



808 MOUNT PLEASANT ROAD REZONING APPLICATION

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0000_ZBL/SPA_Drawing List & Issuance Log

Sheet Classification	No.	Name
3.0_ZBL/SPA	AZ000	Cover Page
3.0_ZBL/SPA	AZ001	Context Plan & Project Statistics
3.0_ZBL/SPA	AZ002	GFA Diagrams
3.0_ZBL/SPA	AZ003	GFA Diagrams
3.0_ZBL/SPA	AZ004	Survey
3.0_ZBL/SPA	AZ005	TGS & CBC Matrix
3.0_ZBL/SPA	AZ010	Typical Drawing Information
3.0_ZBL/SPA	AZ101	Site Plan
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3.0_ZBL/SPA	AZ213	Roof Plan
3.0_ZBL/SPA	AZ401	Building Elevations
3.0_ZBL/SPA	AZ402	Building Elevations
3.0_ZBL/SPA	AZ450	Partial Elev. #Description#
3.0_ZBL/SPA	AZ501	Building Sections
3.0_ZBL/SPA	AZ1100	Shadow Studies_####
3.0_ZBL/SPA	AZ1110	Renderings_####

DRAWING NOT TO BE SCALED

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2020-12-09	ISSUED FOR ZBA
2021-04-20	ISSUED FOR ZBA
2021-09-01	ISSUED FOR ZBA

Sweeny&Co Architects

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PROJ. NAME
Mixed-Use Development
808 MOUNT PLEASANT ROAD
247, 249, 251 ROEHAMPTON AVENUE
TORONTO

OWNER
**2245883 Ontario Inc. c/o
Streetwise Capital Partners
Inc.**

DWG TITLE
Cover Page

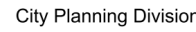
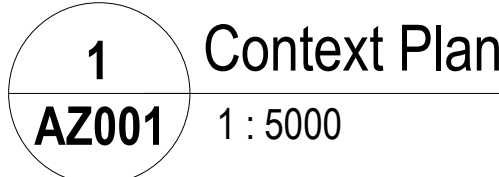
DATE : 2021.09.01
SCALE :
DRAWN : Author
CHECKED : Checker
PROJ. No. : 1657

DWG No.

AZ000

[illegible]

	CAR PARKING			BICYCLE PARKING		
	ACCESSIBLE	STANDARD	TOTAL	VISITOR	RESIDENT	TOTAL
Level -2	2	48	50	-	-	-
Level -1	2	34	36	-	-	-
Level 1	-	-	-	52	-	52
Level 1 Mezz.	-	-	-	-	464	464
TOTAL	4	82	86	52	464	516
			0.17			1.00



For Zoning Bylaw Amendment applications: complete **General Project Description** and **Section 1**.
For Site Plan Control applications: complete **General Project Description**, **Section 1** and **Section 2**.

General Project Description	Proposed
Total Gross Floor Area	32,306.51
Breakdown of project components (m ²):	
Residential	31,275.70
Retail	1,008.70
Commercial	0
Industrial	0
Institutional/other	0.0
Total number residential units (<i>residential only</i>)	516

Tree Planting & Soil Volume	Required	Proposed	Proposed (%)
Total Soil Volume (40% of the site area + 66 m2 x 30 m3).	503.6	503.6	100%

TOTAL RESIDENTIAL GFA :	31,275.70 m2	96.8%
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TOTAL NON-RESIDENTIAL GFA :	1,008.70 m2	3.1%
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Conveyance of Land for Park Purposes as a Condition of Development

Calculation of Land conveyance to Park as per Toronto Municipal Code Chapter 415-22.

For residential, 10% of land to be developed.
For non-residential, 2% of land to be developed

Non-Res portion 2770.89 m ²	x	3.1%	x	2% =	1.73 m2
Res portion 2770.89 m ²	x	96.8%	x	10% =	268.25 m2
Total =					269.98 m2

REQUIRED PARKLAND DEDICATION =	269.98 m2
PROVIDED PARKLAND DEDICATION =	317.00 m2

TOTAL REQUIRED (4m² per unit) : 2,064 m²

INDOOR AMENITY PROVIDED :	1,291.42 m2
OUTDOOR AMINITY PROVIDED :	435.33 m2
TOTAL AMENITY PROVIDED :	1,726.76 m2

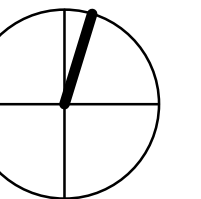
DWG No

AZ001

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1-09-01	ISSUED FOR ZBA



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ROJ. NAME
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147, 249, 251 ROEHAMPTON AVENUE
TORONTO

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WG TITLE

GFA Diagrams

DATE : 2021.09.01
SCALE : As indicated
DRAWN : Author
CHECKED : Checker
PROJ. No. : 1657 DWG No.

AZ003

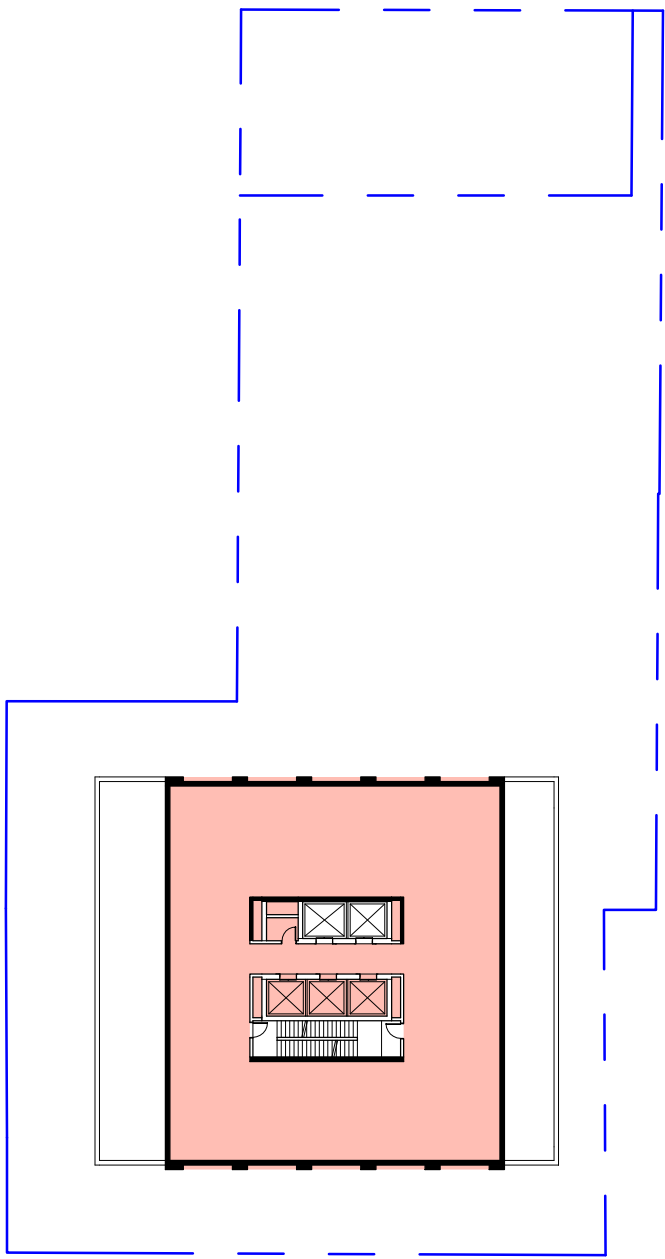
Deductions *

 **Gross Floor Area**

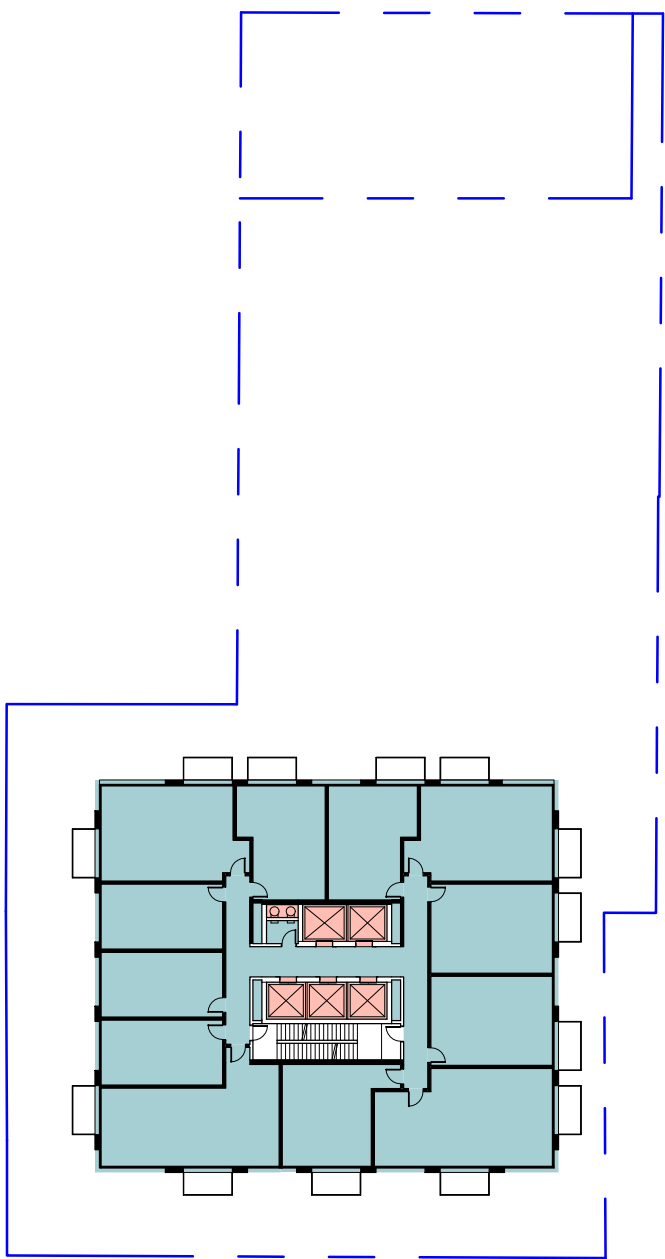
Deductions include

- (A) parking, loading and bicycle parking below grade;
- (B) required loading spaces and required bicycle parking spaces at or above grade;
- (C) storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the basement;
- (D) showers and change facilities required by this By-law for required bicycle parking spaces;
- (E) indoor amenity space required by this By-law
- (F) elevator shafts;
- (G) garbage shafts;
- (H) mechanical penthouse; and
- (I) exit stairwells in the building.

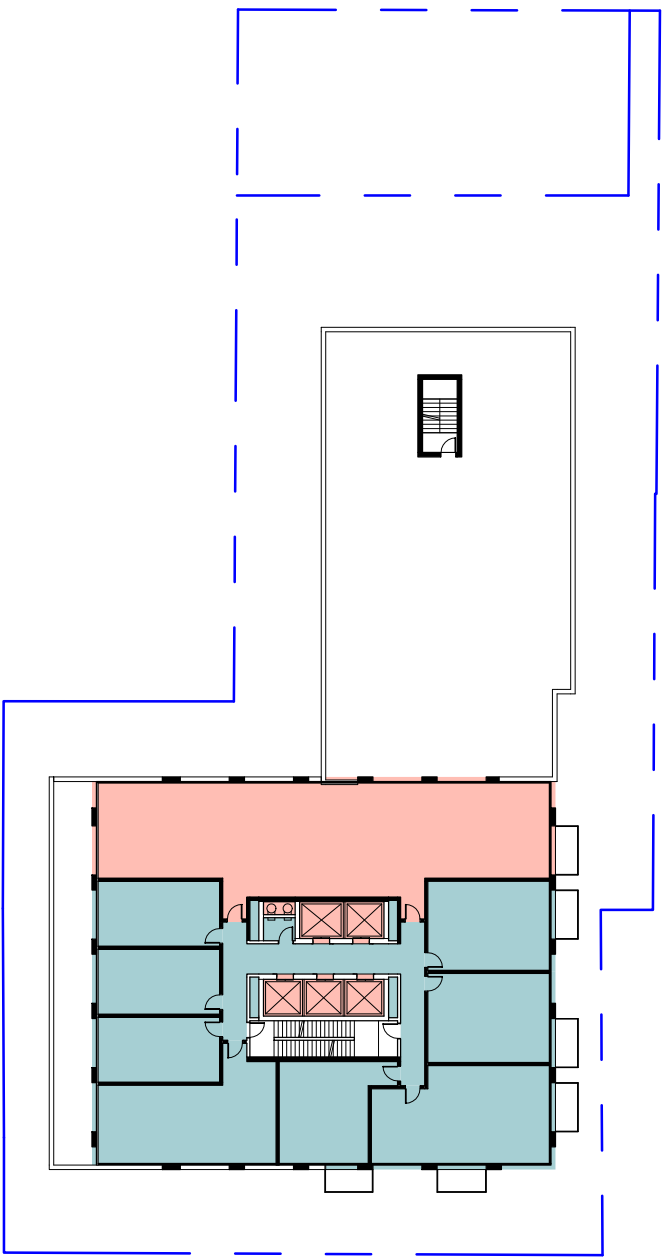
(Refer to 40.5.40.40 Floor Area in By-Law 569-2013)



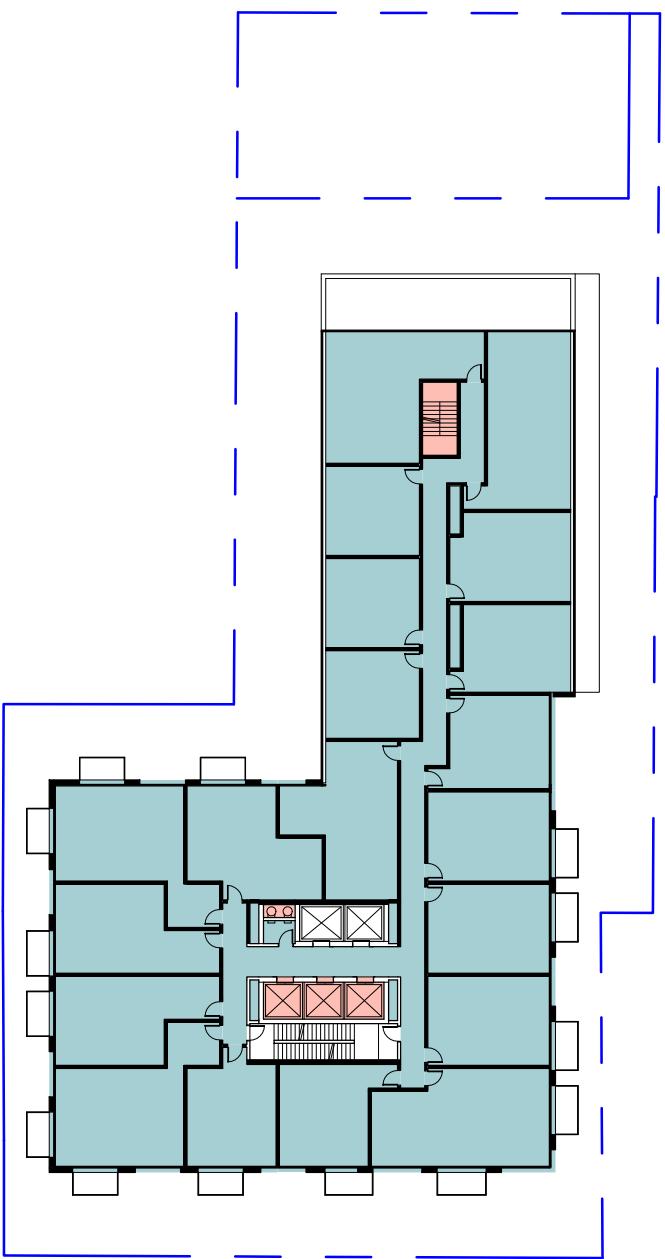
4 GFA_Roof Level
AZ003 1 : 500



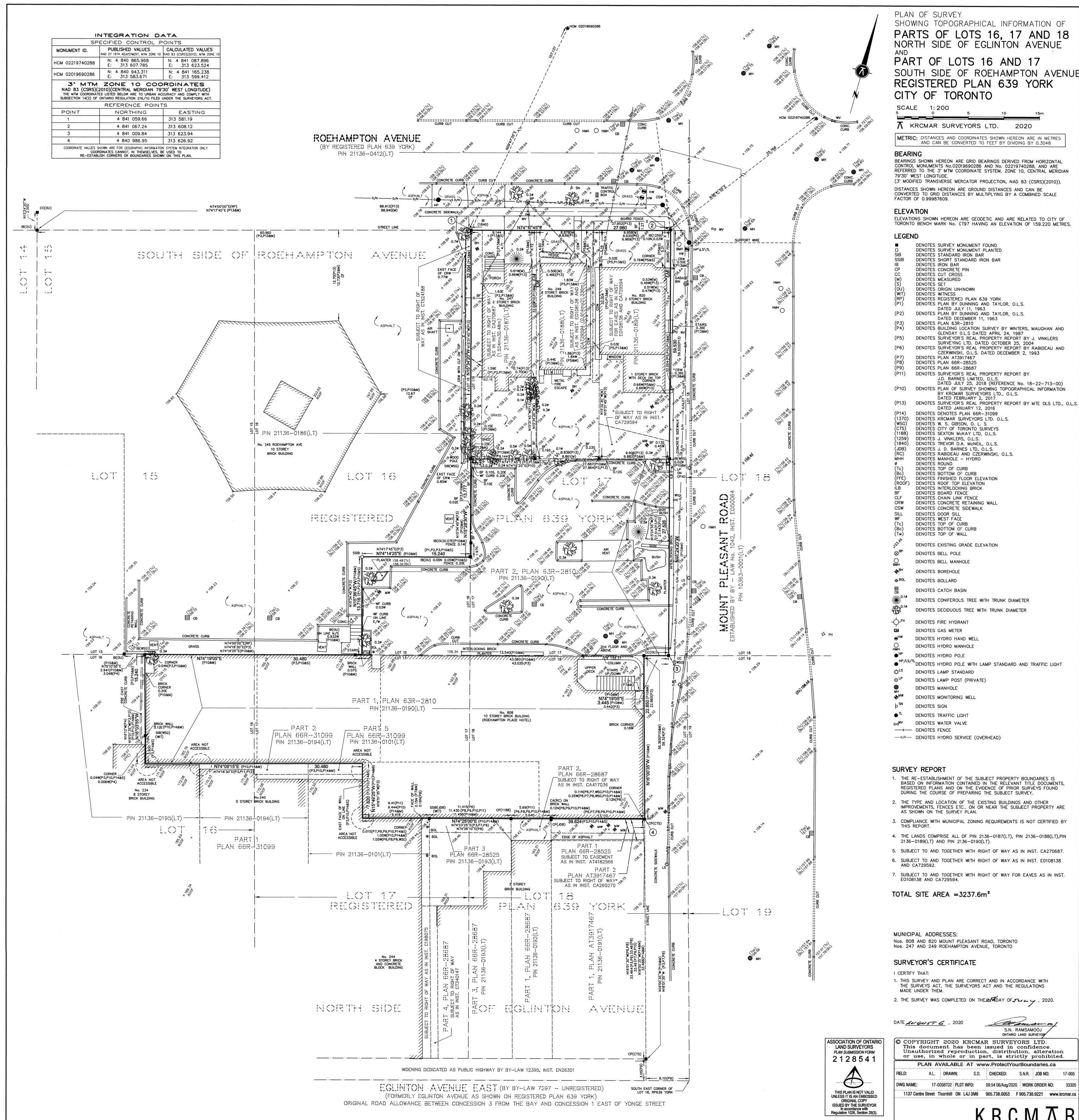
3	Level 11 to 35
AZ003	1 : 500



2	GFA_Level 10
AZ003	1 : 500



1	GFA_Level 9
AZ003	1 : 500



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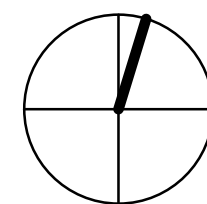
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TORONTO

OWNER

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Streetwise Capital Partners
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DWG TITLE

Survey

DATE: 2021.09.01

SCALE: 1:250

DRAWN: Author

CHECKED: Checker

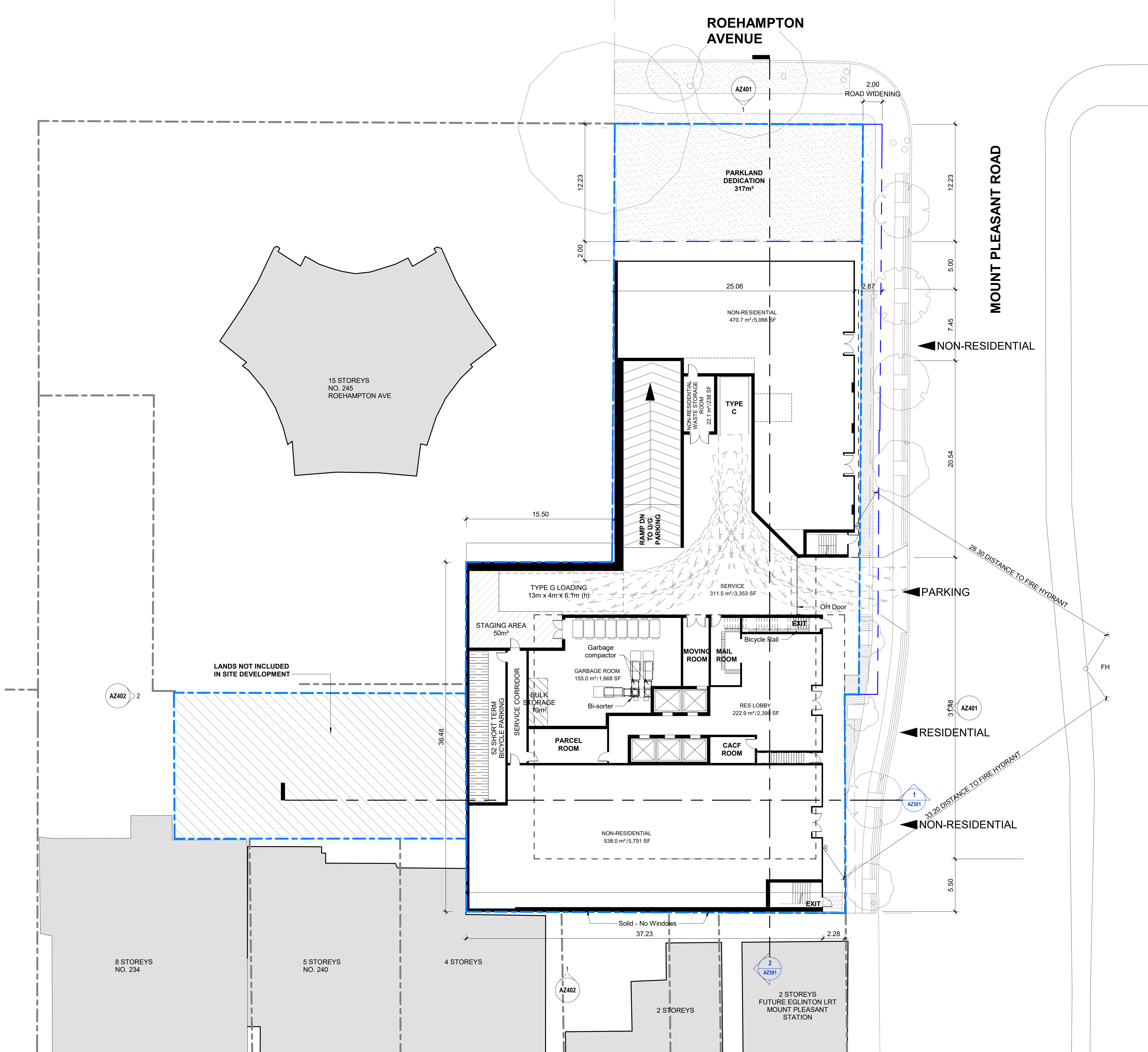
PROJ. No.: 1657

DWG No.

AZ004

NOTES:

- 1 "NO PARKING - LOADING ZONE" SIGNS TO BE PROVIDED ADJACENT TO LOADING SPACES.
- 2 ACCESS DRIVEWAYS USED BY COLLECTION VEHICLES TO BE LEVEL (+/-2%) AND HAVE A MINIMUM VERTICAL CLEARANCE OF 4.4M, A MINIMUM WIDTH OF 4.5M THROUGHOUT, AND A WIDTH OF 6M AT POINT OF INGRESS AND EGRESS.
- 3 OVERHEAD DOOR FOR THE COLLECTION VEHICLE WILL HAVE A MINIMUM WIDTH OF 4 METRES AND A MINIMUM OVERHEAD CLEARANCE OF 4.4 METRES.
- 4 TYPE G LOADING AND STAGING AREAS TO BE LEVEL (+/-2%) WITH AN UNENCUMBERED VERTICAL CLEARANCE OF 6.1M AND CONSTRUCTED OF A MINIMUM OF 200MM REINFORCED CONCRETE SLAB.
- 5 TURNING RADII ENTERING, EXITING AND TRAVELLING THROUGHOUT THE SITE AND THE TYPE G LOADING SPACE MUST BE MINIMUM 9.5m INSIDE AND 14m OUTSIDE.
- 6 GARBAGE COLLECTION STAFF NOTE: A TRAINED ON-SITE STAFF MEMBER WILL BE AVAILABLE TO MANUEVER BINS FOR THE COLLECTION DRIVER AND ALSO ACT AS FLAGMAN BY CONTROLLING THE TRUCK, CYCLING, PEDESTRIAN AND OTHER VEHICLE MOVEMENTS IN THE AREA. THE ON-SITE STAFF WILL MANUEVER THE BINS OUT OF THE WAY FOR THE COLLECTION VEHICLE TO EXIT FORWARD. IN THE EVENT THE ON-SITE STAFF IS UNAVAILABLE AT THE TIME THE CITY COLLECTION VEHICLE ARRIVES AT THE SITE, THE COLLECTION VEHICLE WILL LEAVE THE SITE AND NOT RETURN UNTIL THE NEXT SCHEDULED COLLECTION DAY.
- 7 A WARNING SYSTEM TO CAUTION MOTORISTS LEAVING THE PARKING GARAGE OF HEAVY VEHICLES WHEN LOADING OPERATION ARE OCCURRING IS TO BE PROVIDED. THIS WARNING SYSTEM TO INCLUDE BOTH LIGHTS AND SIGNS.
- 8 THE NON-RESIDENTIAL WASTE COMPONENT WILL ONLY SCHEDULE USE OF THE TYPE G LOADING SPACE ON DIFFERENT DAYS FROM THE COLLECTION DAYS OF THE RESIDENTIAL COMPONENT TO ENSURE THAT THE TYPE G LOADING SPACE WILL BE VACANT FOR CITYWASTE COLLECTION.
- 9 THE BINS THAT WILL BE USED FOR THE NON-RESIDENTIAL WASTE WILL BE LABELLED SEPARATELY FROM THE BINS FOR THE RESIDENTIAL WASTE.
- 10 IN ALL CASES WHERE A COLLECTION VEHICLES IS REQUIRED TO DRIVE ONTO OR OVER A SUPPORTED STRUCTURE (SUCH AS AN UNDERGROUND PARKING GARAGE, INTAKE/OUTAKE GRILLS, ETC.) THE STRUCTURE MUST BE DESIGNED TO SAFELY SUPPORT A FULLY LOADED COLLECTION VEHICLE (35,000 KG) AND CONFORMS TO THE FOLLOWING:
A) DESIGN CODE - ONTARIO BUILDING CODE
B) DESIGN LOAD - CITY BULK LIFT VEHICLE IN ADDITIONAL BUILDING CODE REQUIREMENTS.
C) IMPACT FACTOR - 5% FOR MAXIMUM VEHICULAR SPEEDS TO 15 km/h AND 30% FOR HIGHER SPEED.
- 11 ALL METAL GRATES TO HAVE MAXIMUM POROSITY OF 40mm x 10mm AT GROUND LEVEL AND MEETING STRUCTURAL REQUIREMENTS OF NOTE 10 ABOVE.
- 12 CONCRETE CURB, CONCRETE SIDEWALK AND ALL RESTORATION ALONG FRONTING ROADWAYS TO THE SITE TO COMPLY WITH CITY OF TORONTO STANDARDS. SEE LANDSCAPE DRAWINGS.
- 13 DARK SKY COMPLIANT EXTERIOR LIGHT FIXTURES TO BE SPECIFIED.
- 14 PEDESTRIAN-SCALED LIGHTING TO BE SPECIFIED.



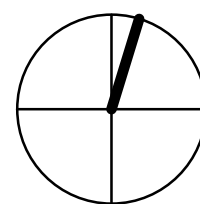
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PROJ. NAME

Mixed-Use Development
808 MOUNT PLEASANT ROAD
247, 249, 251 ROEHAMPTON AVENUE
TORONTO

OWNER

2245883 Ontario Inc. c/o
Streetwise Capital Partners
Inc.

DWG TITLE

Site Plan

DATE : 2021.09.01

SCALE : 1 : 200

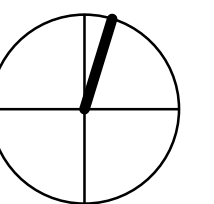
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PROJ. No. : 1657

DWG No.

AZ101



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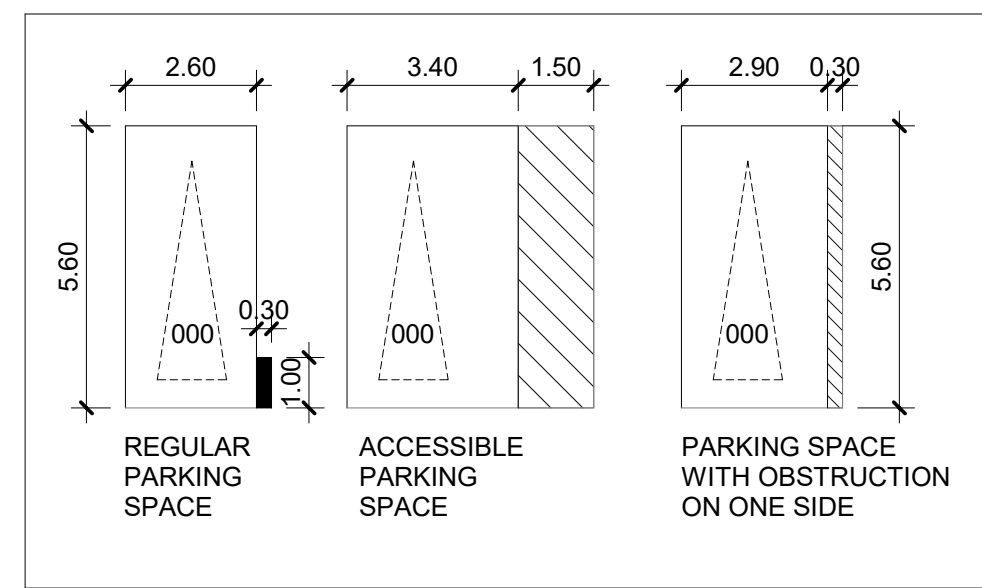
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DWG TITLE
P2 Parking Plan

DATE :	2021.09.01	
SCALE :	1 : 200	
DRAWN :	Author	
CHECKED :	Checker	
PROJ. No. :	1657	DWG No.

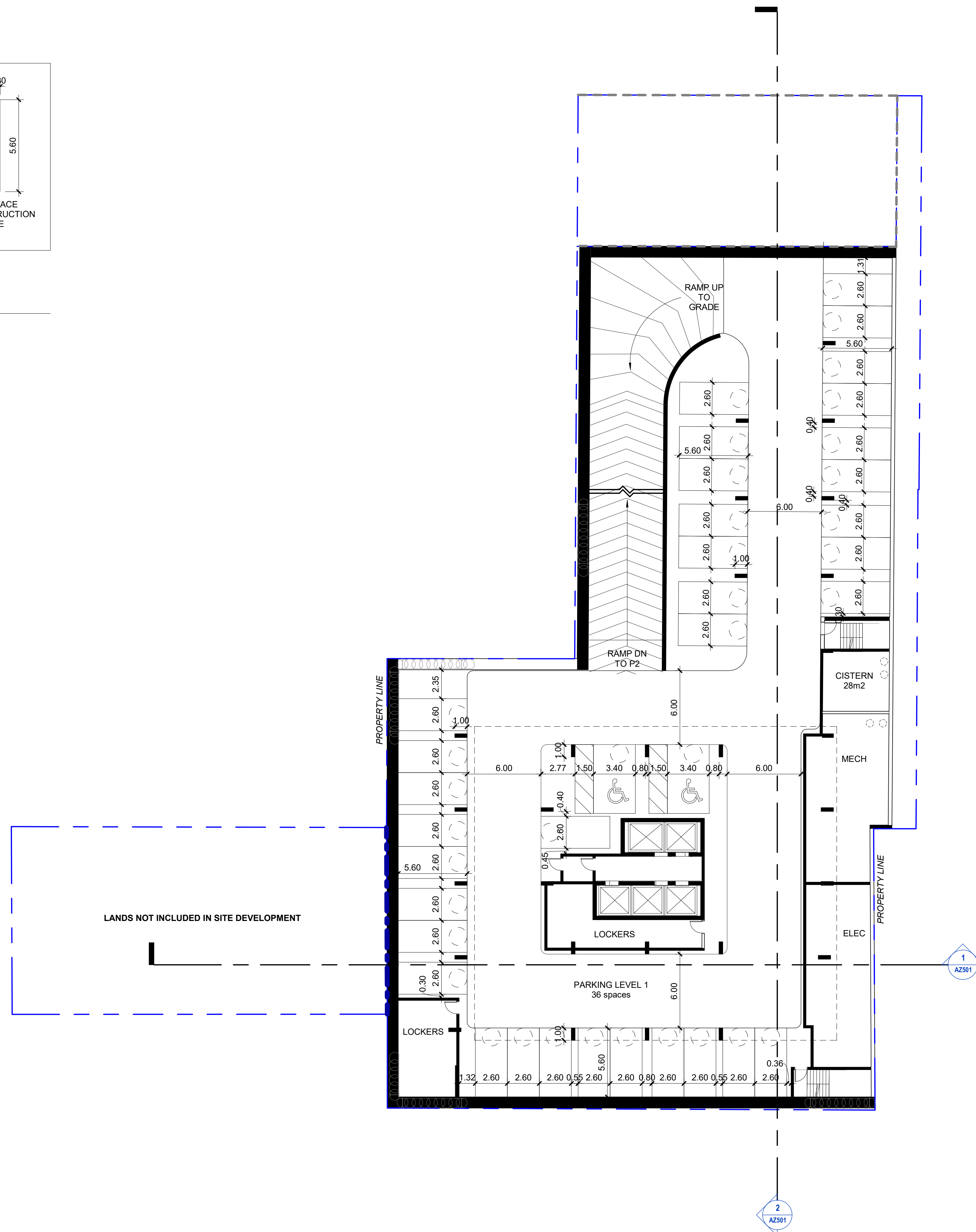
AZ201



TYPES OF CAR PARKING SPACE

2 Car Parking Space Types

AZ202 1 : 150



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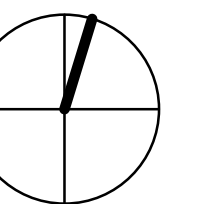
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DJ. NAME

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C.

1 Parking Plan

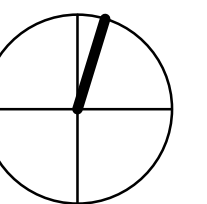
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VG No.

AZ202

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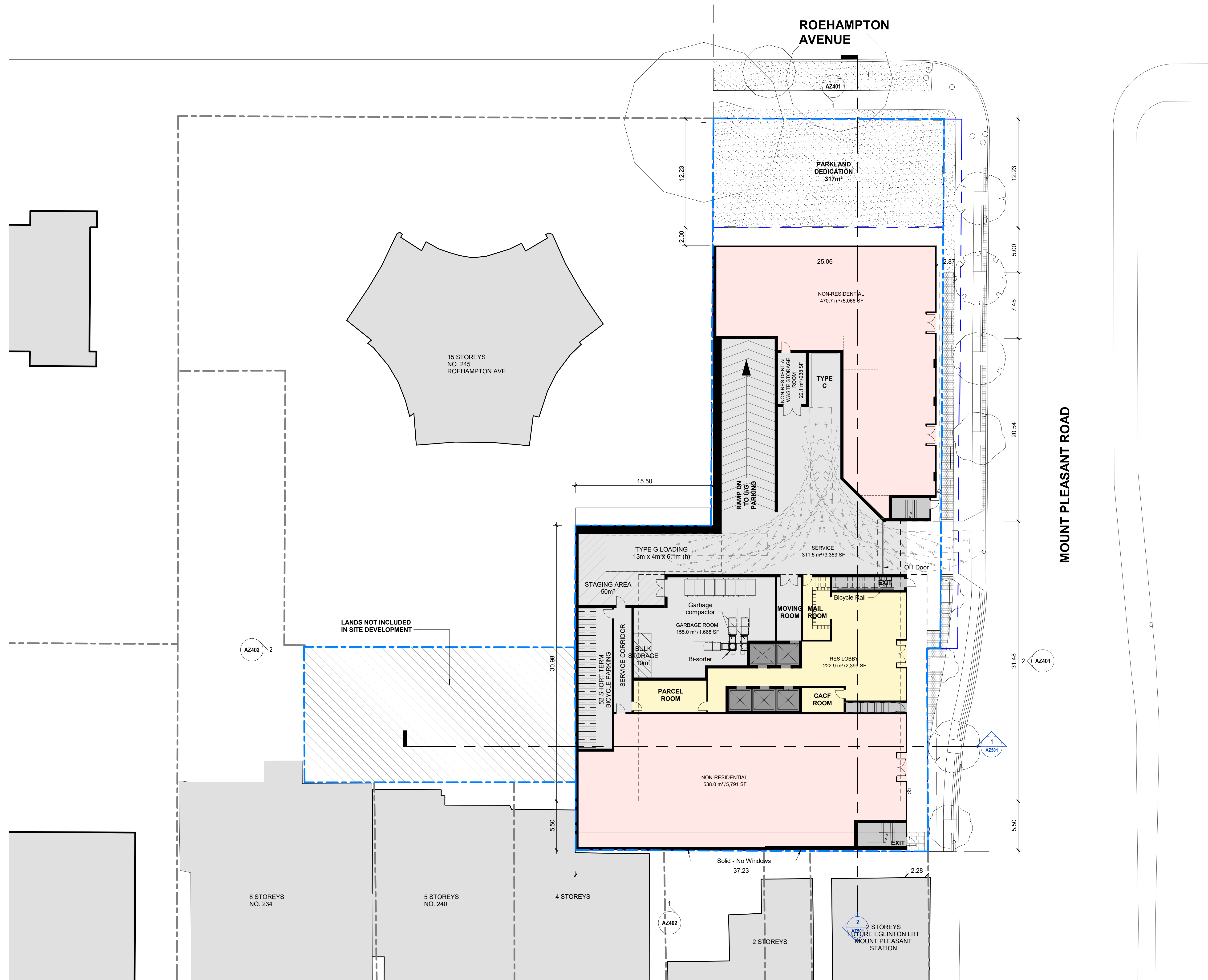
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DWG TITLE
Ground Floor Plan

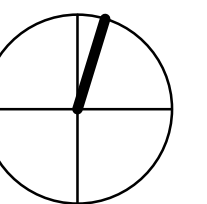
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PROJ. No. : 1657 DWG No.

AZ203



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11-09-01	ISSUED FOR ZBA

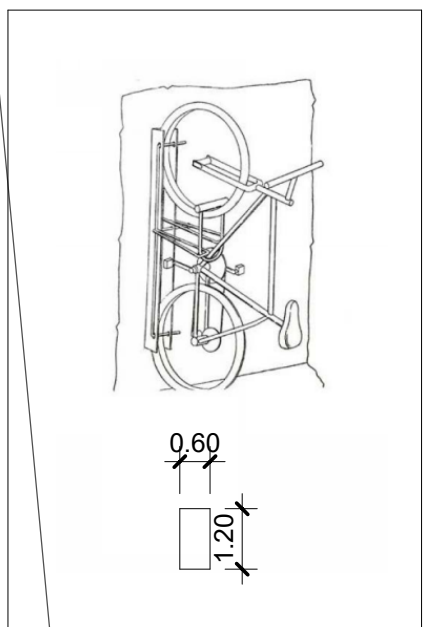
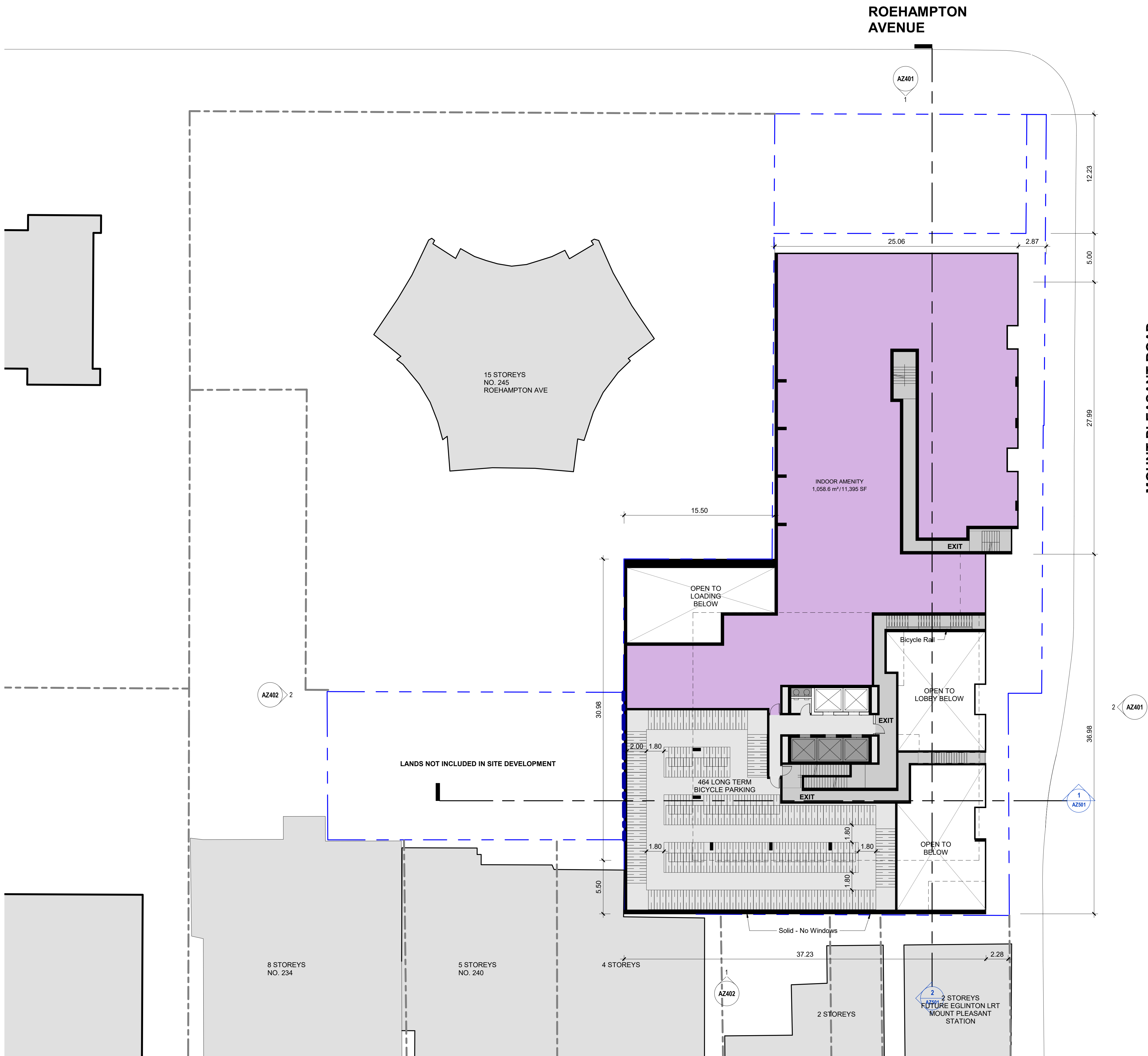


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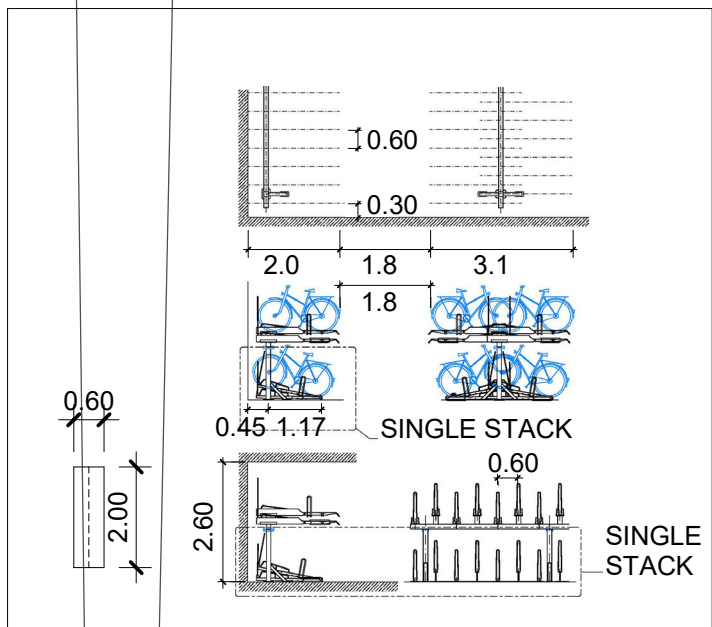
DATE : 2021.09.01
SCALE : As indicated
DRAWN : Author
CHECKED : Checker
PROJ. No. : 1657 DWG No.

AZ204



TYPE V - VERTICAL BICYCLE SPACES
INSTALLATION: WALL MOUNTED

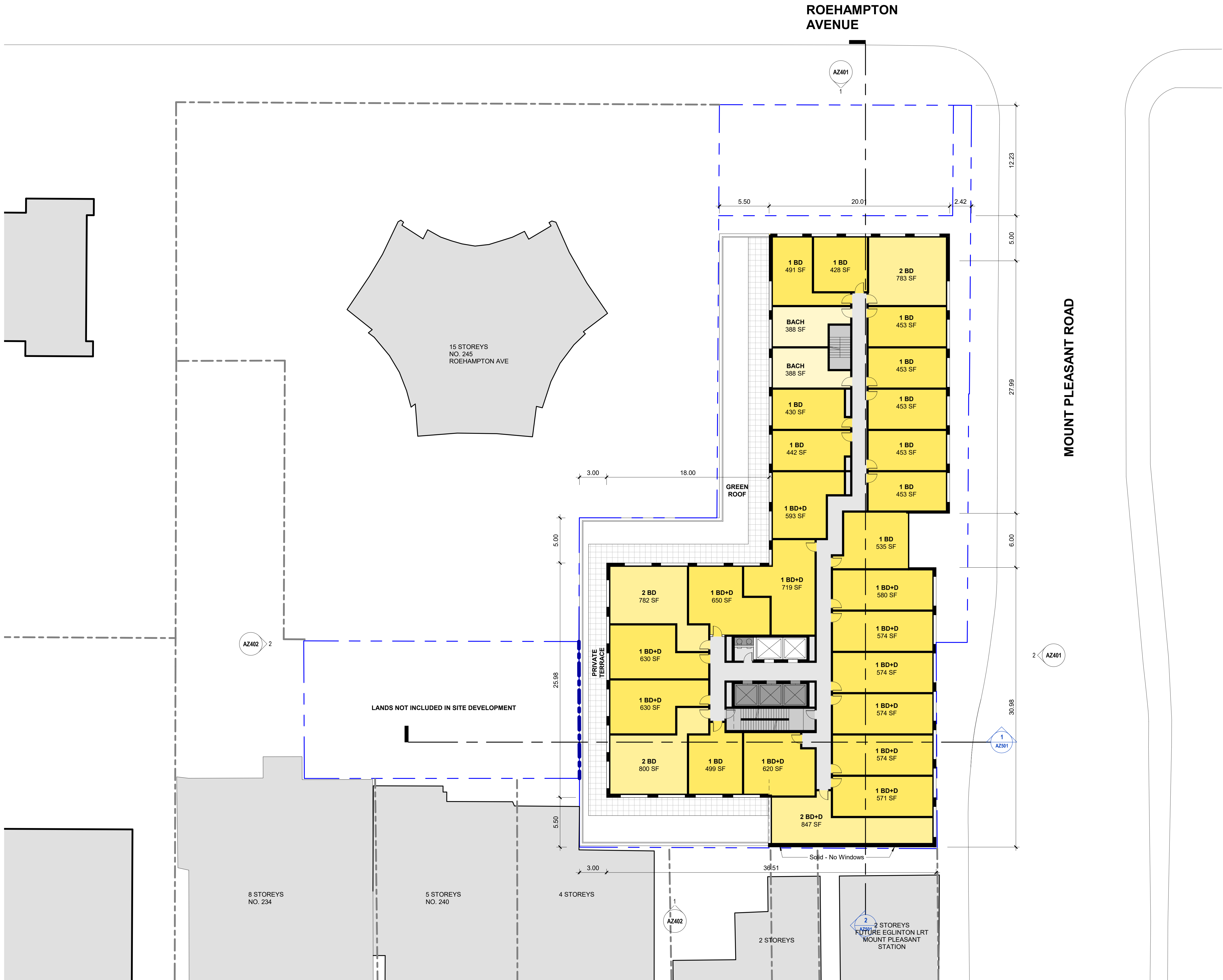
2 Vertical Bicycle Space
AZ204 1:150



TYPE H - HORIZONTAL STACK
PRODUCT: SINGLE PARKER BY JOSTA OR EQUIV.
INSTALLATION: FLOOR MOUNTED

3 Horizontal Stacked Bicycle Space

C:\Users\atltillo\Documents\2021-08-05_808 Mt Pleasant Rd_Set_attilio3ASRN.rvt 2021-09-02 12:49:20 PM



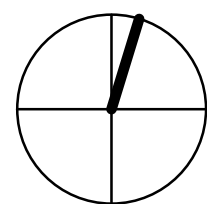
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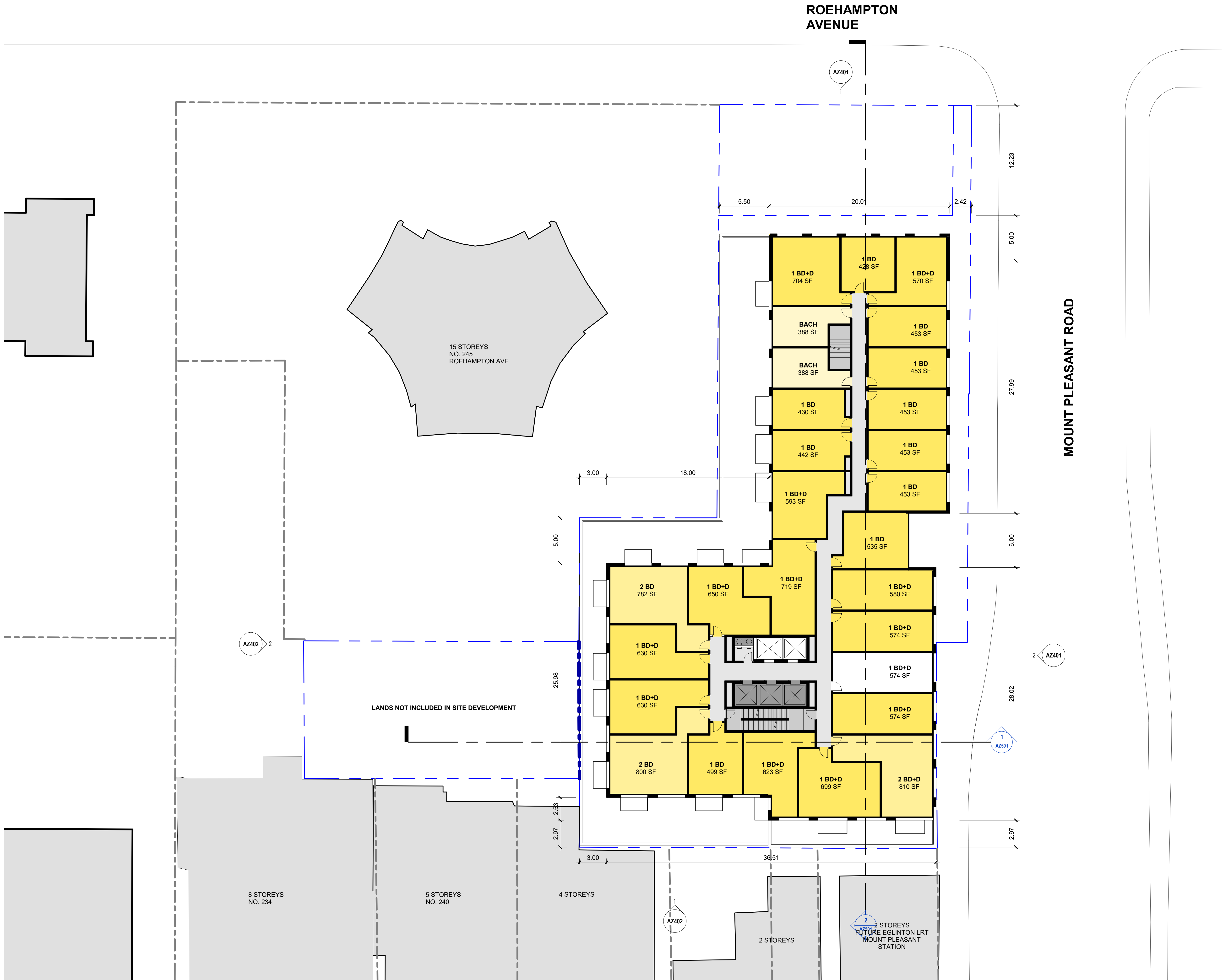
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DWG TITLE
2nd to 3rd Floor Plan

DATE : 2021.09.01
SCALE : 1 : 200
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CHECKED : Checker
PROJ. No. : 1657

DWG No.
AZ205



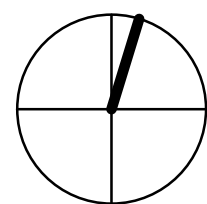
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Inc.**

DWG TITLE
4th to 6th Typical Floor Plan

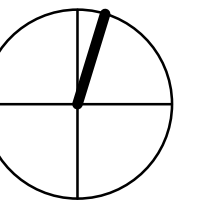
DATE : 2021.09.01
SCALE : 1 : 200
DRAWN : Author
CHECKED : Checker
PROJ. No. : 1657

DWG No.

AZ207

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0-12-09	ISSUED FOR ZBA
1-04-20	ISSUED FOR ZBA
1-09-01	ISSUED FOR ZBA

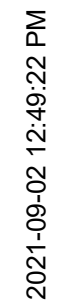


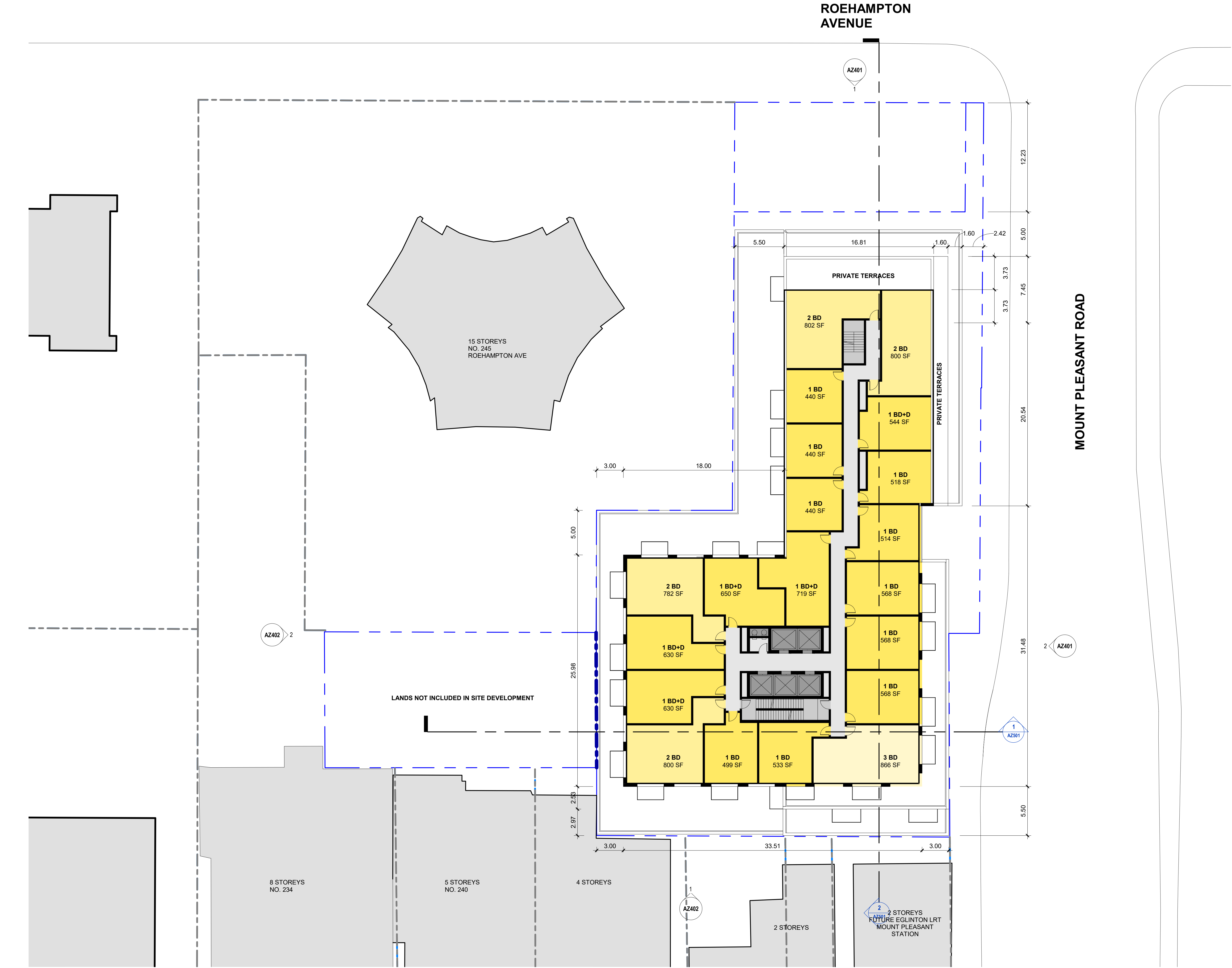
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E: info@andco.com | www.sweenyandco.com

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Streetwise Capital Partners
Inc.

DATE : 2021.09.01
SCALE : 1 : 200
DRAWN : Author
CHECKED : Checker
PROJ. No. : 1657 DWG No.

AZ208





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2020-12-09	ISSUED FOR ZBA
2021-04-20	ISSUED FOR ZBA
2021-09-01	ISSUED FOR ZBA

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PROJ. NAME

Mixed-Use Development

808 MOUNT PLEASANT ROAD
247, 249, 251 ROEHAMPTON AVENUE
TORONTO

OWNER

2245883 Ontario Inc. c/o Streetwise Capital Partners Inc.

DWG TITLE

9th Floor Plan

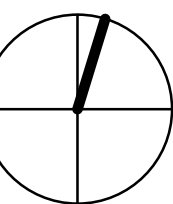
DATE :	2021.09.01
SCALE :	1 : 200
DRAWN :	Author
CHECKED :	Checker
PROJ. No. :	1657

DWG No.

AZ209

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11-04-20	ISSUED FOR ZBA
11-09-01	ISSUED FOR ZBA



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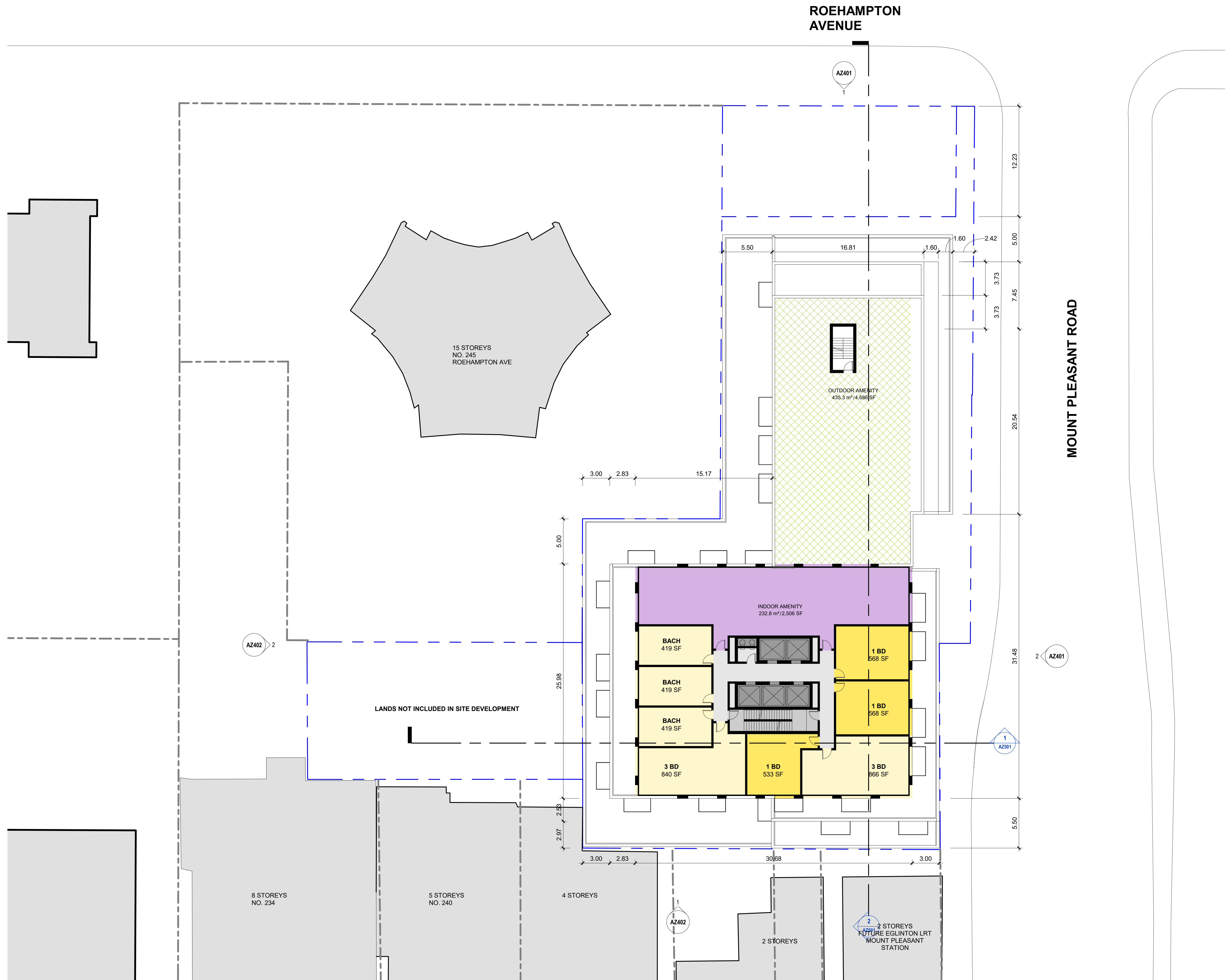
PROJ. NAME
Mixed-Use Development
808 MOUNT PLEASANT ROAD
247, 249, 251 ROEHAMPTON AVENUE
TORONTO

OWNER
2245883 Ontario Inc. c/o
Streetwise Capital Partners
Inc.

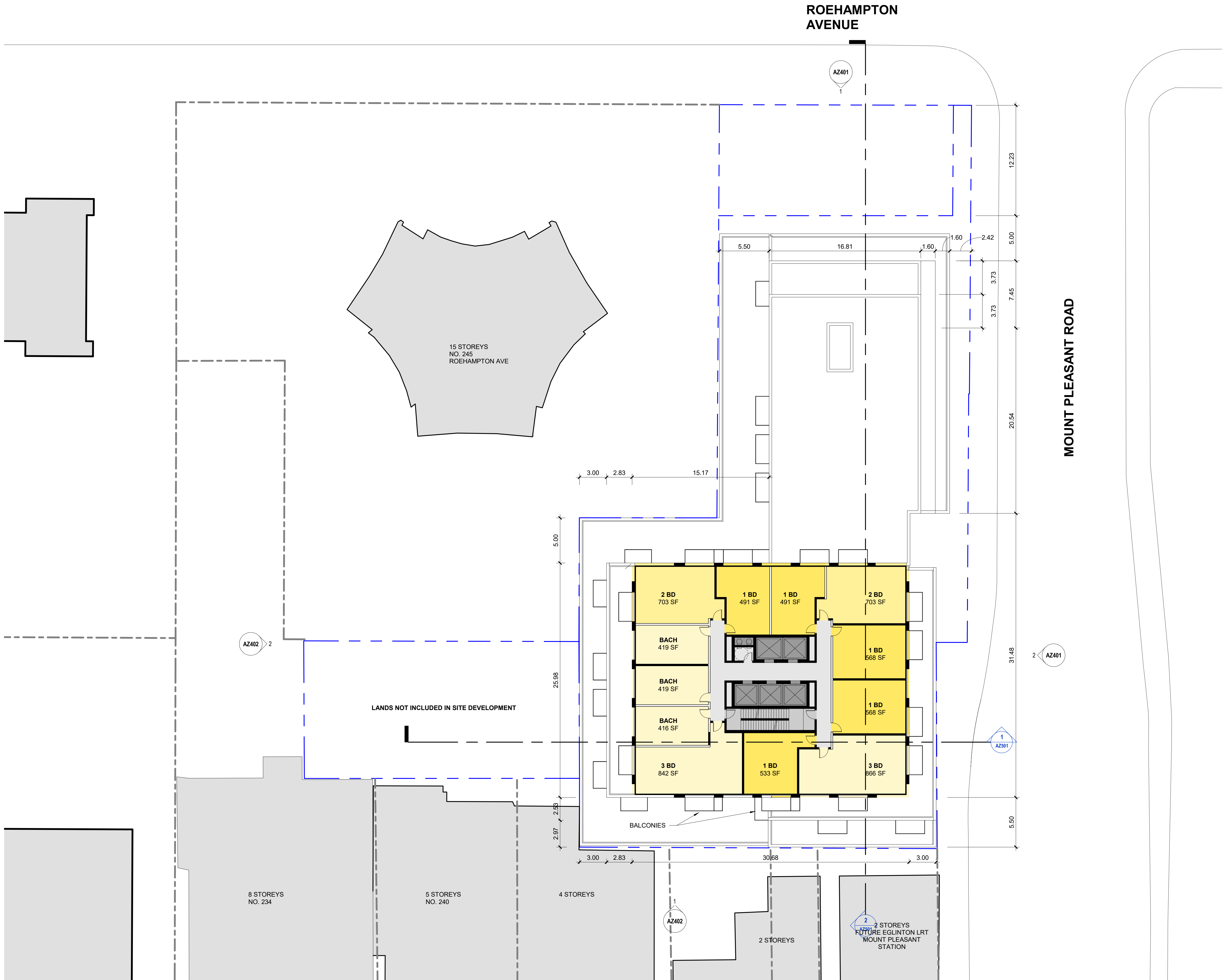
DWG TITLE
10th Floor Plan

DATE : 2021.09.01
SCALE : 1 : 200
DRAWN : Author
CHECKED : Checker
PROJ. No. : 1657

DWG No. **AZ210**



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2021-04-20	ISSUED FOR ZBA
2021-09-01	ISSUED FOR ZBA

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PROJ. NAME

Mixed-Use Development

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OWNER

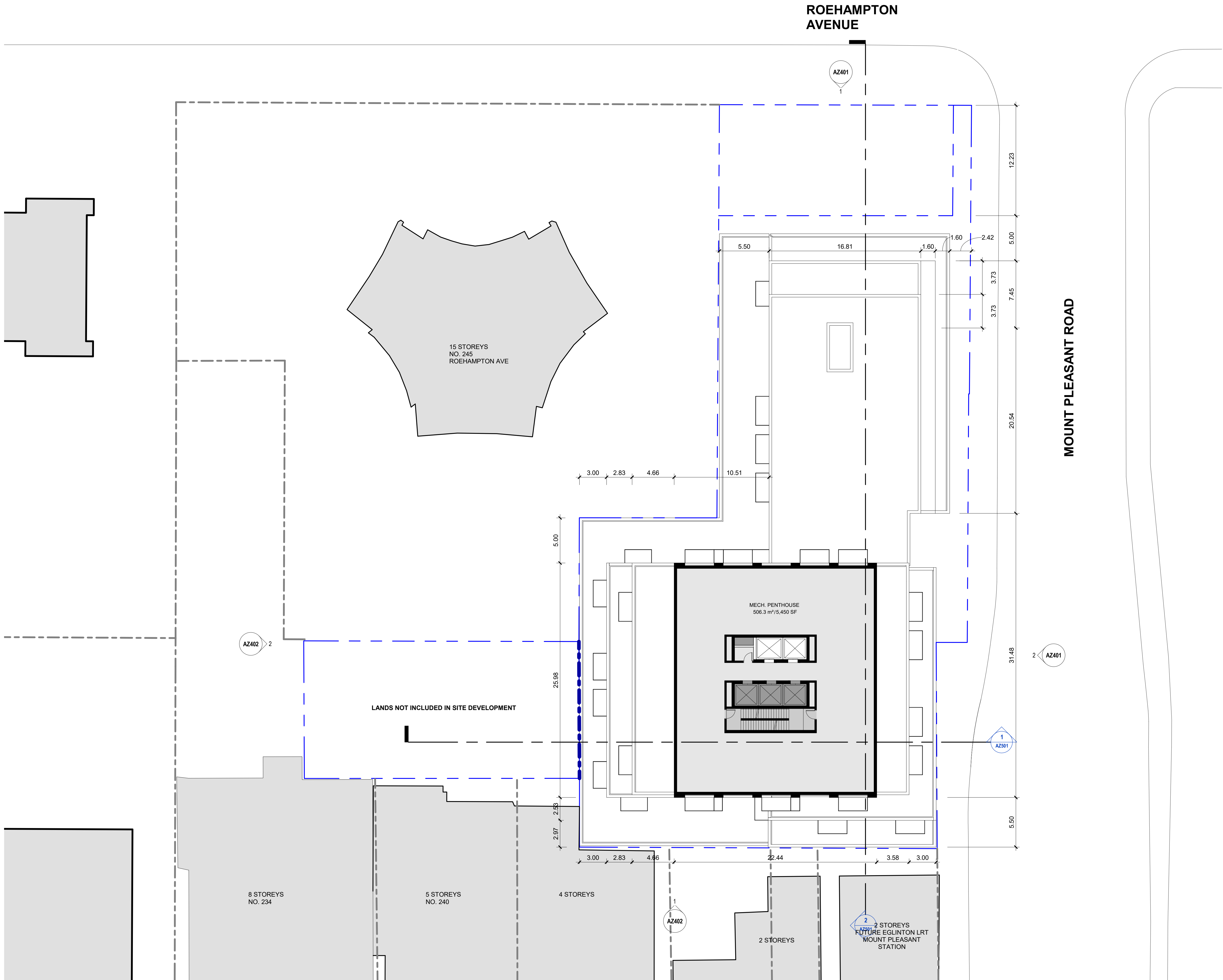
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DWG TITLE

Typical 11th to 35th Floor Plan

DATE :	2021.09.01
SCALE :	1 : 200
DRAWN :	Author
CHECKED :	Checker
PROJ. No. :	1657

DWG No. **AZ211**



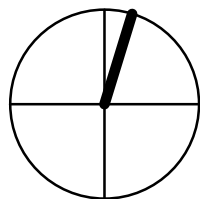
DRAWING NOT TO BE SCALED

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2021-09-01	ISSUED FOR ZBA



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PROJ. NAME
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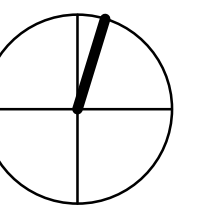
DWG TITLE
**Mechanical Penthouse Floor
Plan**

DATE :	2021.09.01
SCALE :	1 : 200
DRAWN :	Author
CHECKED :	Checker
PROJ. No. :	1657

DWG No.
AZ212

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1-04-20	ISSUED FOR ZBA
1-09-01	ISSUED FOR ZBA

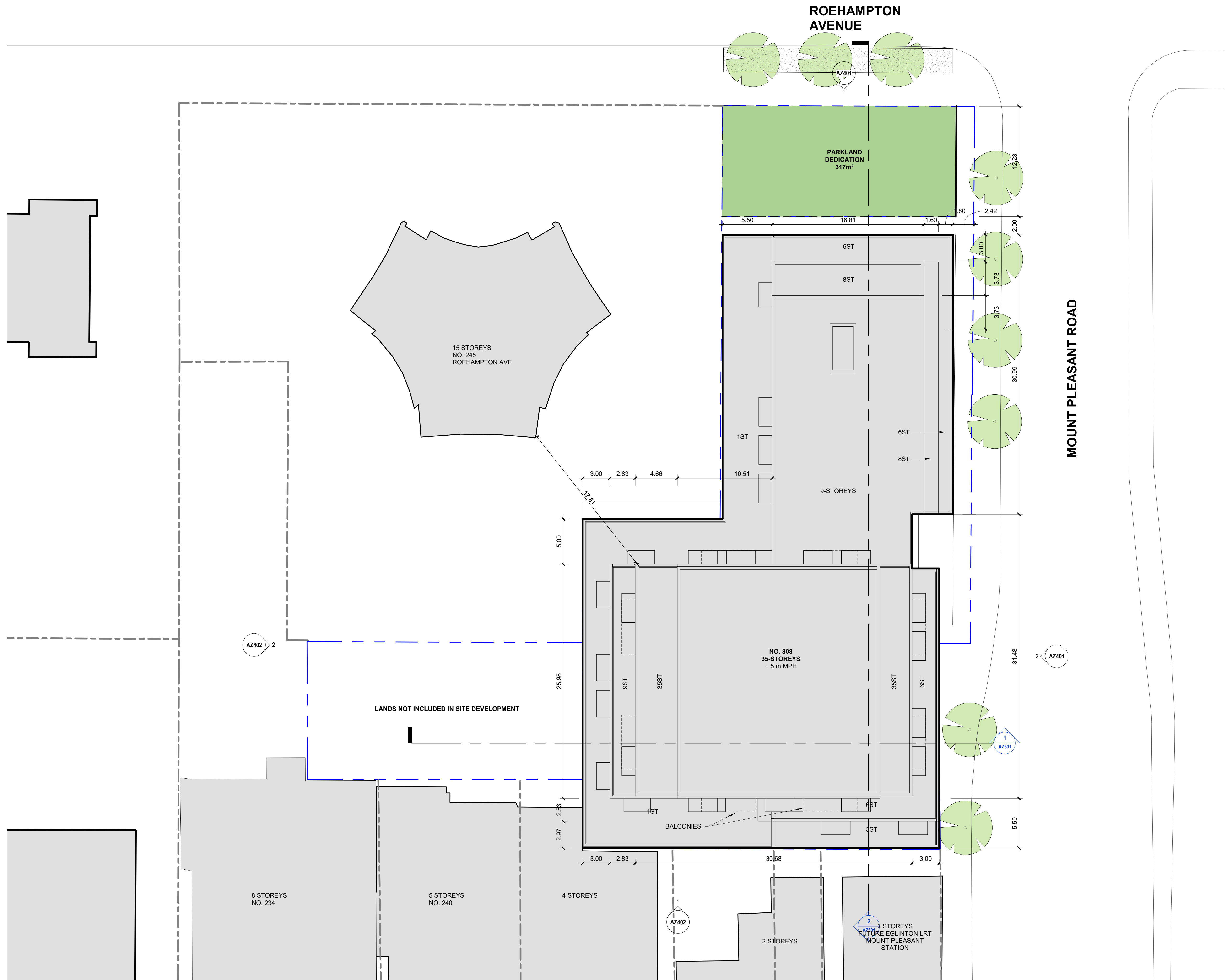


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DATE : 2021.09.01
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DRAWN : Author
CHECKED : Checker
PROJ. No. : 1657 DWG No.

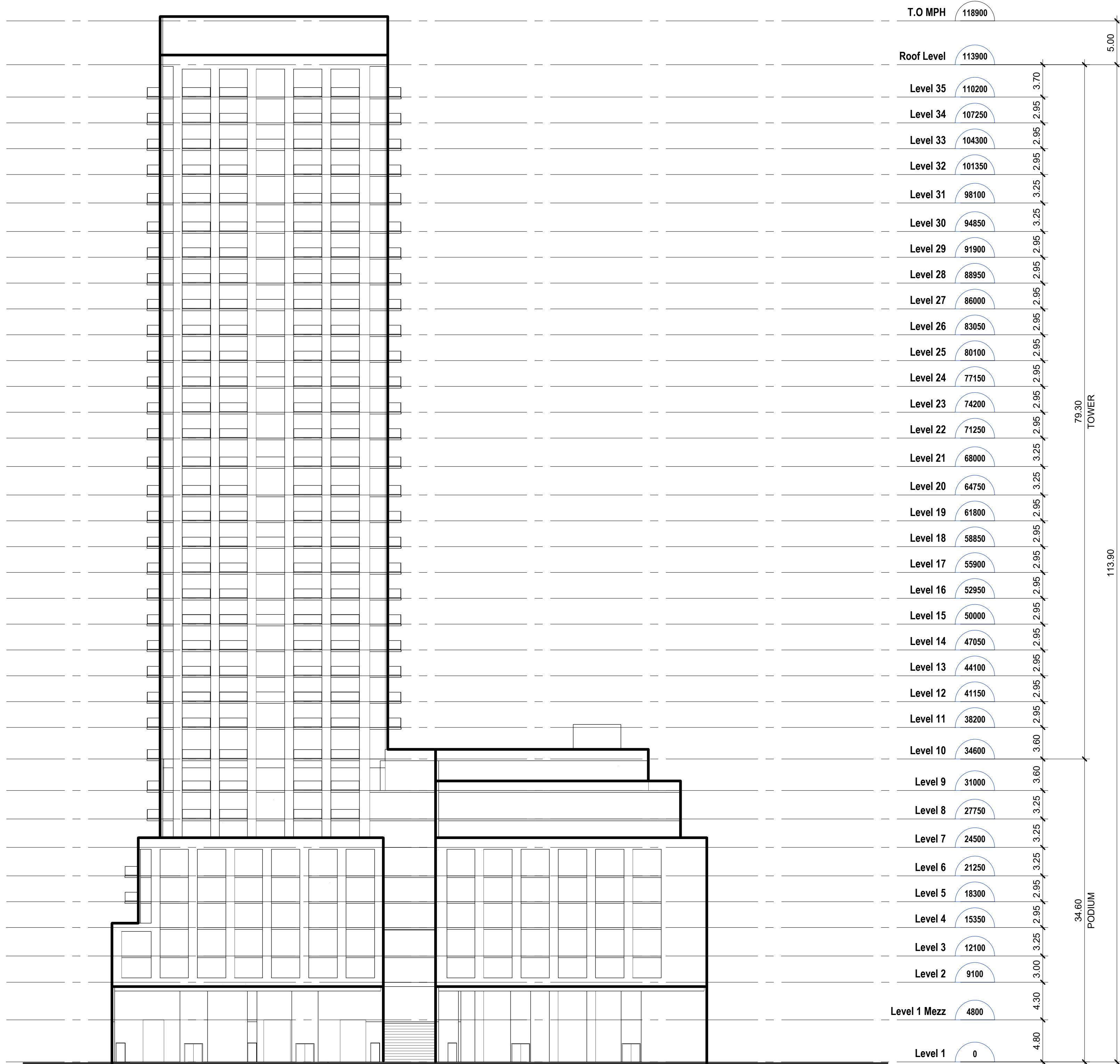
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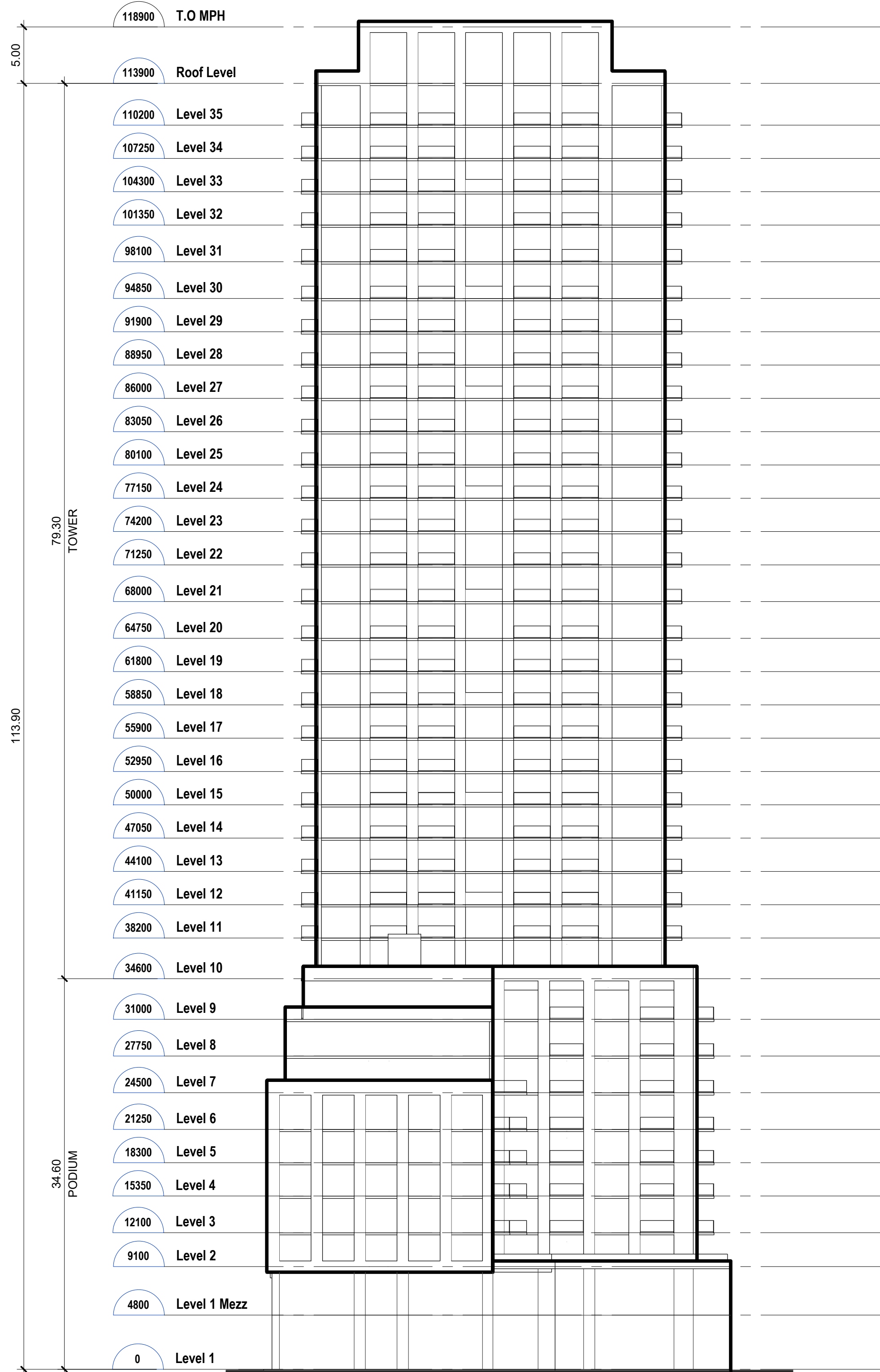
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2 East Elevation
AZ401 1 : 300



1 North Elevation
AZ401 1 : 300



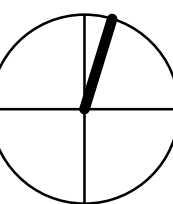
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DATE	ISSUED FOR
2020-12-09	ISSUED FOR ZBA
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2021-09-01	ISSUED FOR ZBA



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247, 249, 251 ROEHAMPTON AVENUE
TORONTO

OWNER
**2245883 Ontario Inc. c/o
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Inc.**

DWG TITLE
Building Elevations

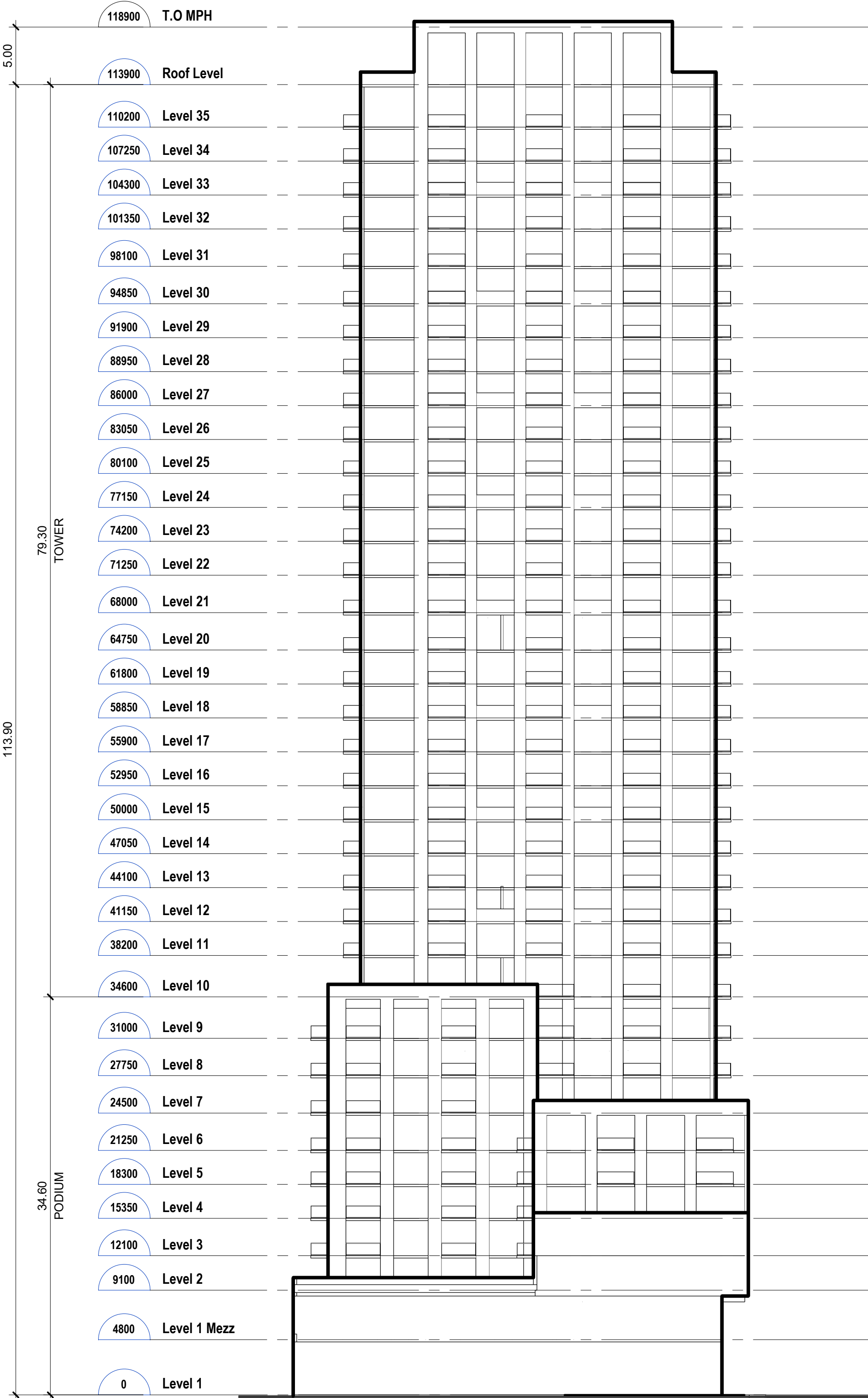
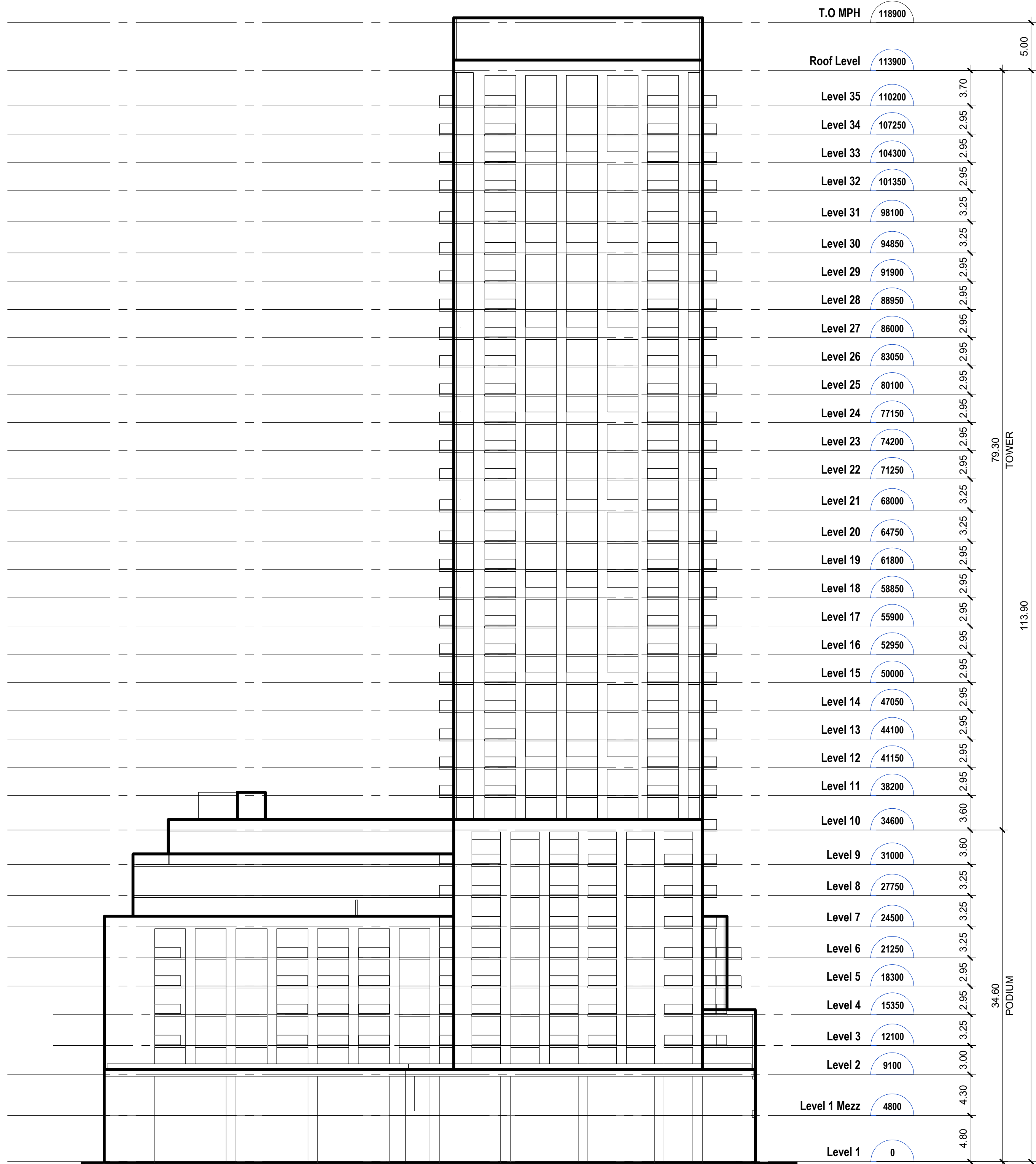
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SCALE : 1 : 300
DRAWN : Author
CHECKED : Checker
PROJ. No. : 1657

DWG No.
AZ401

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2 West Elevation
AZ402 1 : 300



1 South Elevation
AZ402 1 : 300

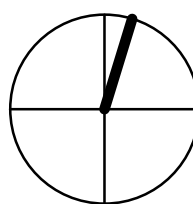
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Inc.**

DWG TITLE
Building Elevations

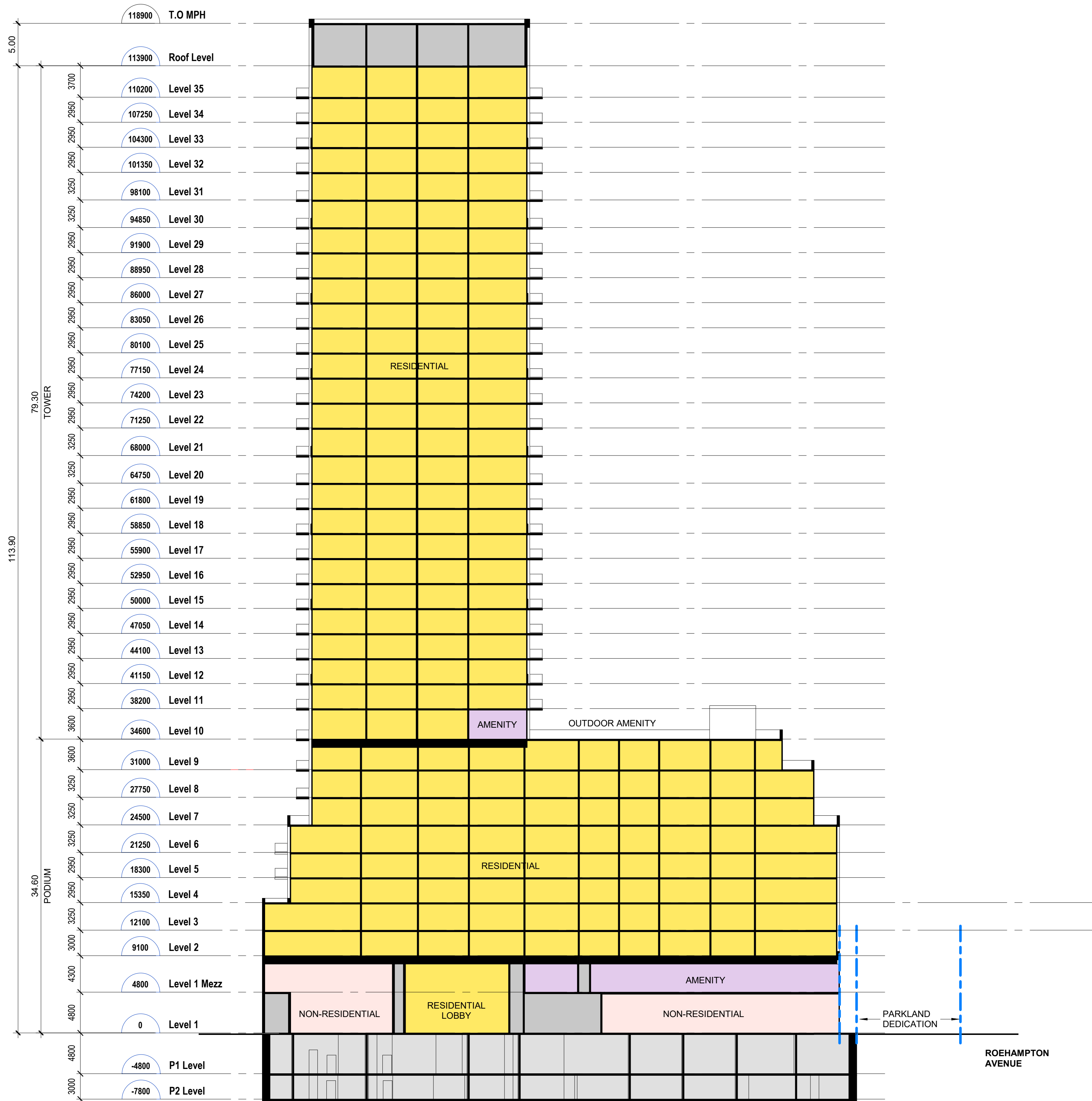
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SCALE : 1 : 300
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CHECKED : Checker
PROJ. No. : 1657

DWG No.

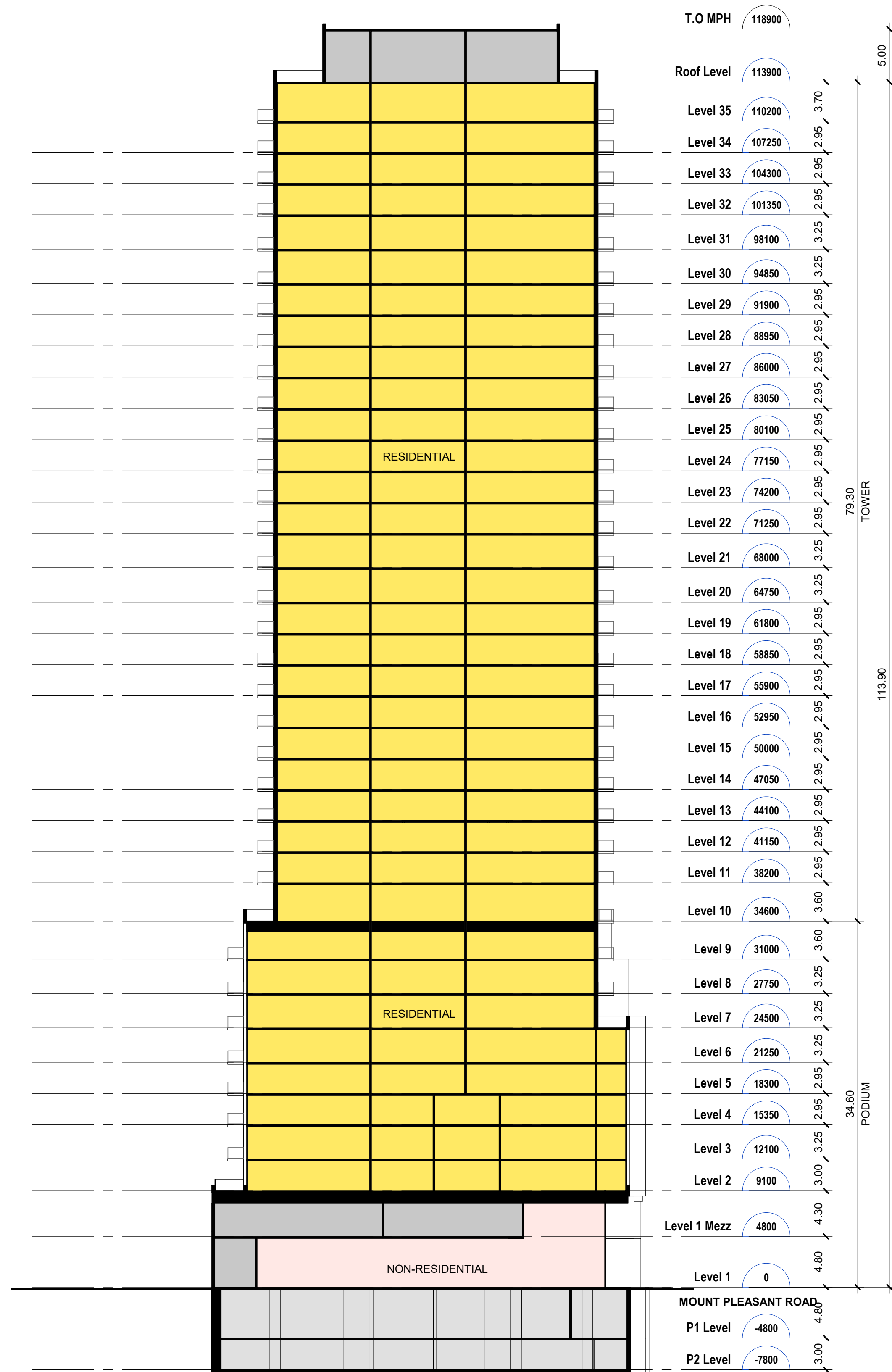
AZ402

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2 NORTH-SOUTH SECTION
AZ501 1:300



1 EAST-WEST SECTION
AZ501 1:300

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DWG TITLE
Building Sections

DATE : 2021.09.01
SCALE : 1 : 300
DRAWN : Author
CHECKED : Checker
PROJ. No.: 1657

DWG No.

AZ501