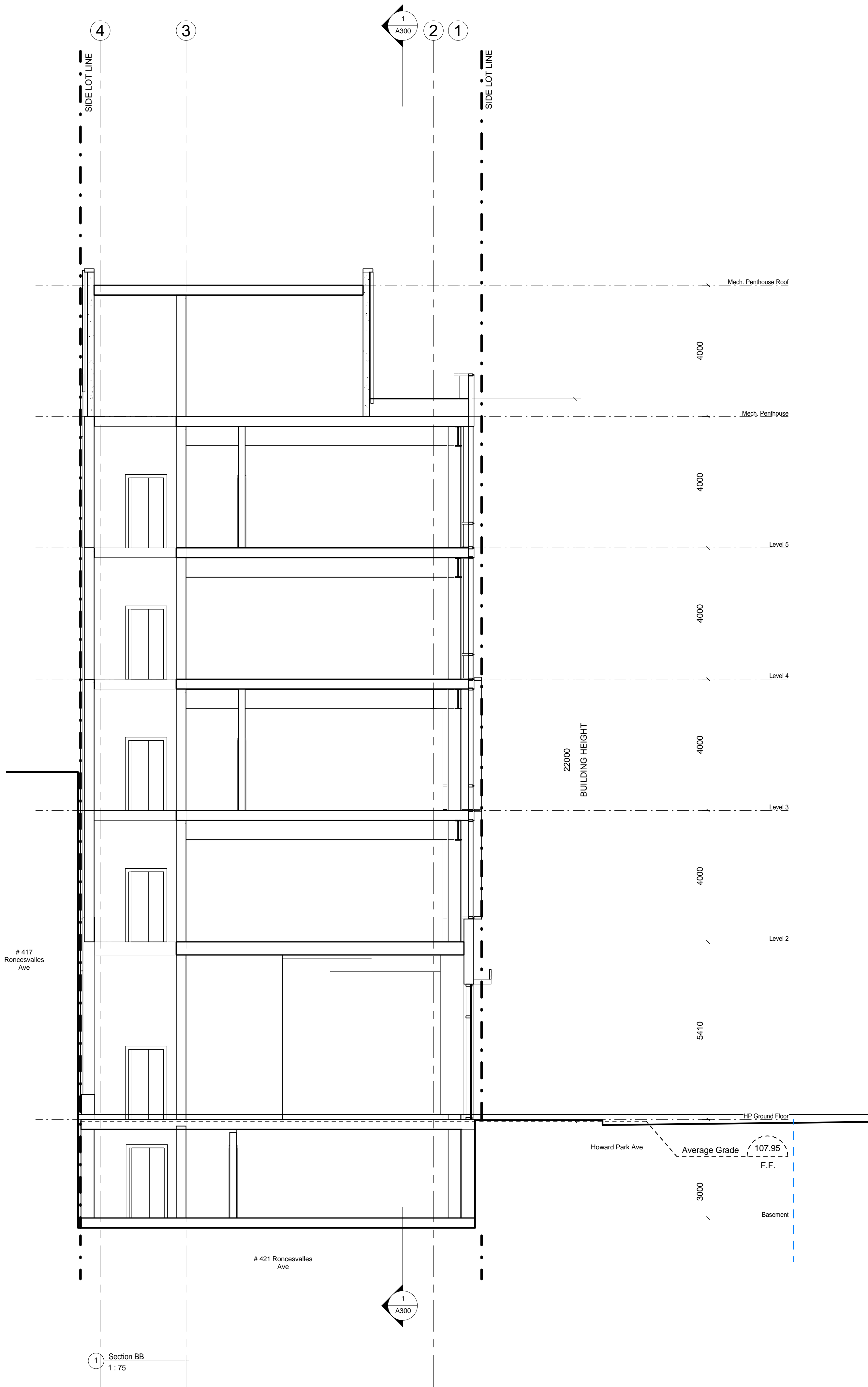
**NOTE:**  
PROJECT ELEVATION BASE POINT **0.0m**  
CORRESPONDS TO GEODETIC ELEVATION **108.050 m**  
REFER TO SURVEY AND GRADING PLAN REGARDING  
GEODETIC ELEVATION INFORMATION

**AVERAGE GRADE = 107.95 m**  
RESULTANT OF THE AVERAGE OF GRADE ELEVATIONS  
ALONG LOT LINES ABUTTING A STREET.



5/6/2019 3:33:56 PM

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**NOTE:**  
PROJECT ELEVATION BASE POINT **0.0m**  
CORRESPONDS TO GEODETIC ELEVATION **108.050 m**  
REFER TO SURVEY AND GRADING PLAN REGARDING  
GEODETIC ELEVATION INFORMATION

**AVERAGE GRADE = 107.95 m**  
RESULTANT OF THE AVERAGE OF GRADE ELEVATIONS  
ALONG LOT LINES ABUTTING A STREET.

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EXISTING WALL TO REMAIN  
NEW WALLS

WITH  
PRE-JUDICE

3	May 8, 2019	Issued for ZAA
2	April 25, 2018	For Discussion
1	Mar 27, 2014	Pre-Application Consultation

No.	Date	Issue/Revision
		

421  
Roncesvalles  
Avenue

421 Roncesvalles Avenue  
Toronto

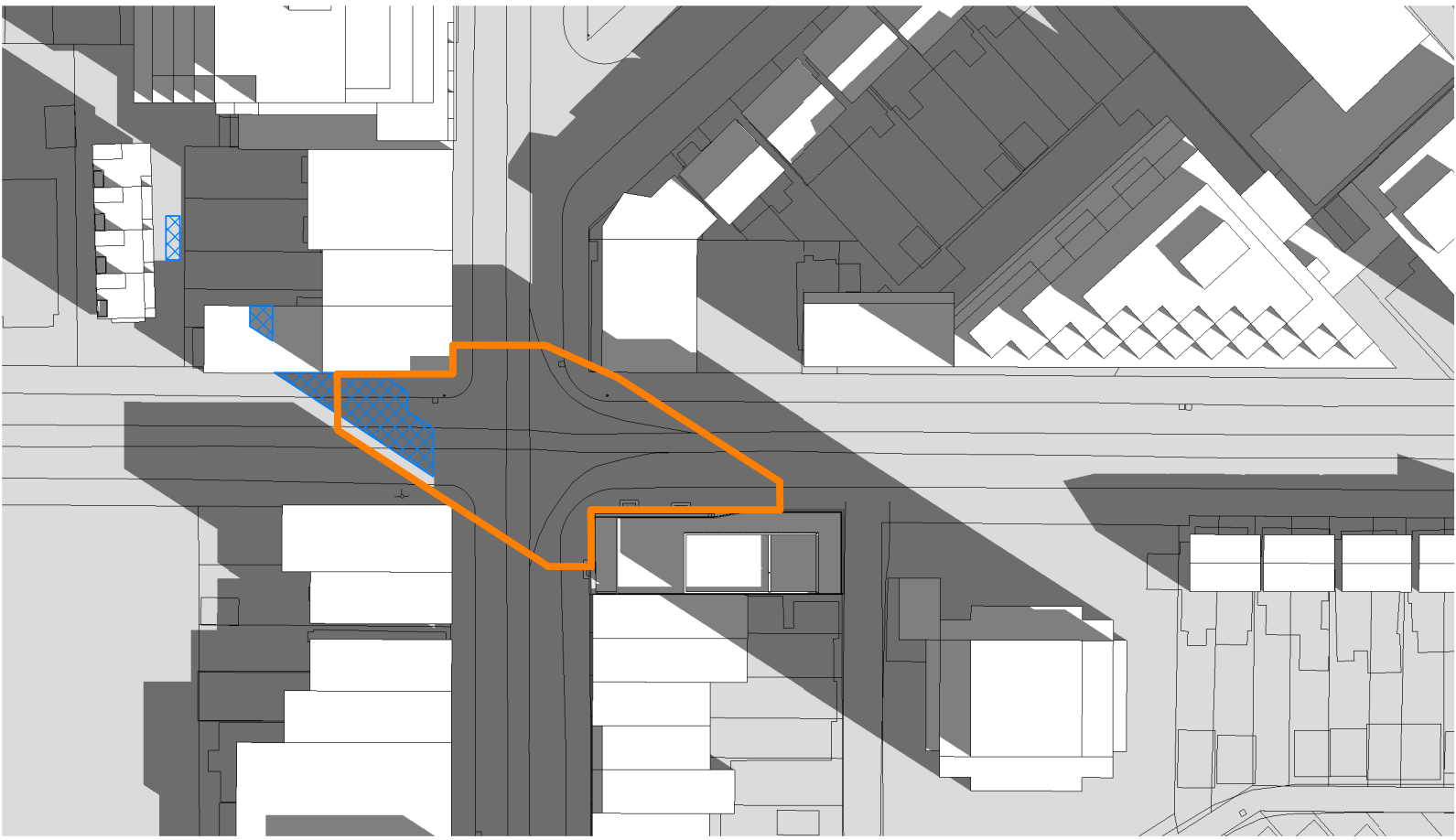
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Section BB / CC

Project No. 1222 Scale 1 : 75

Drawing No.

**A301**

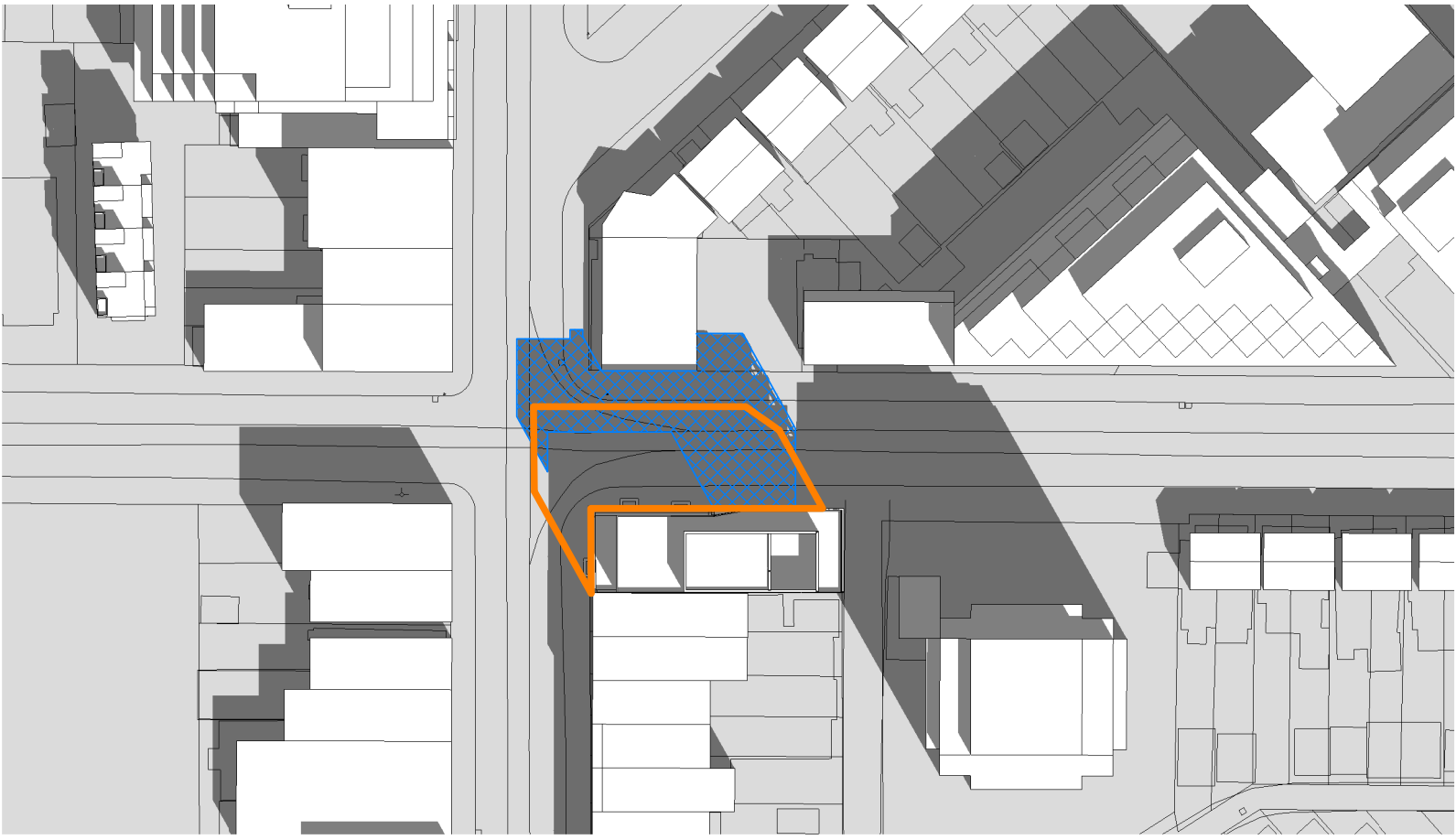




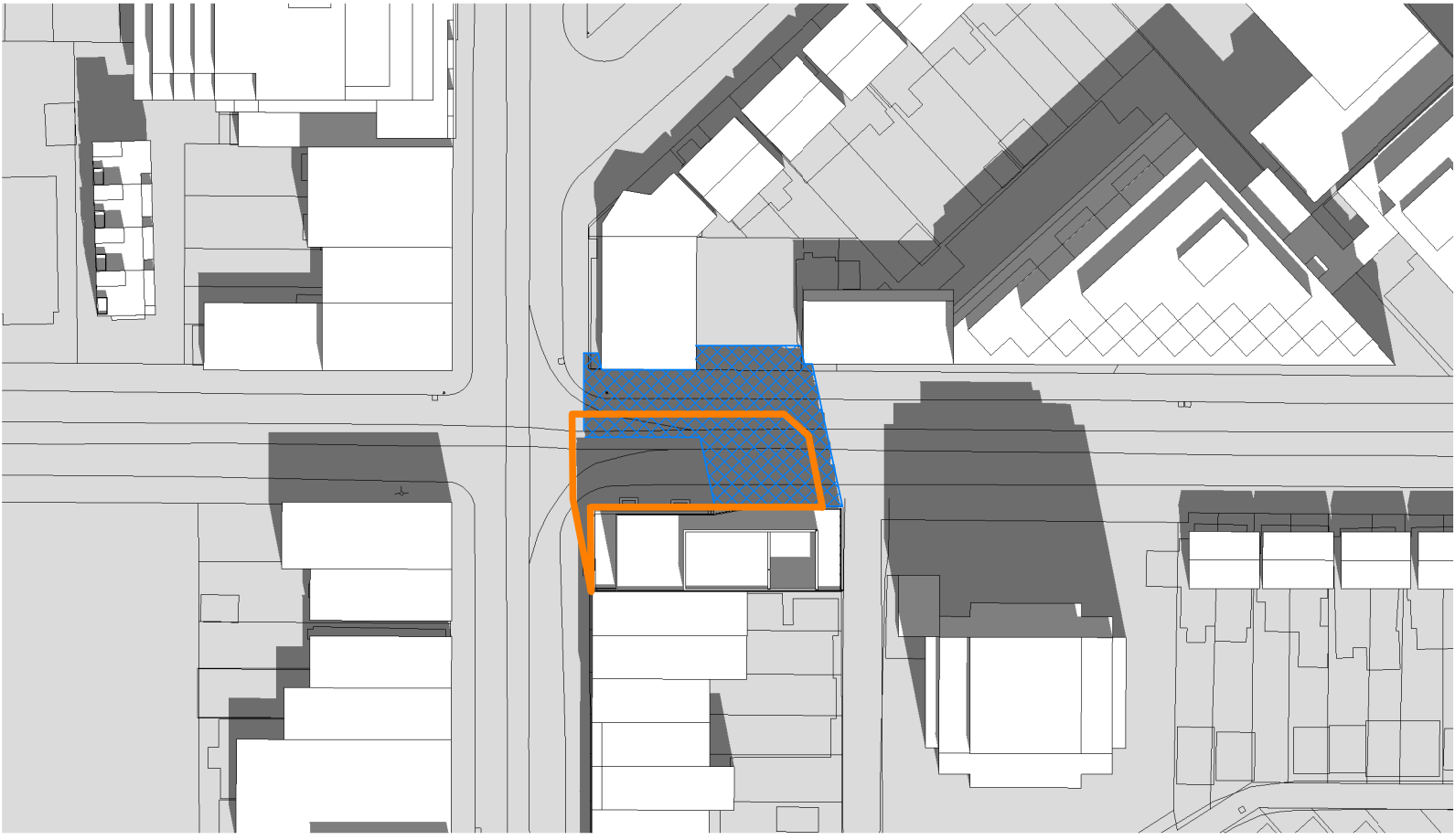
21 9:18 a.m.



2 10:18 a.m.



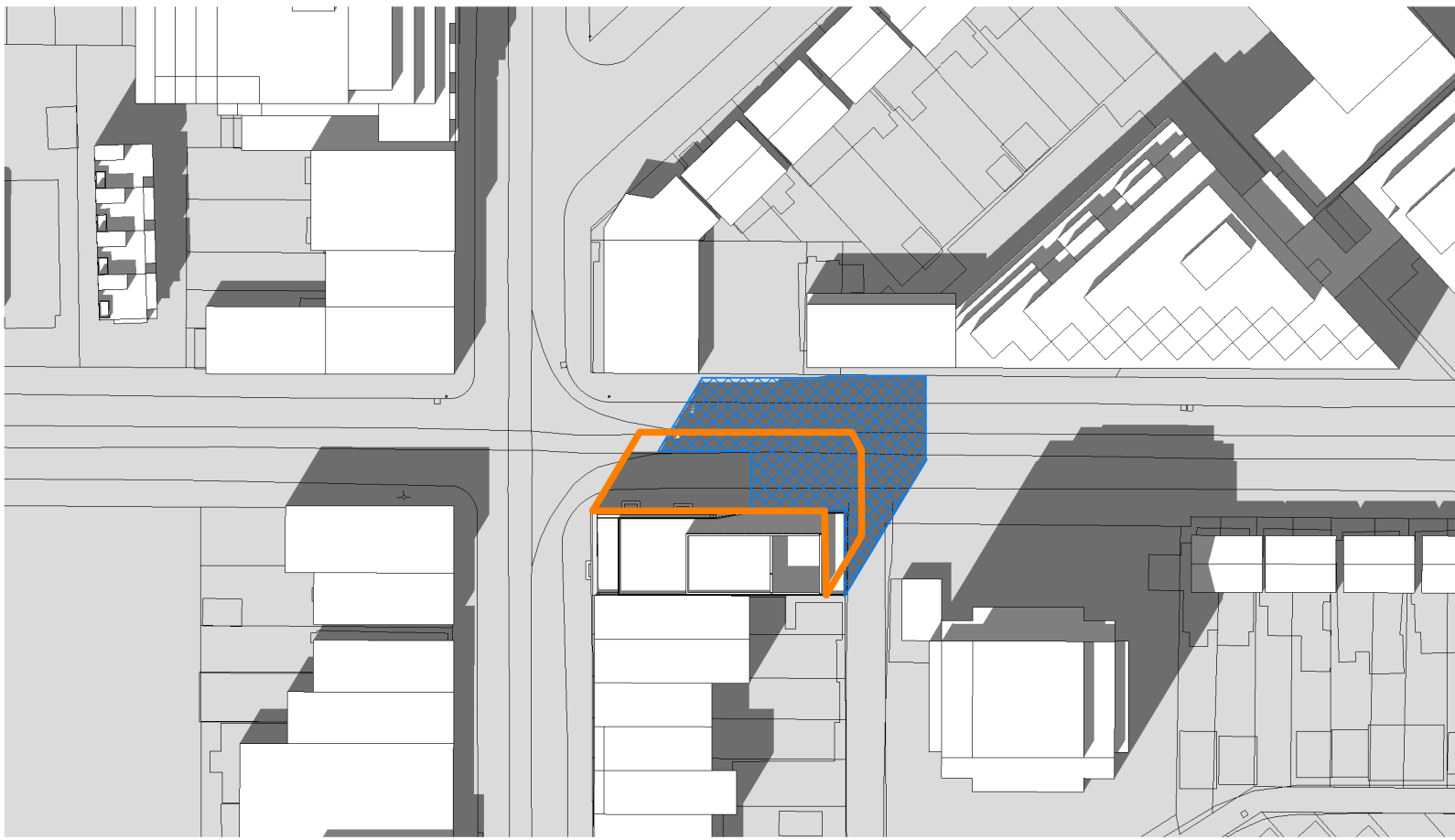
3 11:18 a.m.



4 12:18 p.m.



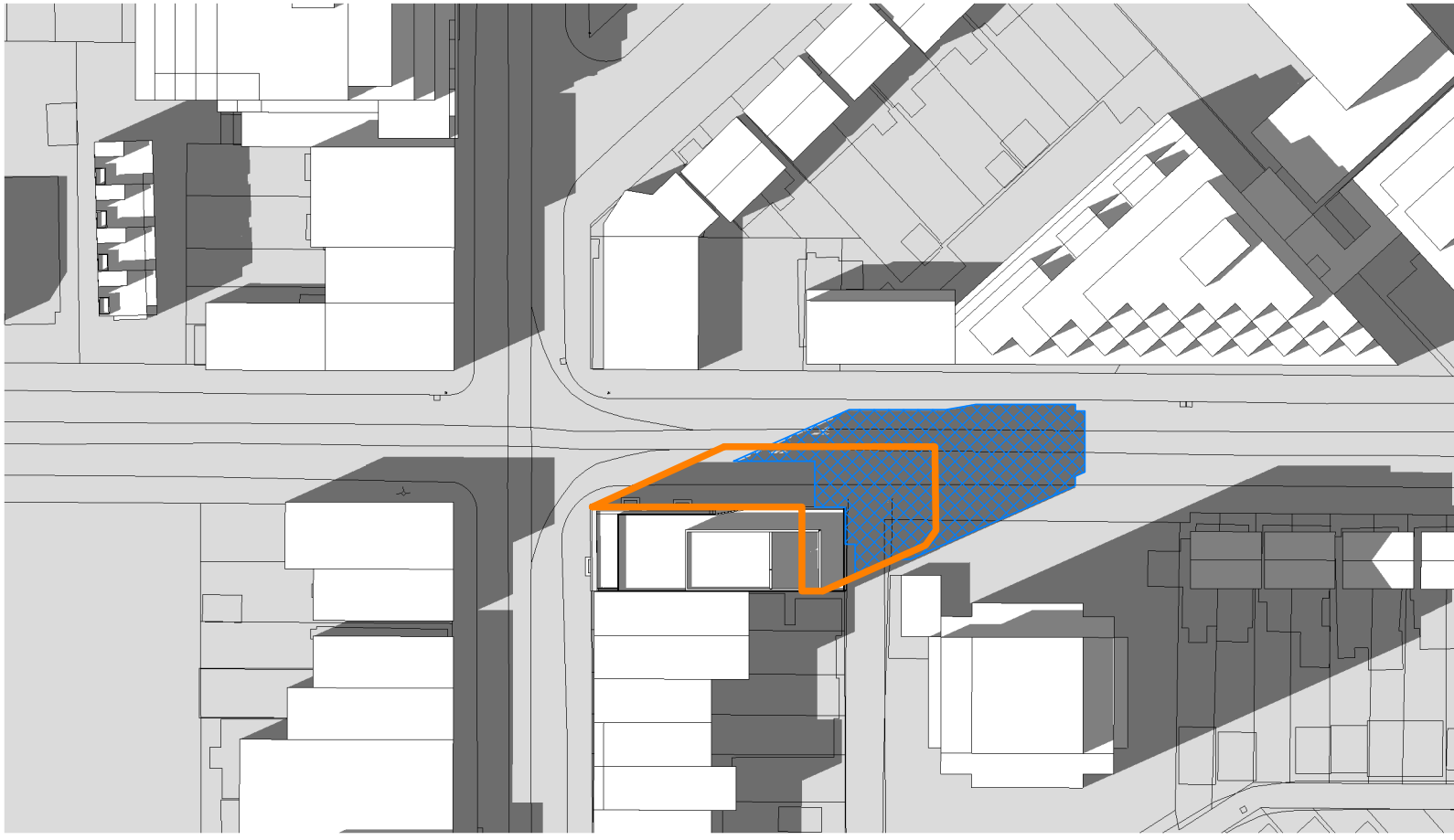
5 1:18 p.m.



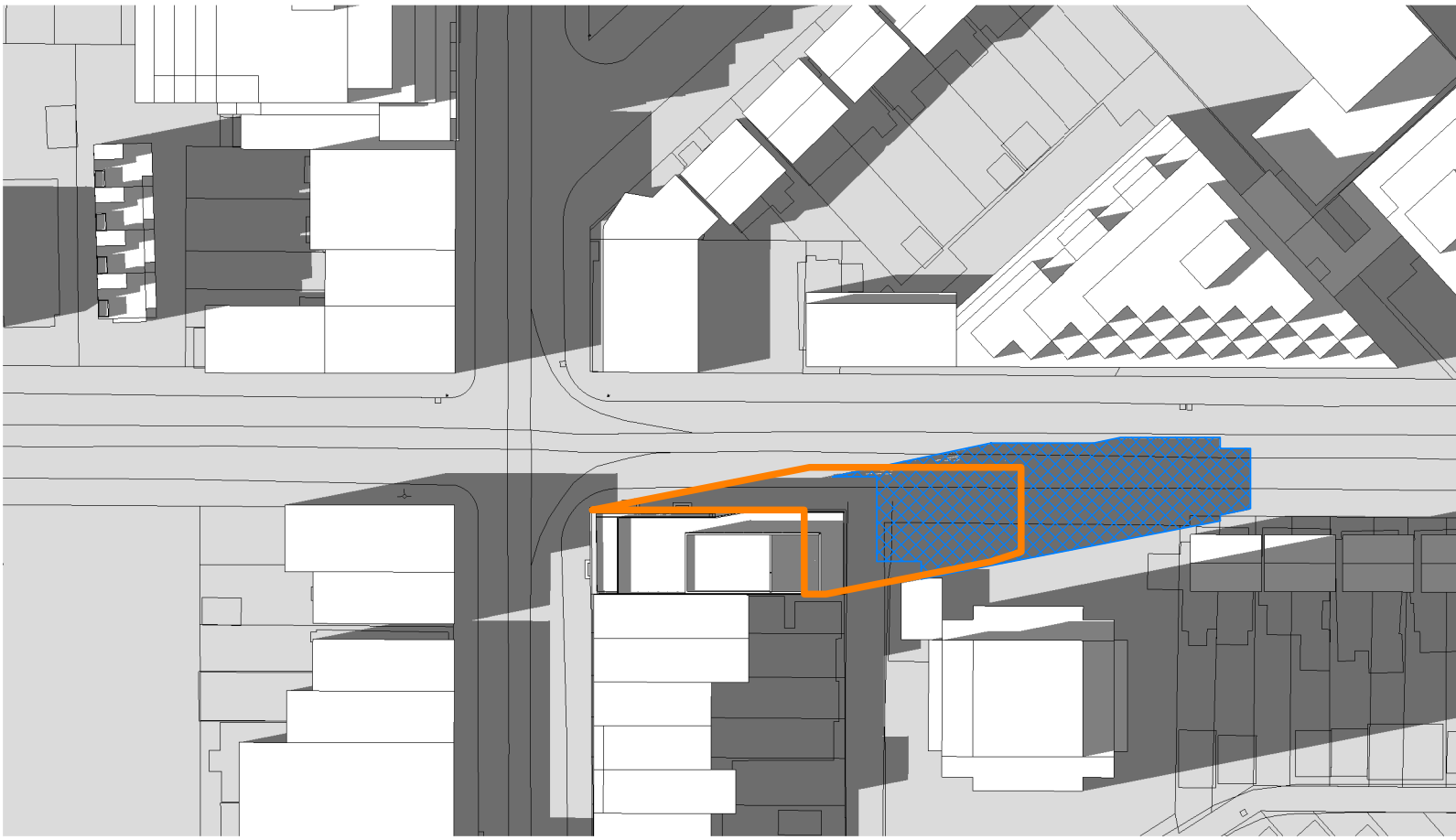
6 2:18 p.m.



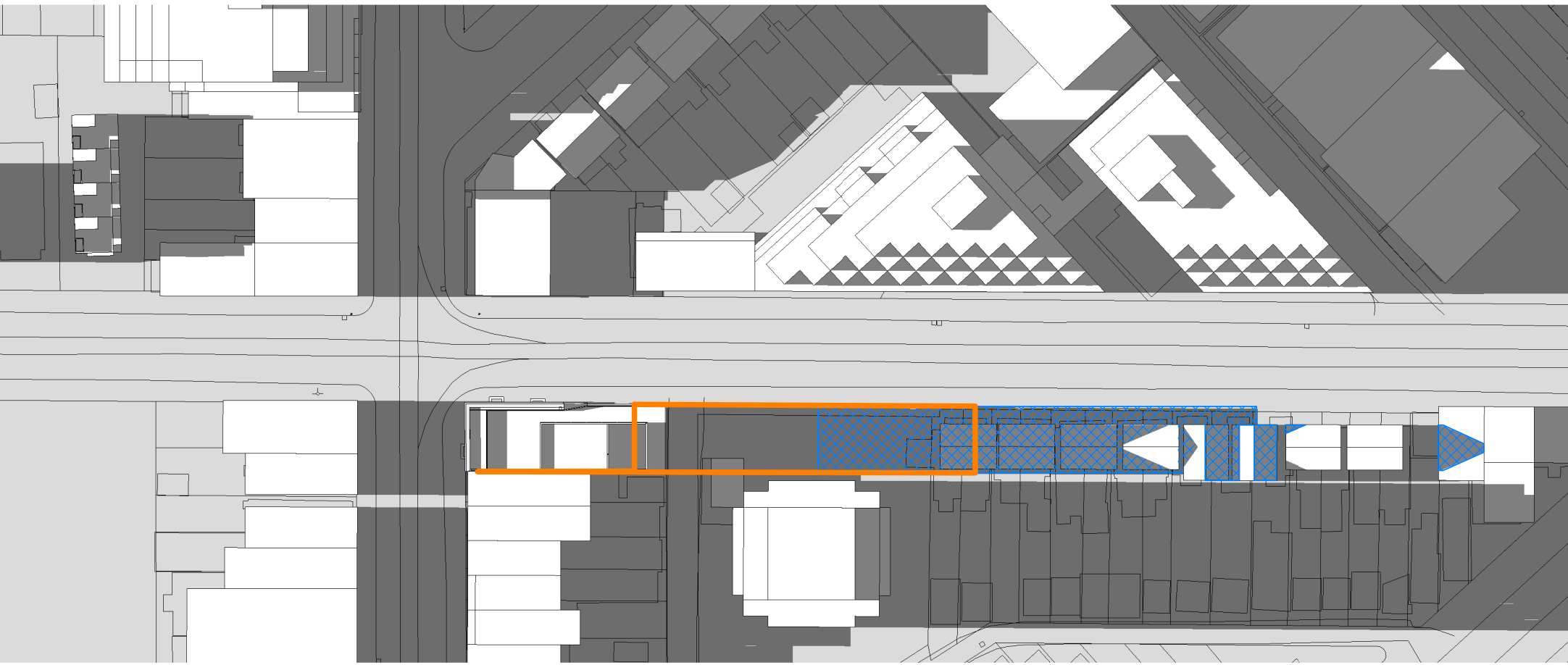
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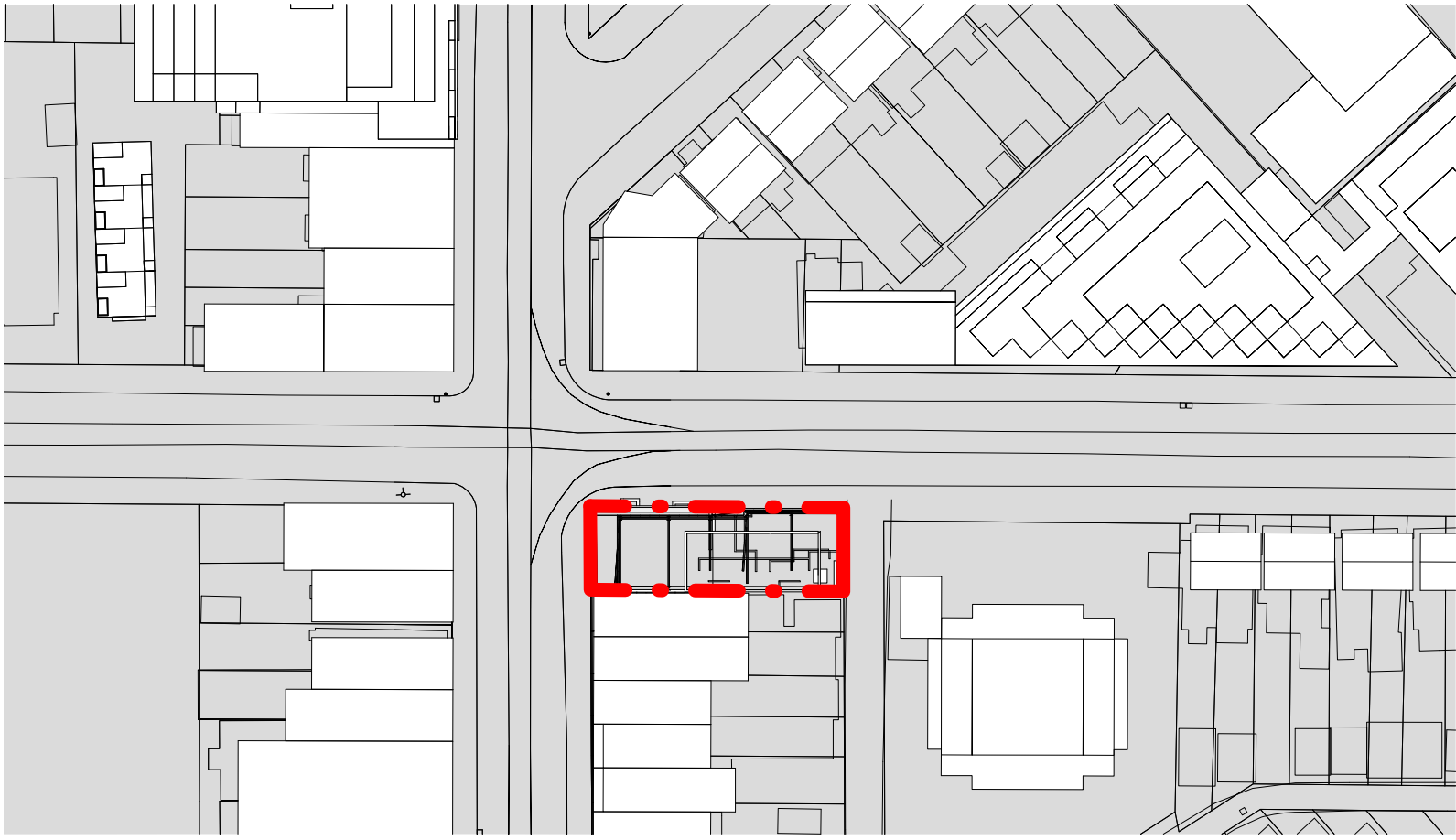
8 4:18 p.m.



9 5:18 p.m.



10 6:18 p.m.



19 Base Plan

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**LEGEND**

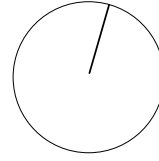
- PROPERTY BOUNDARY
- AS-OF-RIGHT SHADOW LINE AS PER ZONING BY LAW 438-86
- NEW NET SHADOW FROM PROPOSED DEVELOPMENT
- EXISTING SHADOWS

NOTE:  
SHADOW STUDIES ARE BASED  
ON DAYLIGHT SAVINGS TIME

WITH  
PREJUDICE

3	May 8, 2019	Issued for ZAA
2	Nov 14, 2016	Issued for ZAA
1	April 07, 2016	Pre-application Consultation

No.	Date	Issue/Revision
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421  
Roncesvalles  
Avenue

421 Roncesvalles Avenue  
Toronto

Title:  
Shadow Study March 21

Project No. 1222 Scale 1 : 1

Drawing No.

**A900**