



1141 Roselawn
Toronto, ON

14-Aug-23
Official Plan
Current Zoning
Zone Category
ROW
Gross Site Area
Widening
Net Site Area

Neighbourhood
R2 with exception S16 (361)

1,933 sm 20,807 sf
0 sm 0 sf
1,933 sm 20,807 sf

| Level | Units | | | | | | GCA | | Amenity | | GFA | | NSA | |
|--------------------------|-----------|-----------|-----------|-----------|-----------|------------|----------------|-----------------|----------------|-----------------|-------------------------------|------------------------|-----------------------|-----------------|
| | S | 1b | 1b+d | 2b | 3b | Total | m ² | ft ² | m ² | ft ² | Exclusions* m ² | RES ft ² | RES m ² | ft ² |
| P1 | | | | | | | 1871 | 20,139 | | | | 0 | | 0 |
| P2 | | | | | | | 1871 | 20,139 | | | | 0 | | 0 |
| GF | 1 | | 6 | | 1 | 8 | 860 | 9,257 | 0 | 0 | 72 | 775 | 788 | 8,482 |
| 2 | | 1 | 8 | 1 | 1 | 11 | 887 | 9,548 | 72 | 775 | 123 | 1,324 | 692 | 7,449 |
| 3 | | 3 | 12 | 2 | 1 | 18 | 1,251 | 13,466 | | 0 | 55 | 592 | 1,196 | 12,874 |
| 4 | 6 | 3 | 6 | 3 | | 18 | 1,172 | 12,615 | | 0 | 43 | 463 | 1,129 | 12,152 |
| 5 | 9 | 3 | 6 | 1 | 1 | 20 | 1,075 | 11,571 | | 0 | 43 | 463 | 1,032 | 11,108 |
| 6 | 6 | 1 | 5 | 1 | 3 | 16 | 973 | 10,473 | | 0 | 43 | 463 | 930 | 10,010 |
| 7 | 6 | 1 | 3 | 3 | 3 | 16 | 973 | 10,473 | | 0 | 43 | 463 | 930 | 10,010 |
| 8 | 6 | 1 | 3 | 3 | 3 | 16 | 959 | 10,323 | | 0 | 43 | 463 | 916 | 9,860 |
| 9 | | 2 | 3 | 6 | 1 | 12 | 863 | 9,289 | | 0 | 41 | 441 | 822 | 8,848 |
| PH | | | | | | | 456 | 4,908 | 204 | | 456 | 4,908 | 0 | 0 |
| Total Above Grade | 34 | 15 | 52 | 20 | 14 | 135 | 9,469 | 101,886 | 276 | 2,970 | 962 | 10,355 | 8,435 | 90,794 |
| | 25% | 11% | 39% | 15% | 10% | | | | | | | | | |

* as per City of Toronto Zoning By-law 569-2013 definition

FSI
% Lot Coverage

4.90
63.7%

| | | | | | | | |
|------------------------|--------|--------------|---------|----------------------|---------|-------|---------|
| Amenity Space Required | Indoor | at 2sqm/unit | 270 sqm | Outdoor at 2sqm/unit | 270 sqm | Total | 540 sqm |
| Amenity Space Provided | Indoor | | 276 sqm | Outdoor | 276 sqm | Total | 552 sqm |

4.1 sqm/unit

PARKING CALCULATIONS

VEHICLE PARKING

| | Ratio | MAXIMUM RATE | | | | | | TOTAL | MINIMUM RATE | | PROVIDED | |
|--------------|-------|---|----|-----|----|---|----|-------|---------------|---|----------|----|
| | | 0.8 | S | 0.9 | 1B | 1 | 2B | | | | 1.1 | 3B |
| RESIDENT | | | 27 | | 60 | | 20 | 15 | 122 | 0 | GF | 0 |
| | | | | | | | | | | | P1 | 29 |
| | | | | | | | | | | | P2 | 42 |
| | | | | | | | | | | | Total | 71 |
| VISITOR | | 1/unit for the first (5) and 0.1/nit for each additional unit | | | | | | 18 | 2+0.05 /units | 8 | GF | 8 |
| | | | | | | | | | | | P1 | 8 |
| | | | | | | | | | | | P2 | 8 |
| | | | | | | | | | | | Total | 8 |
| TOTAL | | | | | | | | | 8 | | | 79 |

BICYCLE PARKING

| | REQUIRED | | | | PROVIDED | | | |
|----------------------|----------|------------------------------------|--|--|----------|----|-----|-----------|
| | Ratio | Bike Parking Requirement in Zone 1 | | | GF | P1 | P2 | TOTAL |
| LONG TERM | 0.9 | 122 | | | | | 128 | 128 |
| Dedicated area (sqm) | | | | | - | - | - | sqm |
| SHORT TERM | 0.2 | 27 | | | 27 | | | 27 |
| TOTAL | | 149 | | | | | | 155 spots |

1141 Roselawn

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Toronto, ON

Rosegold Developments Inc.

Project: 20057
Date: 2023-08-14
Issued for: MEDIATION

PROJECT CONSULTANTS

PLANNING

MHBC PLANNING
540 Bingham Centre Drive, Suite 200
Kitchener, ON N2B 3X9
(519) 576-3650

SITE SERVICING

HUSSON ENGINEERING AND MANAGEMENT
200 Cachet Woods Ct Suite 204
Markham, ON L6C 0Z8
(905) 709-5825

WIND & ACOUSTICS

GRADIENT WIND
127 Walgreen Road
Ottawa, ON K0A 1L0
613 836 0934

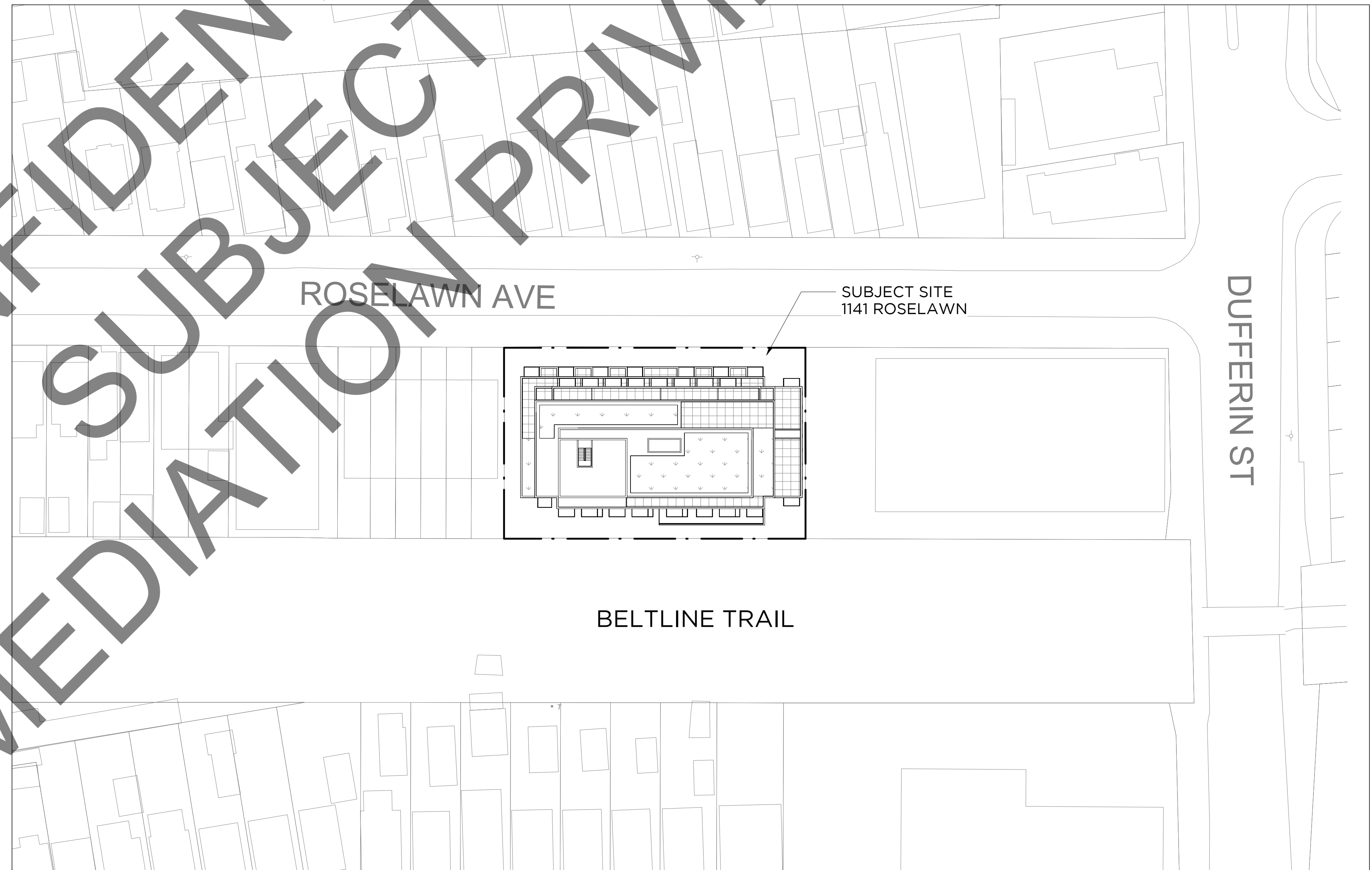
ARBORIST REPORT

KUNTZ FORESTRY CONSULTING INC
1267 LAKESHORE W PO
Oakville, ON L6K 0B3
(416) 340-8700

TRAFFIC

PARADIGM TRANSPORTATION SOLUTIONS LTD.
150 Pinebush Rd #5A
Cambridge, ON N1R 8J8
(519) 896-3163

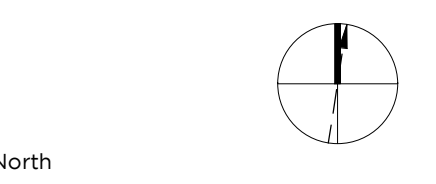
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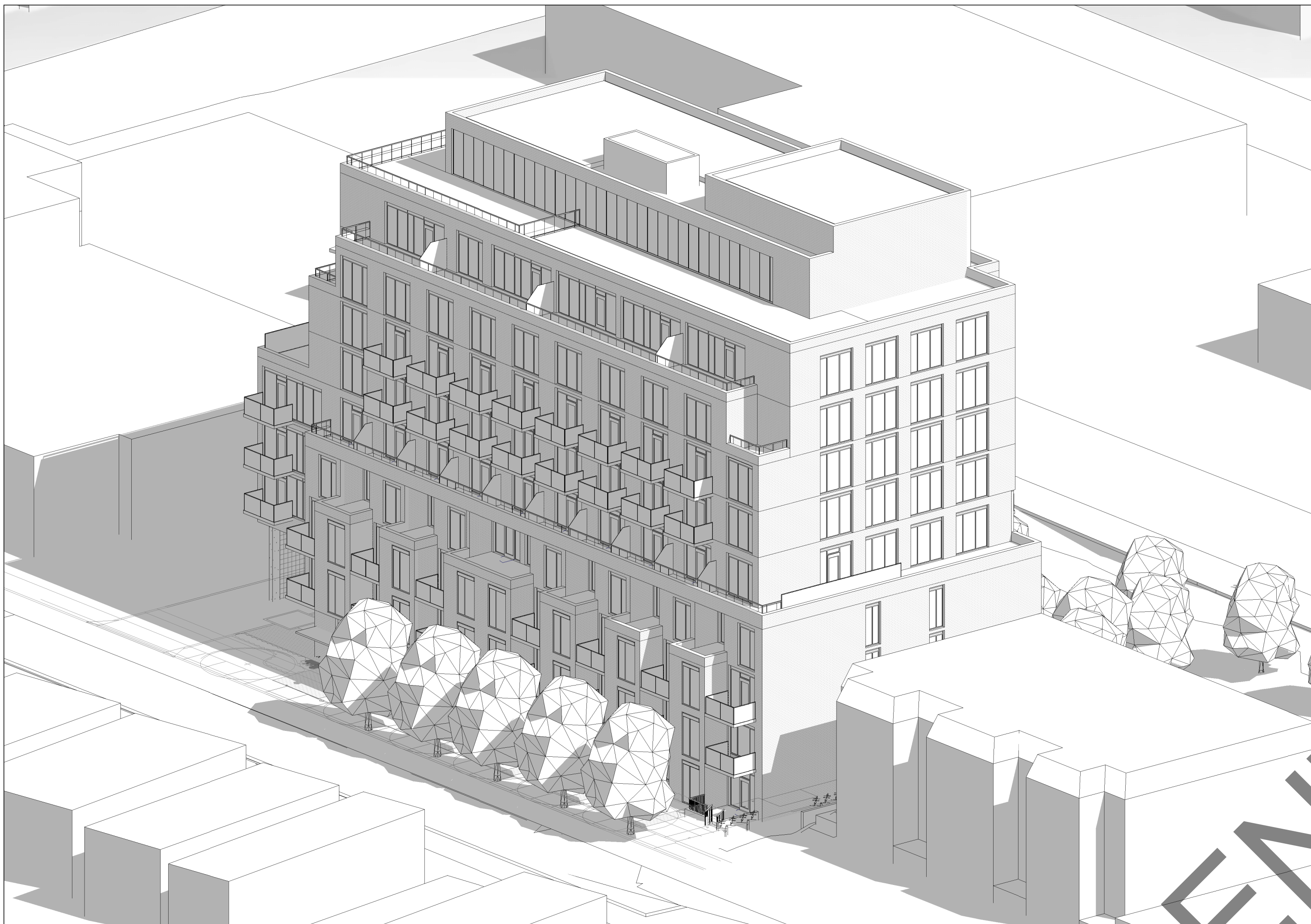
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COVER / DRAWING
LIST

1 : 500

A000



NW CORNER



NE CORNER



SW CORNER



SE CORNER

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BUILDING MASSING

A003

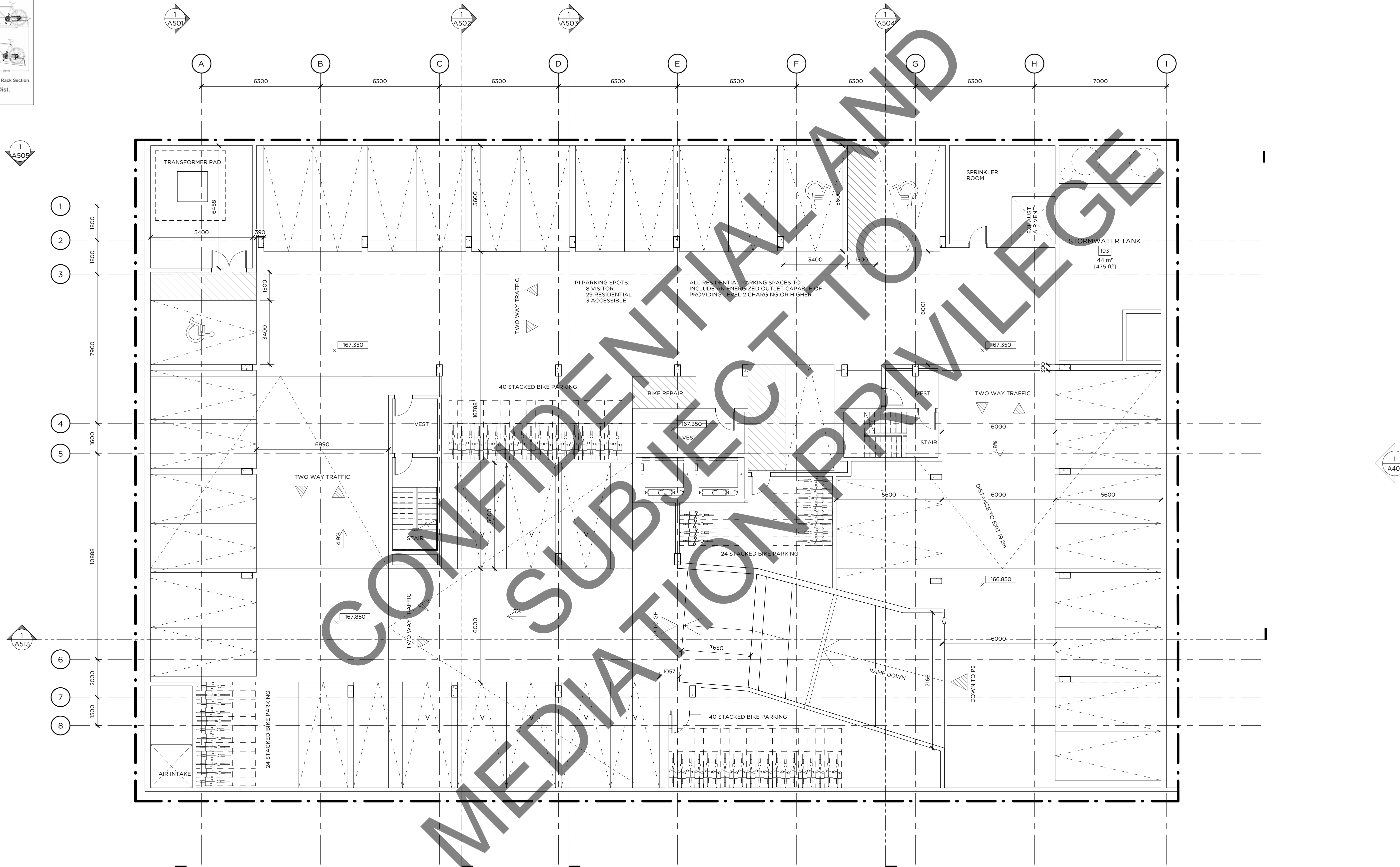
PARKING NOTES

- NO SPEED BUMPS SHALL BE INSTALLED ON ANY MAIN DRIVEWAY AISLE OR DESIGNATED FIRE ROUTE.
- TYPICAL PARKING SPACES ARE 2.6M X 5.6M. SPACES WITH ADJACENT OBSTRUCTIONS OF A DEPTH GREATER THAN 1M TO HAVE A TYPICAL ALLOWANCE OF 0.3M FROM PARKING SPACE.
- ALL VISITOR PARKING SPACES TO BE CLEARLY SIGNED AT THE FRONT OF EACH SPACE AS "V".
- ALL SMALL CAR PARKING SPACES TO BE CLEARLY SIGNED AT THE FRONT OF EACH SPACE AS "SMALL CAR ONLY".
- ALL ACCESSIBLE PARKING SPACES AT GRADE AND UNDERGROUND TO COMPLY WITH BY-LAW 579-2017.
- ALL ACCESSIBLE PARKING ARE 3.4 X 5.6 SPACES WITH A 1.5M WIDTH PATH WITHOUT OBSTRUCTIONS ON AT LEAST ONE SIDE OF IT.
- ALL PROVIDED PARKING SPACES WILL HAVE CHARGING OUTLETS.

PROPOSED BIKE RACK

SPEC: The Lockup stackable bike rack
 Model: Stackable bike rack
 Capacity: 4 bikes, 8 bikes, or 2 bikes
 Material: 304 steel
 Finish: Hot Dip Galvanized
 Space Utilization: 10' x 10' x 10'

Single Stackable Bike Rack Section
 Bike Rack MFG Dist.
 416-927-7499



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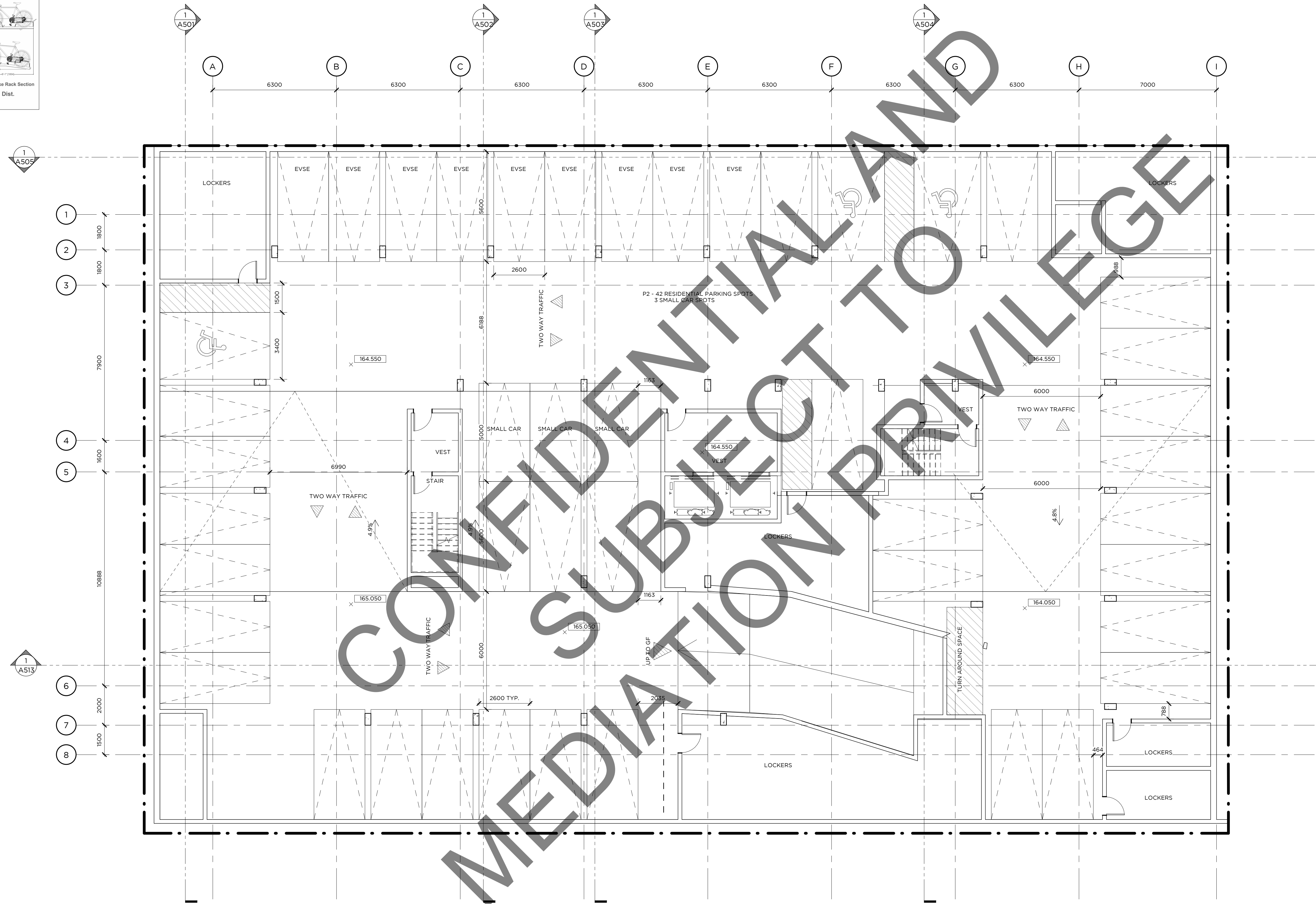
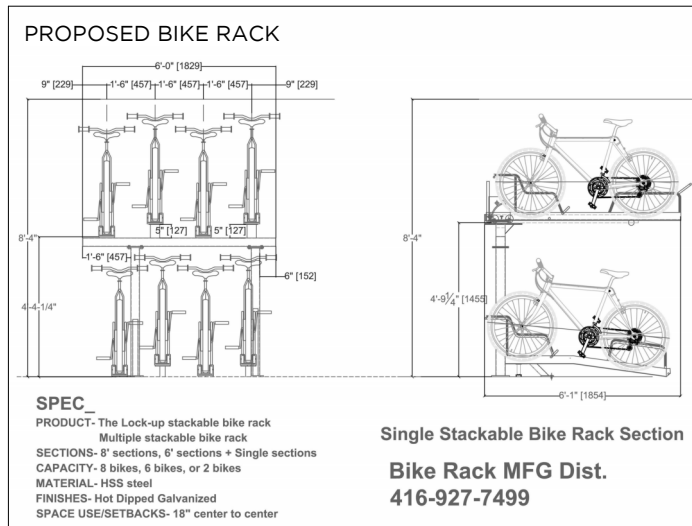
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P1 FLOOR PLAN

As indicated

A101

- PARKING NOTES**
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P2 FLOOR PLAN

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A102

1 P2 FLOOR
 A102 1:100

ROSELAWN AVENUE

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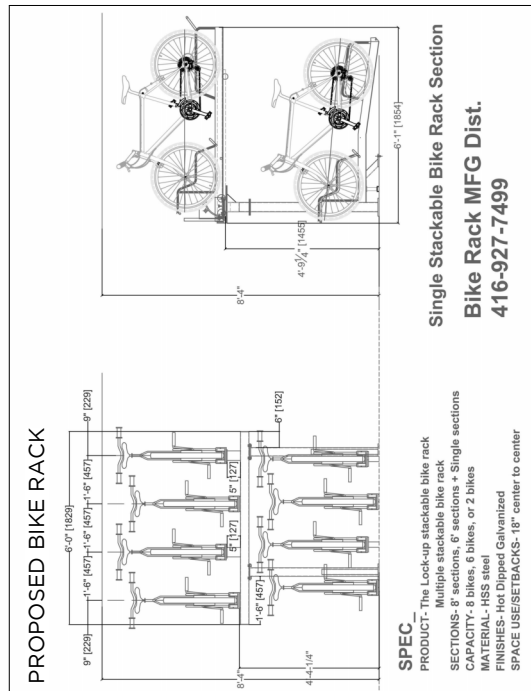
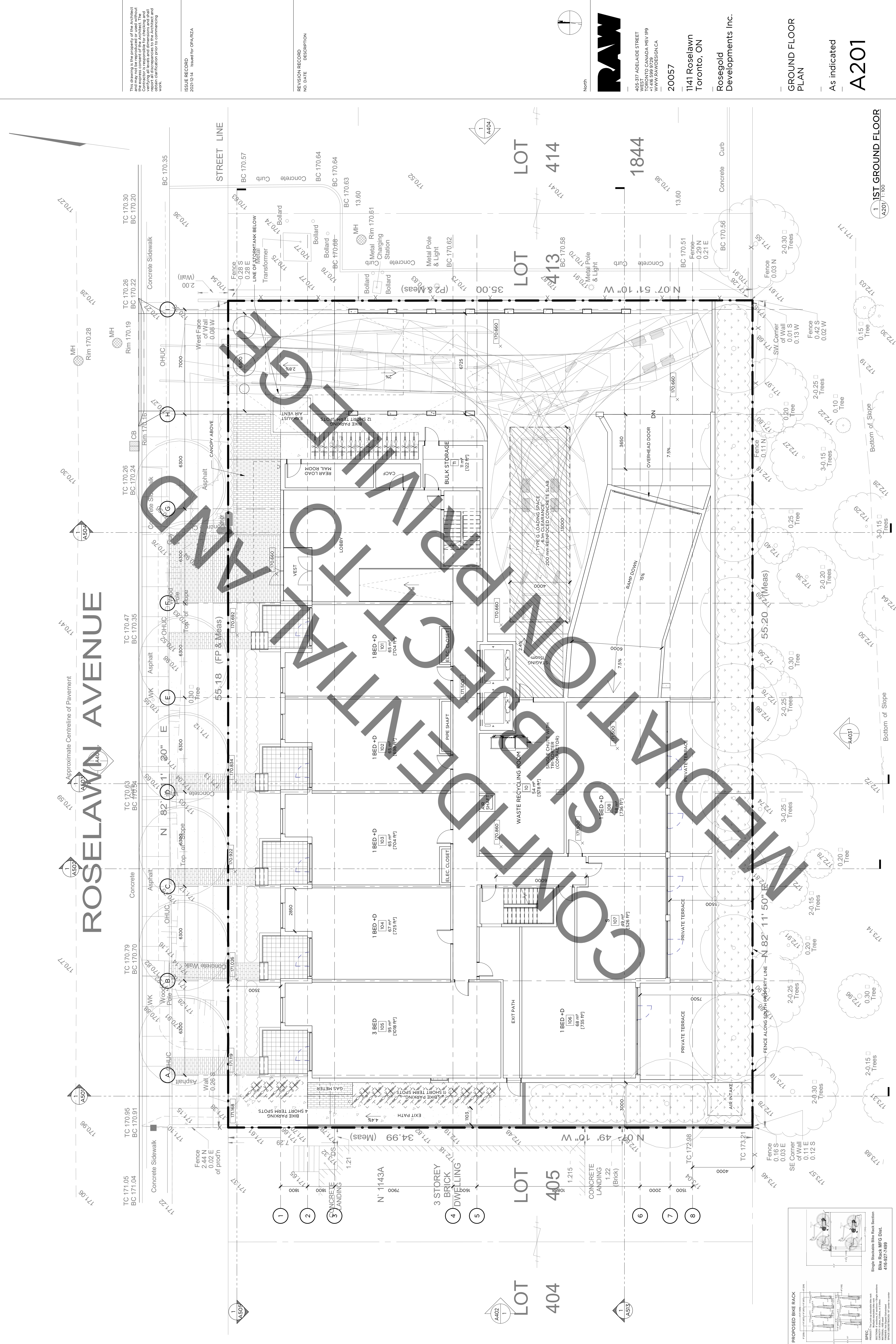
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GROUND FLOOR
PLAN
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A201



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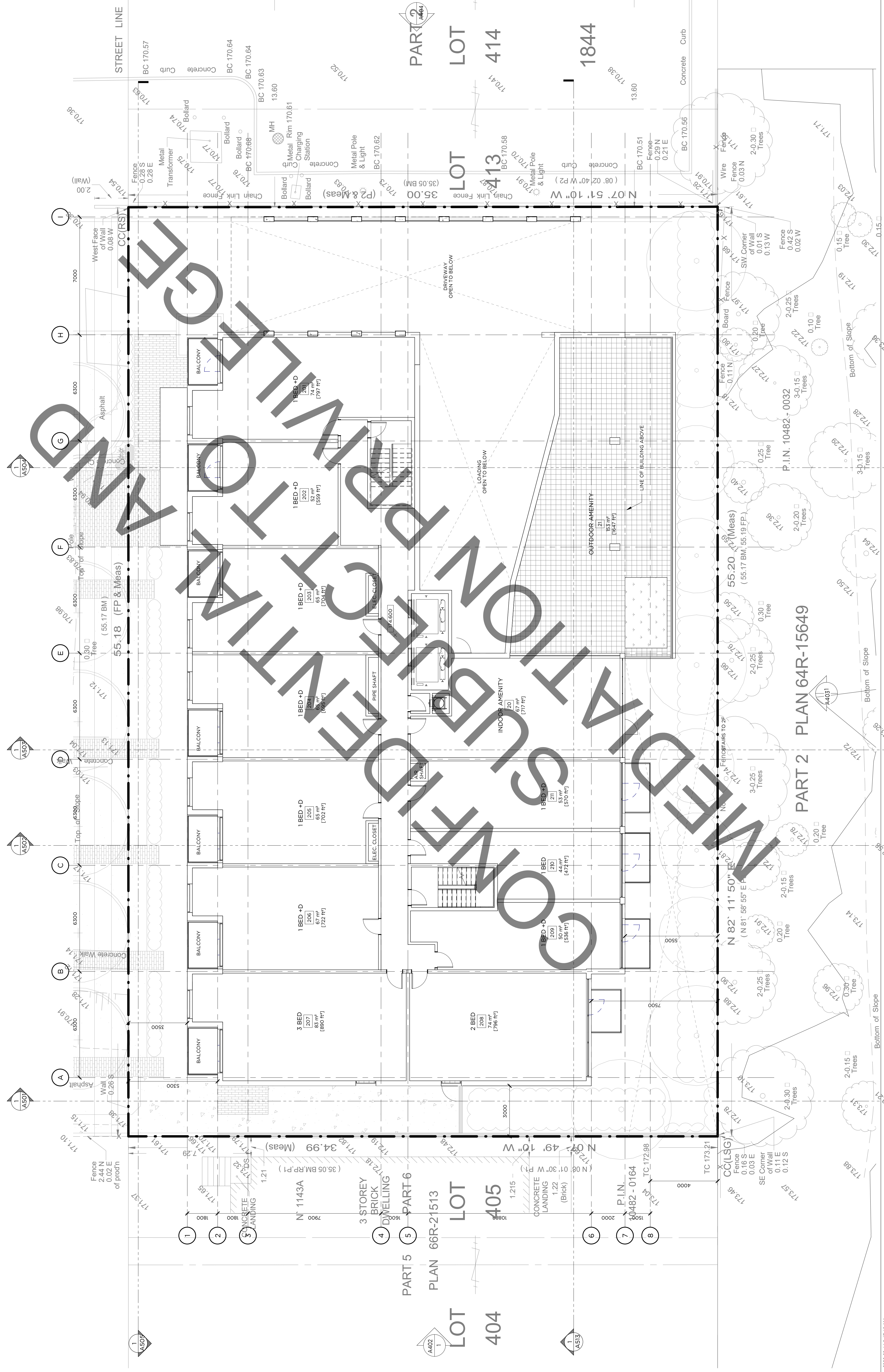
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2ND FLOOR PLAN

1 : 100

A202



PART 2
PLAN 66R-21513

LOT
404

PART 2
PLAN 66R-21513

LOT
405

PART 2
PLAN 66R-21513

LOT
413

PART 2
PLAN 66R-21513

LOT
414

PART 2
PLAN 66R-21513

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PART 2
PLAN 66R-21513

LOT
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PART 2
PLAN 64R-15649

PART 2
PLAN 64R-15649

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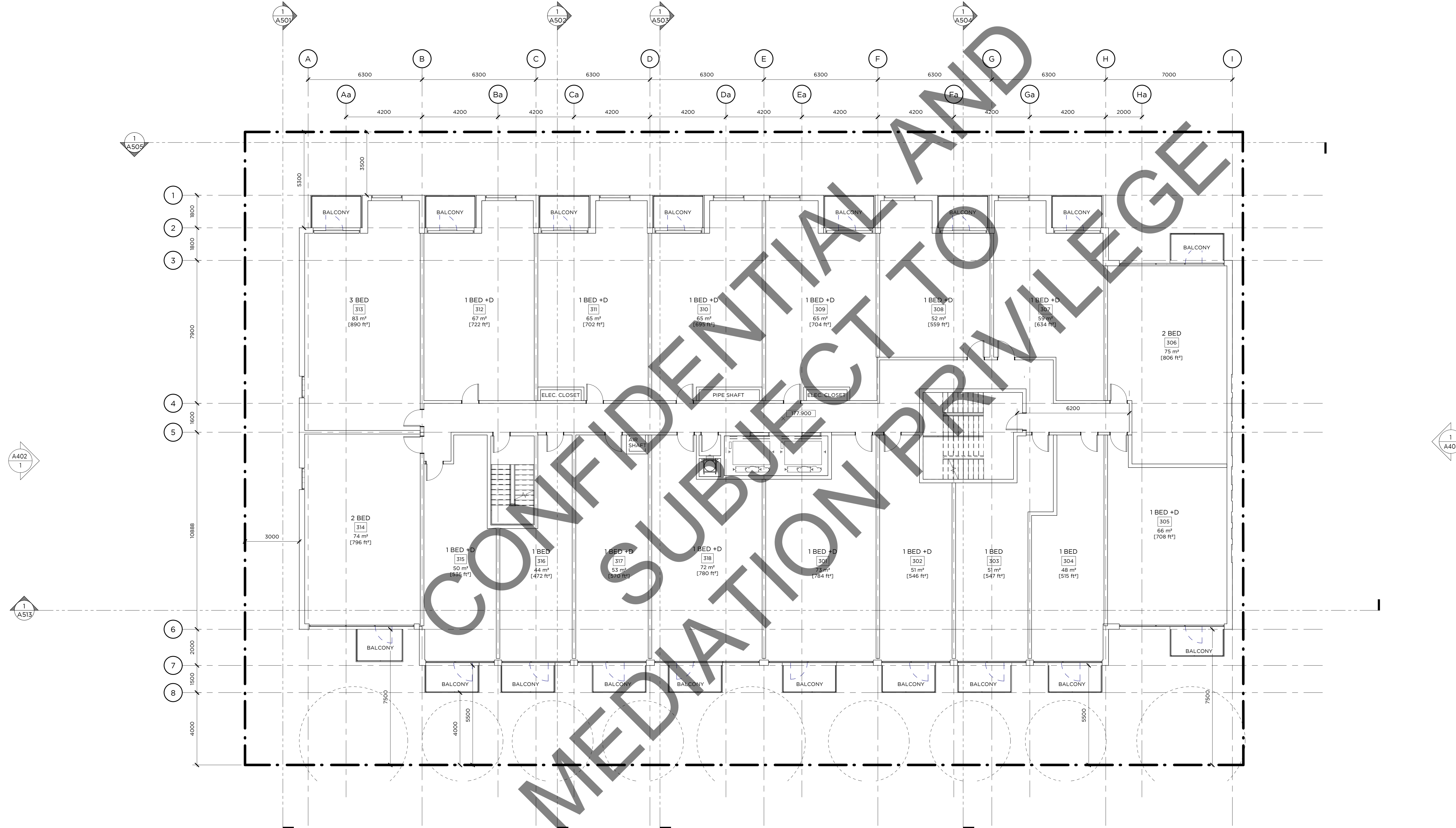


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3RD FLOOR PLAN

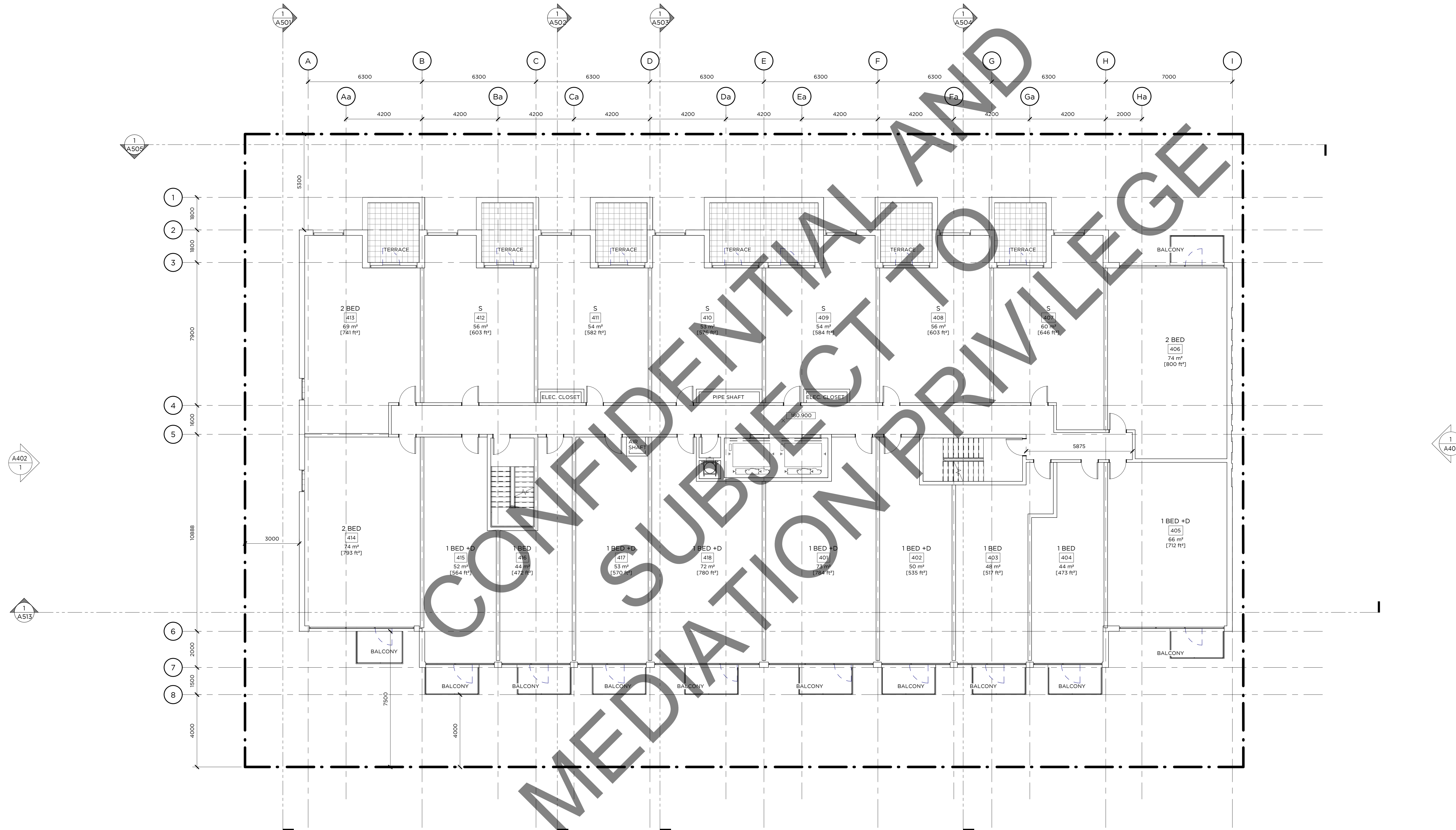
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A203



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4TH FLOOR PLAN

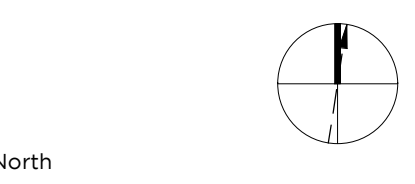
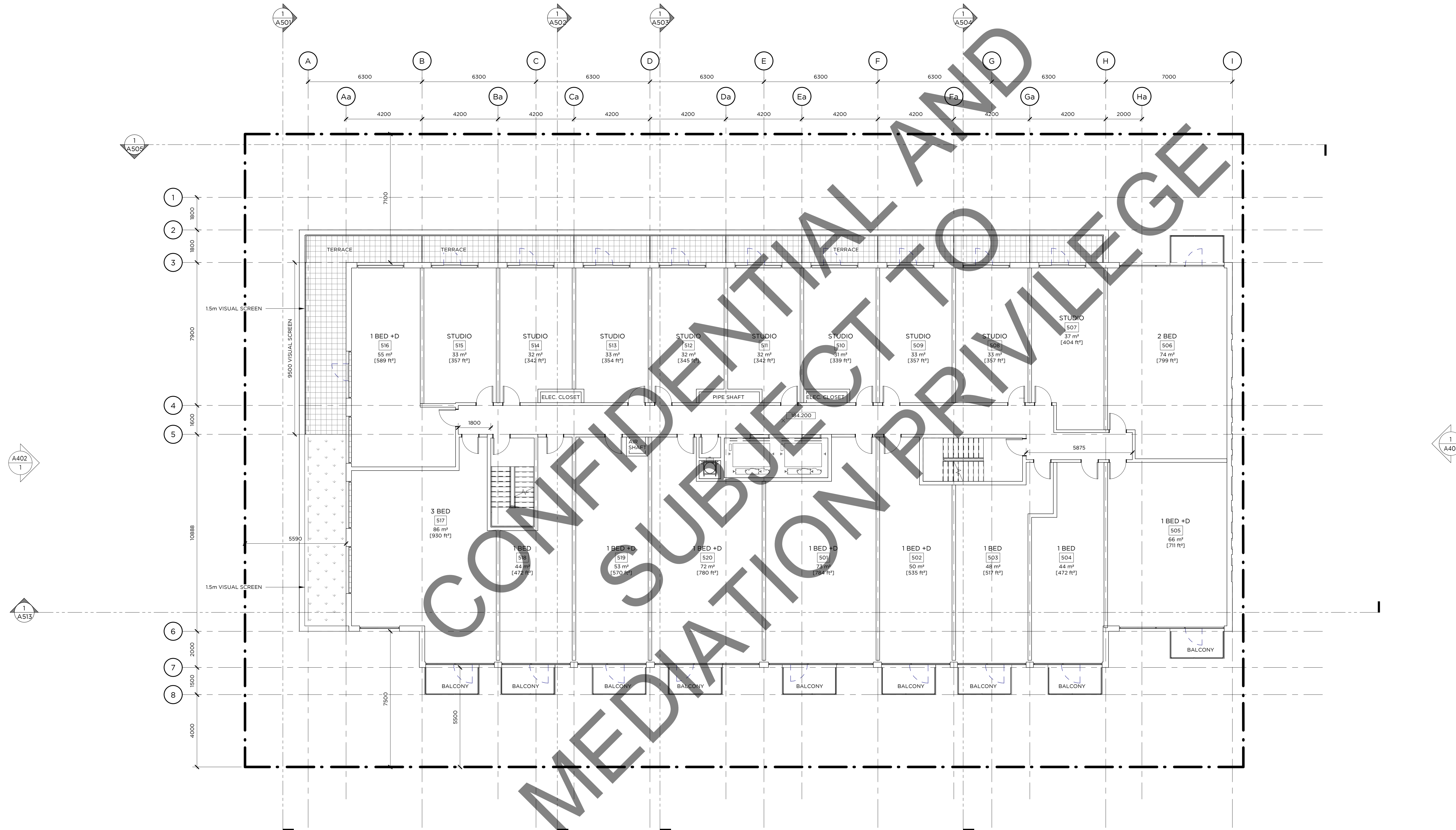
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A204

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5TH FLOOR PLAN

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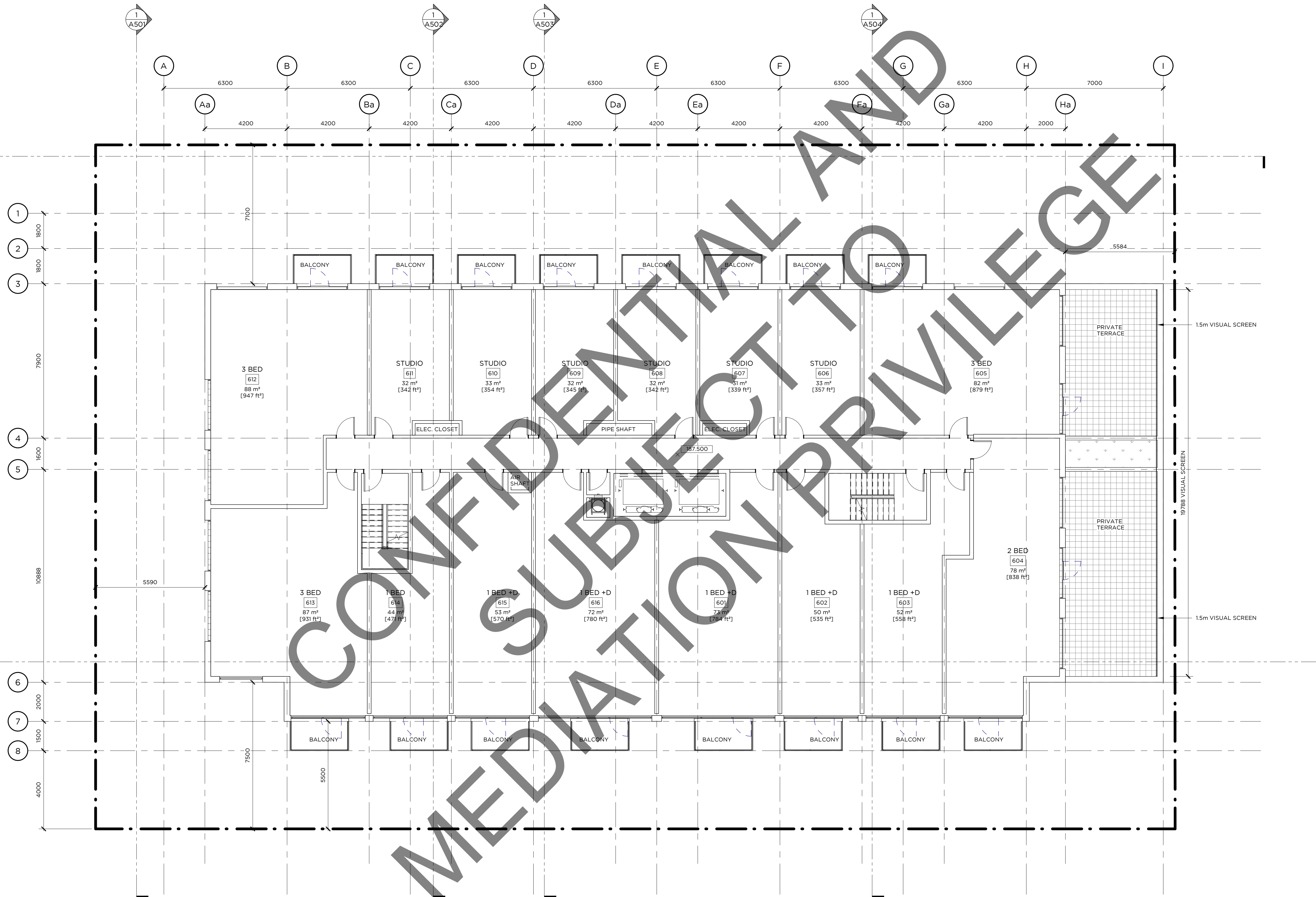
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6TH FLOOR PLAN

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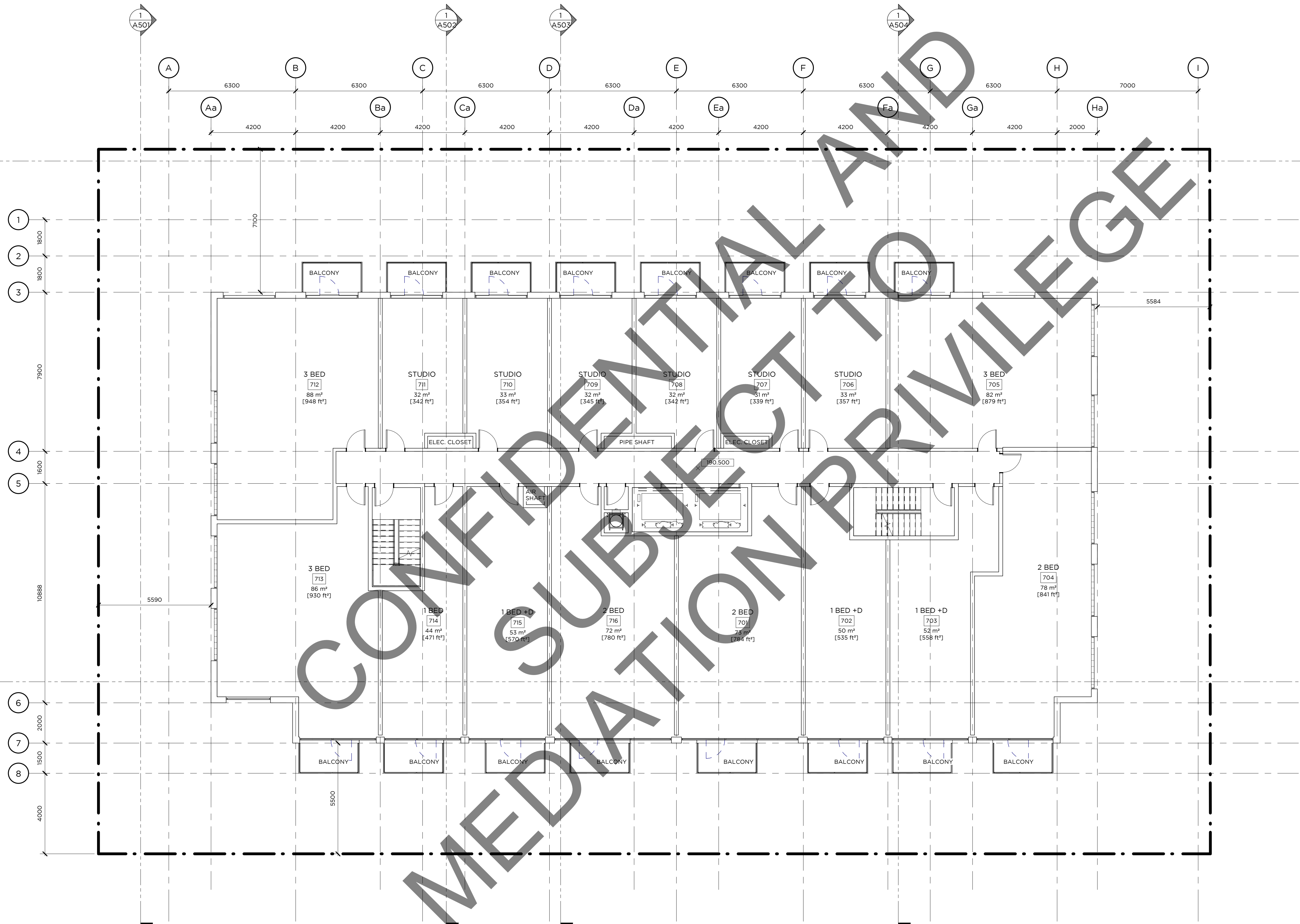
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7TH FLOOR PLAN

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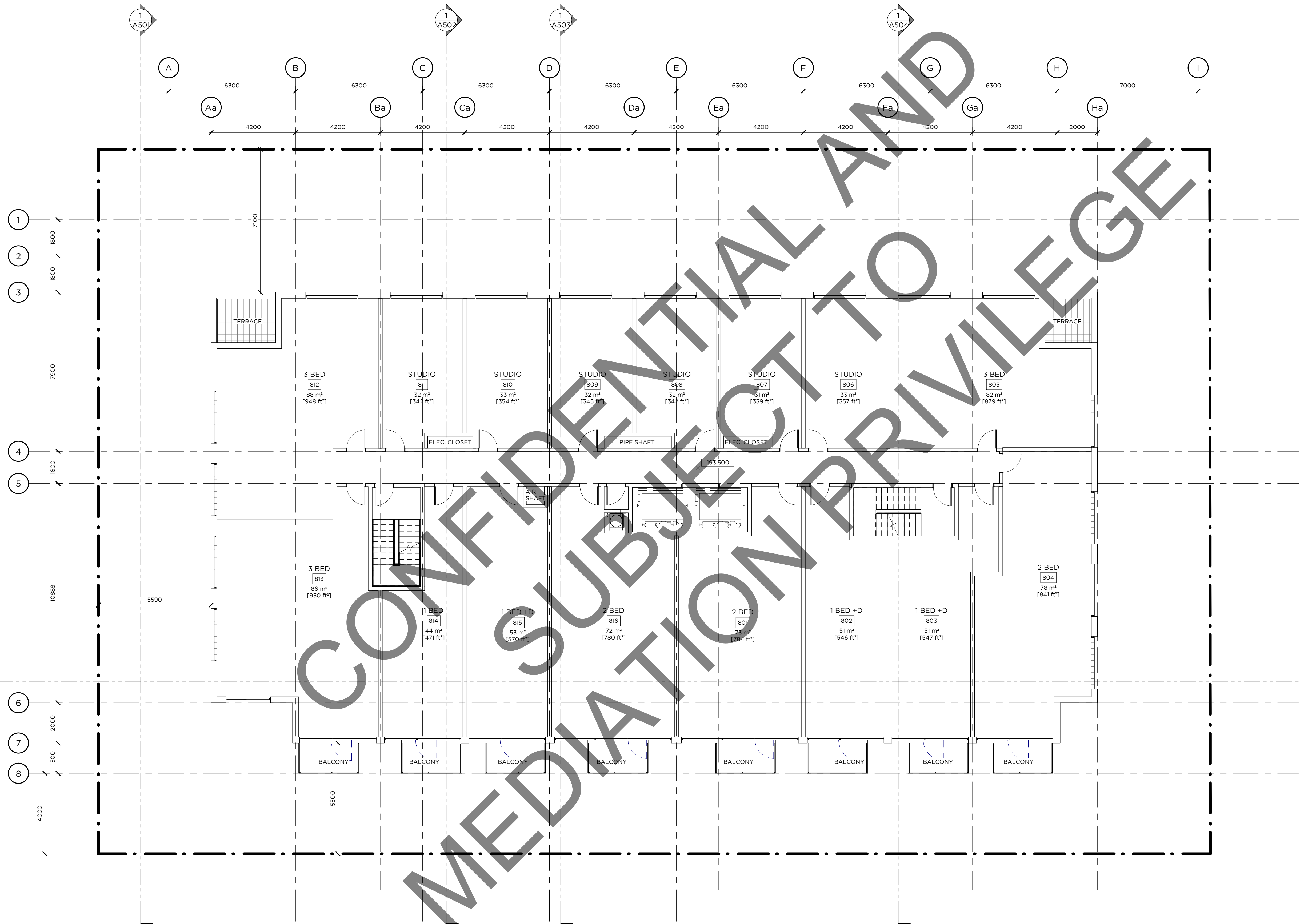
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8TH FLOOR PLAN

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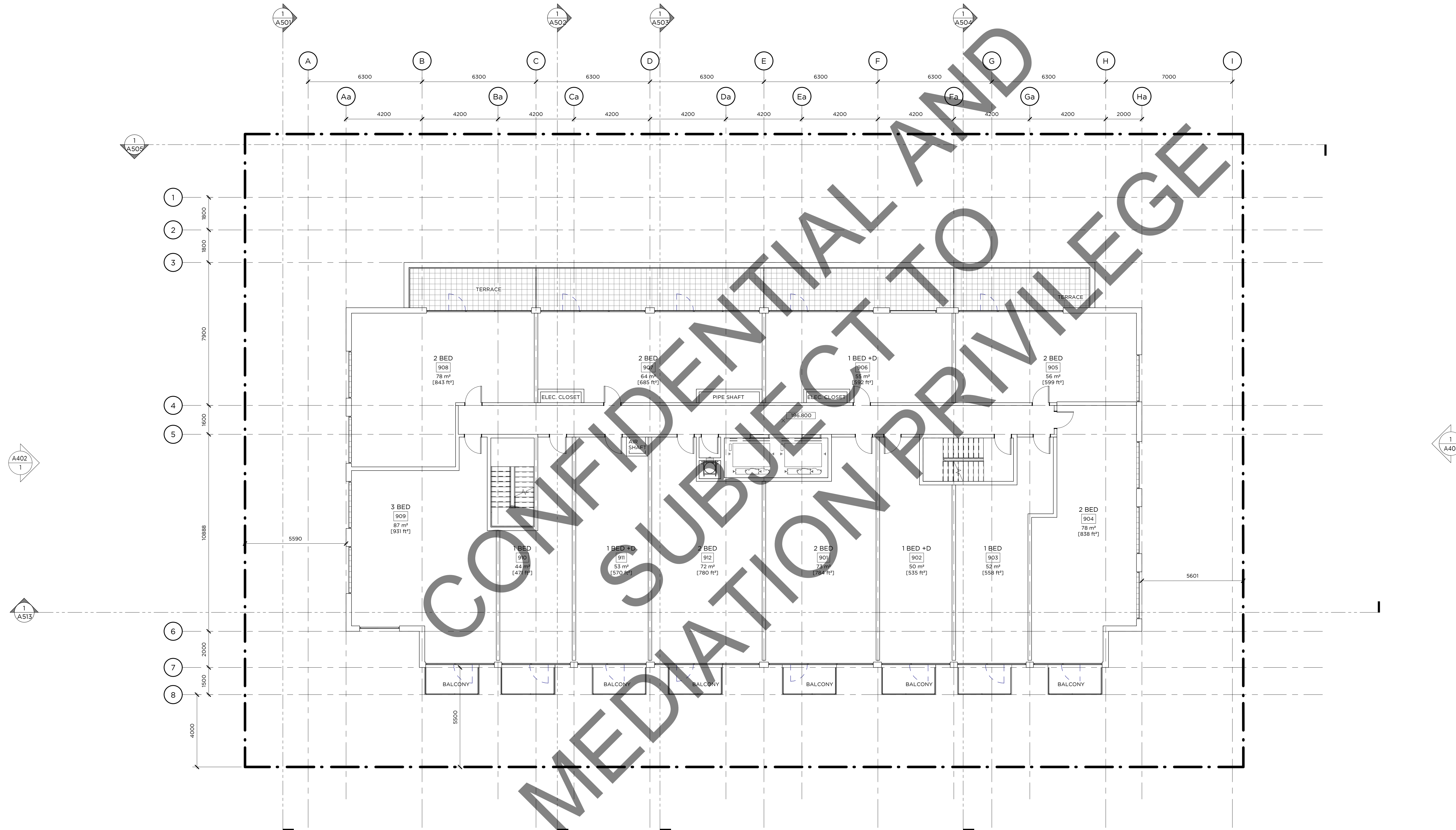
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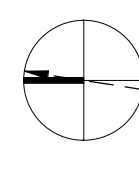
9TH FLOOR PLAN

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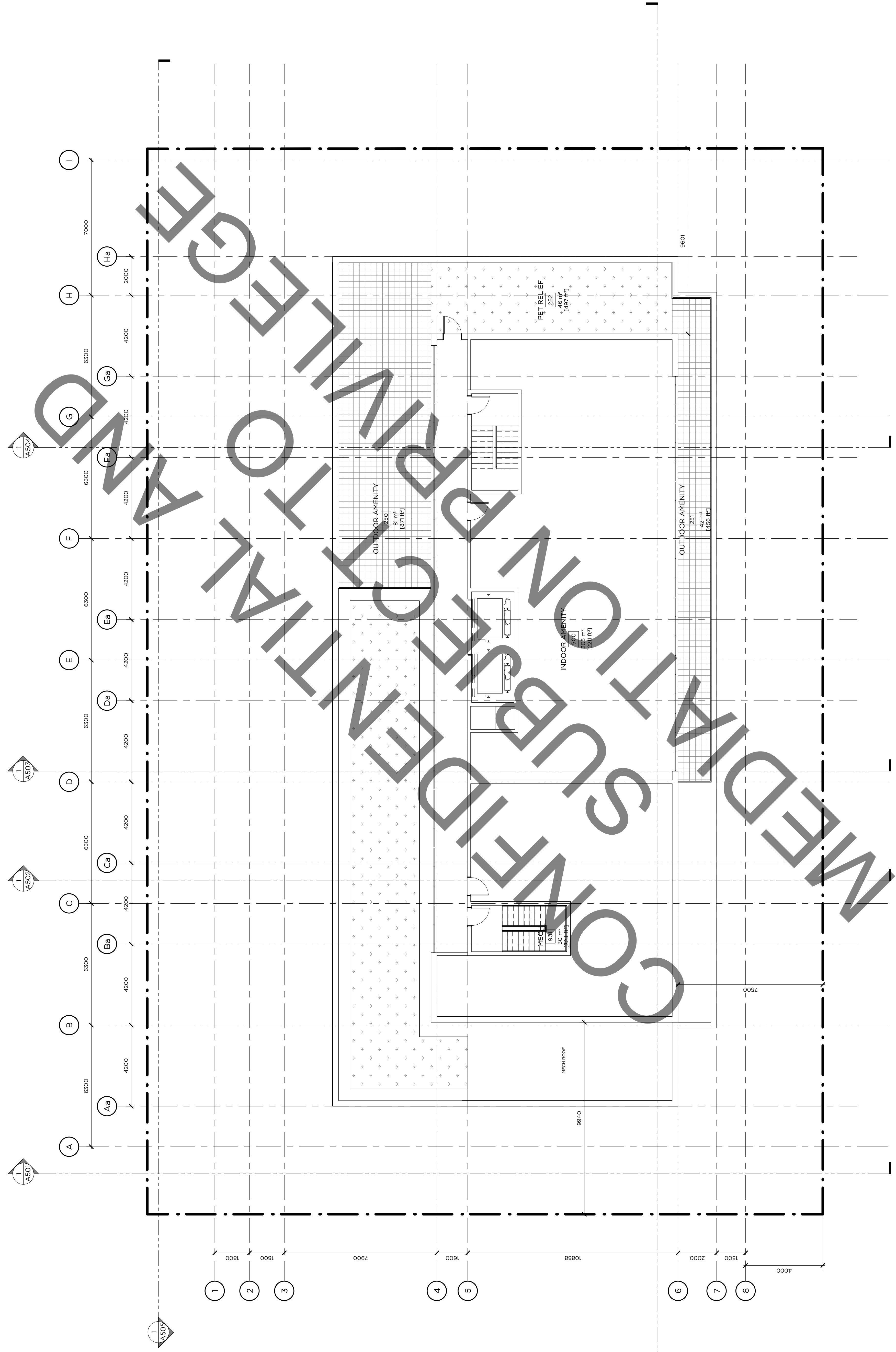
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10TH FLOOR PLAN

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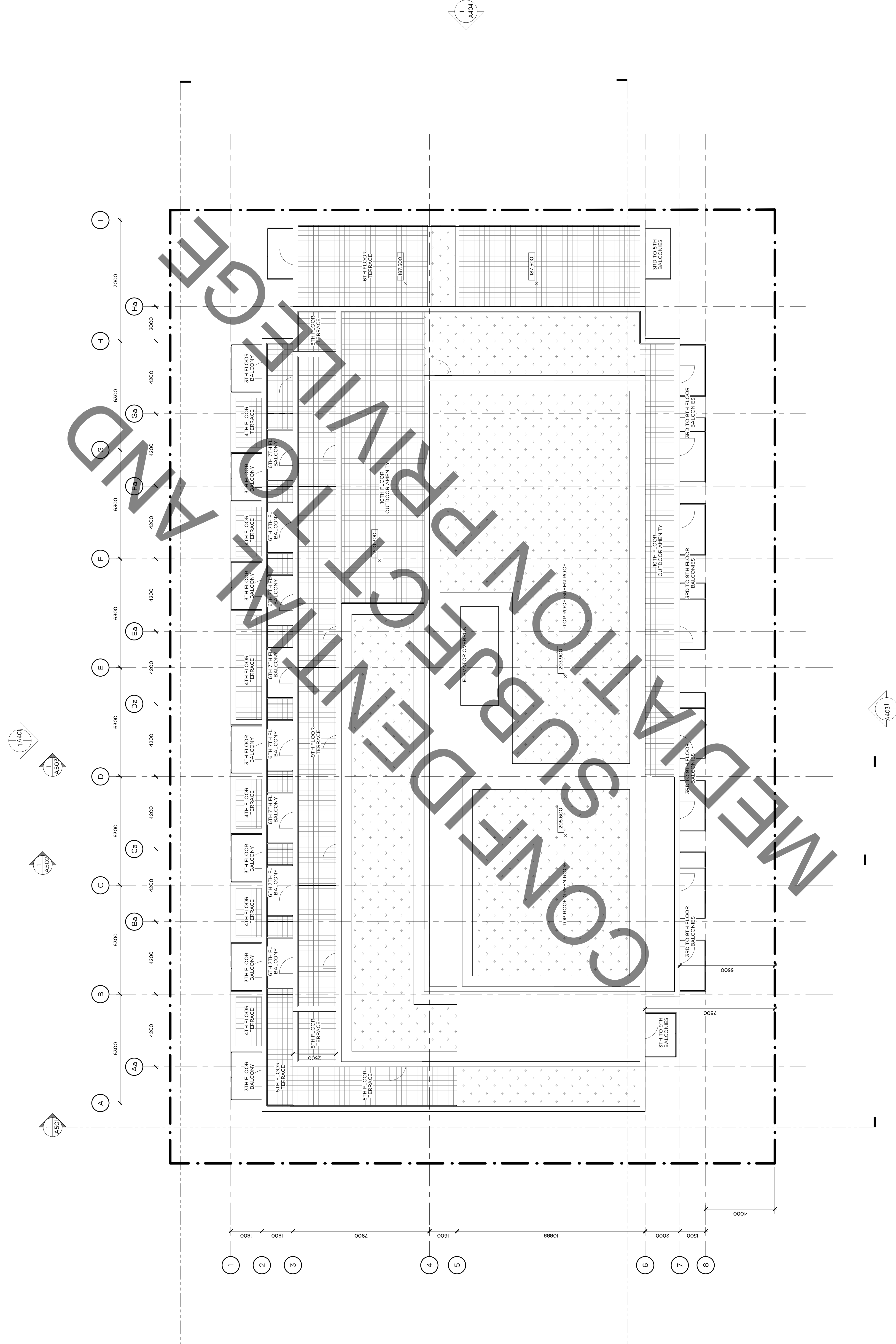
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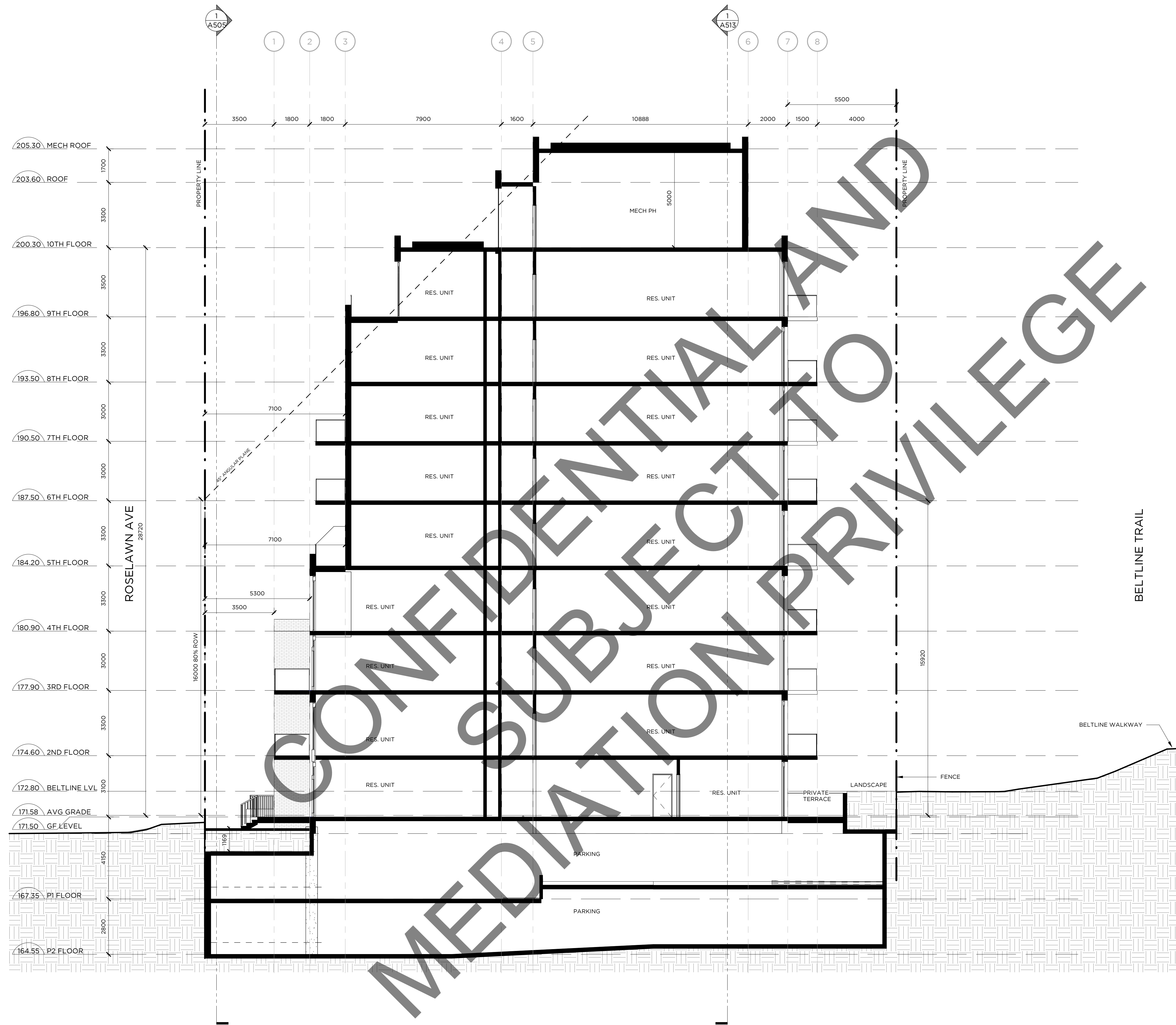
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ROOF PLAN

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BUILDING SECTION

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BUILDING SECTION

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