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# Roselawn Ave. + Lyon Court

836, 838 Roselawn Ave. and 131 Lyon Court,  
Toronto, Ontario

16.151RZ



**TURNER  
FLEISCHER**

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**ISSUED FOR REVIEW  
NOVEMBER 10, 2023**



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1137 Centre Street, Suite 101  
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**Ferris + Associates Inc.**  
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Kay Laidlaw  
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TRAFFIC  
625 Cochrane Dr #9th,  
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PLANNING  
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**Gradient Wind Engineering  
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This drawing is an instrument of service, it is provided by and is the property of Turner Fleischer Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Turner Fleischer Architects Inc. of any variations from the supplied information. This drawing is not to be scaled. The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc. information shown on this drawing. Refer to the appropriate consultant drawings before proceeding with the work. Contractor must conform to all applicable codes and requirements of applicable having jurisdiction. The contractor working from drawings not specifically marked "For Contractor" must assume full responsibility and bear costs for any corrections or damages resulting from his work.

### UNIT MIX - PROVIDED

|       | UNIT TYPE |       |       |      | TOTAL |
|-------|-----------|-------|-------|------|-------|
|       | STUDIO    | 1B    | 2B    | 3B   |       |
| RATIO | 8         | 348   | 120   | 50   | 526   |
| COUNT | 3.5%      | 66.2% | 22.8% | 9.5% | 100%  |

### UNIT MIX - PROVIDED

| FLOOR                     | UNIT TYPE - SALEABLE |     |          |         |          |         | UNIT TYPE - RENTAL REPLACEMENT |        |       |      |         |      | TOTAL | AVERAGE UNIT SIZE |        |      |     |
|---------------------------|----------------------|-----|----------|---------|----------|---------|--------------------------------|--------|-------|------|---------|------|-------|-------------------|--------|------|-----|
|                           | STUDIO               | 1B  | 1B+D     | 2B      | 2B+D     | 3B      | 3B+D                           | STUDIO | 1B    | 1B+D | 2B      | 2B+D |       | 3B                | 3B+D   | m²   | ft² |
| 1                         |                      |     |          |         |          | 5       |                                |        |       |      |         |      |       |                   | 5      | 84.3 | 907 |
| 2                         |                      |     |          |         |          |         | 4                              | 7      |       |      | 10      |      |       |                   | 21     | 69.3 | 746 |
| 3                         |                      |     |          |         |          |         | 3                              | 7      |       |      | 10      |      | 1     |                   | 21     | 77.1 | 830 |
| 4                         |                      | 8   |          |         |          | 2       |                                |        |       |      | 10      |      |       |                   | 21     | 77.1 | 830 |
| 5                         |                      | 1   | 2        | 13      |          | 5       |                                |        |       |      |         |      |       |                   | 21     | 77.1 | 830 |
| 6                         |                      | 1   | 2        | 13      |          | 5       |                                |        |       |      |         |      |       |                   | 21     | 77.1 | 830 |
| 7                         |                      |     |          |         |          |         |                                |        |       |      |         |      |       |                   |        |      |     |
| 8                         |                      | 7   | 3        | 2       |          | 1       |                                |        |       |      |         |      |       |                   | 13     | 56.9 | 612 |
| 9                         |                      | 7   | 3        | 2       |          | 1       |                                |        |       |      |         |      |       |                   | 13     | 56.9 | 612 |
| 10                        |                      | 7   | 3        | 2       |          | 1       |                                |        |       |      |         |      |       |                   | 13     | 56.9 | 612 |
| 11                        |                      | 7   | 3        | 2       |          | 1       |                                |        |       |      |         |      |       |                   | 13     | 56.9 | 612 |
| 12                        |                      | 7   | 3        | 2       |          | 1       |                                |        |       |      |         |      |       |                   | 13     | 56.9 | 612 |
| 13                        |                      | 7   | 3        | 2       |          | 1       |                                |        |       |      |         |      |       |                   | 13     | 56.9 | 612 |
| 14                        |                      | 7   | 3        | 2       |          | 1       |                                |        |       |      |         |      |       |                   | 13     | 56.9 | 612 |
| 15                        |                      | 7   | 3        | 2       |          | 1       |                                |        |       |      |         |      |       |                   | 13     | 56.9 | 612 |
| 16                        |                      | 7   | 3        | 2       |          | 1       |                                |        |       |      |         |      |       |                   | 13     | 56.9 | 612 |
| 17                        |                      | 7   | 3        | 2       |          | 1       |                                |        |       |      |         |      |       |                   | 13     | 56.9 | 612 |
| 18                        |                      | 7   | 3        | 2       |          | 1       |                                |        |       |      |         |      |       |                   | 13     | 56.9 | 612 |
| 19                        |                      | 7   | 3        | 2       |          | 1       |                                |        |       |      |         |      |       |                   | 13     | 56.9 | 612 |
| 20                        |                      | 7   | 3        | 2       |          | 1       |                                |        |       |      |         |      |       |                   | 13     | 56.9 | 612 |
| 21                        |                      | 7   | 3        | 2       |          | 1       |                                |        |       |      |         |      |       |                   | 13     | 56.9 | 612 |
| 22                        |                      | 7   | 3        | 2       |          | 1       |                                |        |       |      |         |      |       |                   | 13     | 56.9 | 612 |
| 23                        |                      | 7   | 3        | 2       |          | 1       |                                |        |       |      |         |      |       |                   | 13     | 56.9 | 612 |
| 24                        |                      | 7   | 3        | 2       |          | 1       |                                |        |       |      |         |      |       |                   | 13     | 56.9 | 612 |
| 25                        |                      | 7   | 3        | 2       |          | 1       |                                |        |       |      |         |      |       |                   | 13     | 56.9 | 612 |
| 26                        |                      | 7   | 3        | 2       |          | 1       |                                |        |       |      |         |      |       |                   | 13     | 56.9 | 612 |
| 27                        |                      | 7   | 3        | 2       |          | 1       |                                |        |       |      |         |      |       |                   | 13     | 56.9 | 612 |
| 28                        |                      | 7   | 3        | 2       |          | 1       |                                |        |       |      |         |      |       |                   | 13     | 56.9 | 612 |
| 29                        |                      | 7   | 3        | 2       |          | 1       |                                |        |       |      |         |      |       |                   | 13     | 56.9 | 612 |
| 30                        |                      | 7   | 3        | 2       |          | 1       |                                |        |       |      |         |      |       |                   | 13     | 56.9 | 612 |
| 31                        |                      | 7   | 3        | 2       |          | 1       |                                |        |       |      |         |      |       |                   | 13     | 56.9 | 612 |
| 32                        |                      | 7   | 3        | 2       |          | 1       |                                |        |       |      |         |      |       |                   | 13     | 56.9 | 612 |
| 33                        |                      | 7   | 3        | 2       |          | 1       |                                |        |       |      |         |      |       |                   | 13     | 56.9 | 612 |
| 34                        |                      | 7   | 3        | 2       |          | 1       |                                |        |       |      |         |      |       |                   | 13     | 56.9 | 612 |
| 35                        |                      | 7   | 3        | 2       |          | 1       |                                |        |       |      |         |      |       |                   | 13     | 56.9 | 612 |
| 36                        |                      | 7   | 3        | 2       |          | 1       |                                |        |       |      |         |      |       |                   | 13     | 56.9 | 612 |
| 37                        |                      | 7   | 3        | 2       |          | 1       |                                |        |       |      |         |      |       |                   | 13     | 56.9 | 612 |
| 38                        |                      | 7   | 3        | 2       |          | 1       |                                |        |       |      |         |      |       |                   | 13     | 56.9 | 612 |
| 39                        |                      | 7   | 3        | 2       |          | 1       |                                |        |       |      |         |      |       |                   | 13     | 56.9 | 612 |
| SUBTOTAL                  |                      | 234 | 100      | 90      |          | 49      |                                | 8      | 14    |      | 30      |      | 1     |                   | 526    |      |     |
| TOTAL UNITS               |                      |     | 334      |         | 90       |         | 49                             | 8      | 14    |      | 30      |      | 1     |                   | 526    |      |     |
| UNIT MIX                  |                      |     | 49.5%    | 21.1%   | 19.0%    | 10.4%   |                                | 15.1%  | 26.4% |      | 56.6%   |      | 1.9%  | 1.9%              | 100.0% |      |     |
| AVG. UNIT SIZE            |                      |     | 49.3     | 55.7    | 70.1     | 91.0    |                                | 53.5   | 68.8  |      | 82.0    |      | 137.9 |                   | (m²)   |      |     |
| AVG. UNIT SIZE TOTAL (m²) |                      |     | 51.2     |         | 70.1     | 91.0    |                                | 53.5   | 68.8  |      | 82.0    |      | 137.9 |                   | (m²)   |      |     |
| GFA (m²)                  |                      |     | 11,539.6 | 5,572.7 | 6,309.2  | 4,456.6 |                                | 428.0  | 963.0 |      | 2,461.3 |      | 137.9 |                   | (m²)   |      |     |
| TOTAL GFA (m²)            |                      |     | 17,112.3 |         | 6,309.2  | 4,456.6 |                                | 428.0  | 963.0 |      | 2,461.3 |      | 137.9 |                   | (m²)   |      |     |
|                           |                      |     |          |         | 27,878.1 |         |                                |        |       |      | 3,990.2 |      |       |                   |        |      |     |

### VEHICULAR PARKING - REQUIRED

| 39-STORY BUILDING | USE                            | RATIO (MIN.)    | UNIT/M2 | SPACES (MIN.) |
|-------------------|--------------------------------|-----------------|---------|---------------|
|                   |                                |                 |         |               |
|                   | VISITOR                        | 2.0 + 0.05/UNIT | 526     | 28            |
|                   | RETAIL                         |                 |         | 0             |
|                   | TOTAL VISITOR PARKING REQUIRED |                 |         | 28            |

### ACCESSIBLE PARKING - REQUIRED

| 39-STORY BUILDING | USE                                      | EFFECTIVE PARKING SPACES | TOTAL | RATIO (MIN.)                          | MIN. B/F REQ'D. |
|-------------------|--|--------------------------|-------|---------------------------------------|-----------------|
|                   |  |                          |       |                                       |                 |
|                   | VISITOR                                  | 53                       | 554   | 5 FOR FIRST 100 + 1 PER 50 THEREAFTER | 15              |
|                   | TOTAL ACCESSIBLE PARKING SPACES REQUIRED |                          |       |                                       | 15              |

BASED ON EFFECTIVE PARKING SPACES AS PER CITY OF TORONTO ZONING BY-LAW NO. 569-2013

### VEHICULAR PARKING SUPPLY PER FLOOR

| 39-STORY BUILDING | FLOOR          | USE                |             |          | TOTAL |
|-------------------|----------------|--------------------|-------------|----------|-------|
|                   |                | RENTAL REPLACEMENT | RESIDENTIAL | VISITORS |       |
|                   | FLOOR 1        |                    | 4           |          | 4     |
|                   | U/G LEVEL 1    | 20                 | 15          | 24       | 59    |
|                   | U/G LEVEL 2    |                    | 72          |          | 72    |
|                   | TOTAL PROVIDED | 20                 | 87          | 28       | 135   |

ALL RENTAL REPLACEMENT & RESIDENTIAL PARKING SPACES ARE EV PARKING

### ACCESSIBLE PARKING - PROVIDED

| 39-STORY BUILDING | FLOOR          | SPACES | TOTAL |
|-------------------|----------------|--------|-------|
|                   |                |        |       |
|                   | U/G LEVEL 1    | 7      | 7     |
|                   | U/G LEVEL 2    | 8      | 8     |
|                   | TOTAL PROVIDED | 15     | 15    |

### BARRIER-FREE UNITS - REQUIRED

| FLOOR | BARRIER-FREE UNITS |       |       |       | TOTAL |
|-------|--------------------|-------|-------|-------|-------|
|       | STUDIO             | 1B    | 2B    | 3B    |       |
| RATIO | 15.0%              | 15.0% | 15.0% | 15.0% | 15.0% |
| COUNT | 2                  | 53    | 18    | 8     | 81    |

### BARRIER-FREE UNITS - PROVIDED

| FLOOR    | BARRIER-FREE UNITS |       |       |       | TOTAL |
|----------|--------------------|-------|-------|-------|-------|
|          | STUDIO             | 1B    | 2B    | 3B    |       |
| 1        |                    |       |       |       |       |
| 2        | 1                  |       |       |       | 1     |
| 3        | 1                  |       |       |       | 1     |
| 4        |                    |       |       |       |       |
| 5        |                    |       |       | 4     | 4     |
| 6        |                    |       |       | 4     | 4     |
| 7        |                    |       |       |       |       |
| 8        |                    | 2     | 1     |       | 3     |
| 9        |                    | 2     | 1     |       | 3     |
| 10       |                    | 2     | 1     |       | 3     |
| 11       |                    | 2     | 1     |       | 3     |
| 12       |                    | 2     | 1     |       | 3     |
| 13       |                    | 2     | 1     |       | 3     |
| 14       |                    | 2     | 1     |       | 3     |
| 15       |                    | 2     | 1     |       | 3     |
| 16       |                    | 2     | 1     |       | 3     |
| 17       |                    | 2     | 1     |       | 3     |
| 18       |                    | 2     | 1     |       | 3     |
| 19       |                    | 2     | 1     |       | 3     |
| 20       |                    | 2     | 1     |       | 3     |
| 21       |                    | 2     | 1     |       | 3     |
| 22       |                    | 2     | 1     |       | 3     |
| 23       |                    | 2     | 1     |       | 3     |
| 24       |                    | 2     | 1     |       | 3     |
| 25       |                    | 2     | 1     |       | 3     |
| 26       |                    | 2     | 1     |       | 3     |
| 27       |                    | 2     | 1     |       | 3     |
| 28       |                    | 2     | 1     |       | 3     |
| 29       |                    | 2     | 1     |       | 3     |
| 30       |                    | 2     | 1     |       | 3     |
| 31       |                    | 2     | 1     |       | 3     |
| 32       |                    | 2     | 1     |       | 3     |
| 33       |                    | 2     | 1     |       | 3     |
| 34       |                    | 2     | 1     |       | 3     |
| 35       |                    | 2     | 1     |       | 3     |
| 36       |                    | 2     | 1     |       | 3     |
| 37       |                    | 2     | 1     |       | 3     |
| 38       |                    | 2     | 1     |       | 3     |
| 39       |                    | 2     | 1     |       | 3     |
| SUBTOTAL | 2                  | 64    | 32    | 8     | 106   |
| RATIO    | 25.0%              | 18.4% | 26.7% | 16.0% | 20.2% |

### AMENITY AREAS - REQUIRED & PROVIDED

| 39-STORY BUILDING | TYPE            | REQUIRED   |         |        | PROVIDED      |         |        |
|-------------------|-----------------|--|---------|--------|---------------|---------|--------|
|                   |                 | RATIO  | m2      | ft2    | RATIO         | m2      | ft2    |
|                   | INDOOR AMENITY  | 2.0 m2/ UNIT   | 1,052.0 | 11,324 | 2.0 m2 / UNIT | 1,052.0 | 11,324 |
|                   | OUTDOOR AMENITY | TOTAL AMENITY REQUIRED MINUS THE INDOOR AMENITY PROVIDED (NO LESS THAN 40m2) |         |        | 2.0 m2 / UNIT | 1,052.0 | 11,324 |
|                   | TOTAL AMENITY   | 4.0 m2/ UNIT   | 2,104.0 | 22,647 | 4.0 m2 / UNIT | 2,104.0 | 22,647 |

\* AMENITY REQUIRED AS PER CITY OF TORONTO ZONING BY-LAW NO. 569-2013

### EXISTING UNIT MIX

| 836 ROSELAWN |    | 838 ROSELAWN |   | 131 LYON COURT |    | TOTAL   |    |
|--------------|----|--------------|---|----------------|----|---------|----|
| BACH         | 4  | BACH         |   | BACH           | 4  | BACH    | 8  |
| 1 BED        | 7  | 1 BED        |   | 1 BED          | 7  | 1 BED   | 14 |
| 2BED         | 15 | 2BED         |   | 2BED           | 15 | 2BED    | 30 |
| 3BED         |    | 3BED         | 1 | 3BED           |    | 3BED    | 1  |
|              |    |              |   |                |    | TOTAL   | 53 |
| PARKING      | 10 | PARKING      | 2 | PARKING        | 8  | PARKING | 20 |
| LOCKER       | 6  | LOCKER       |   | LOCKER         | 14 | LOCKER  | 20 |

### LOCKER SUPPLY PER FLOOR

| 39-STORY BUILDING | FLOOR          | USE                |             | TOTAL |
|-------------------|----------------|--------------------|-------------|-------|
|                   |                | RENTAL REPLACEMENT | RESIDENTIAL |       |
|                   | U/G LEVEL 2    |                    | 14          | 14    |
|                   | U/G LEVEL 1    | 2                  |             | 6     |
|                   | FLOOR 1        |                    |             |       |
|                   | FLOOR 2        | 6                  |             | 6     |
|                   | FLOOR 3        | 6                  |             | 6     |
|                   | FLOOR 4        | 6                  |             | 6     |
|                   | FLOOR 5        |                    | 6           | 6     |
|                   | FLOOR 6        |                    | 6           | 6     |
|                   | TOTAL PROVIDED | 20                 | 32          | 52    |

### BICYCLE PARKING - REQUIRED

| 39-STORY BUILDING | USE            | RESIDENTIAL |        | TOTAL |
|-------------------|----------------|-------------|--------|-------|
|                   |                | RATIO       | SPACES |       |
|                   | SHORT TERM     | 0.20 / UNIT | 106    | 106   |
|                   | LONG TERM      | 0.90 / UNIT | 474    | 474   |
|                   | TOTAL REQUIRED |             | 580    | 580   |

\* BICYCLE PARKING RATIOS AS PER CITY OF TORONTO ZONING BY-LAW NO. 839-2022 (BICYCLE ZONE 1)

### BICYCLE PARKING - PROVIDED

| 39-STORY BUILDING | FLOOR          | RESIDENTIAL |           | SUBTOTAL | TOTAL |
|-------------------|----------------|-------------|-----------|----------|-------|
|                   |                | SHORT TERM  | LONG TERM |          |       |
|                   | MEZZ           |             | 350       | 350      | 350   |
|                   | FLOOR 1        | 106         |           | 106      | 106   |
|                   | U/G LEVEL 1    |             | 124       | 124      | 124   |
|                   | TOTAL PROVIDED | 106         | 474       | 580      | 580   |

| # | DATE       | ISSUED FOR REVIEW | DESCRIPTION | AYU | BY |
|---|------------|-------------------|-------------|-----|----|
| 1 | 2023-11-10 | ISSUED FOR REVIEW |             | AYU |    |

### PROJECT

Roselawn Ave. + Lyon Court

836, 838 Roselawn Ave. and 131 Lyon Court,  
Toronto, Ontario

### DRAWING

### STATISTICS

### PROJECT NO.

16.151RZ

### PROJECT DATE







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| # | DATE       | ISSUED FOR REVIEW | DESCRIPTION | AYU | BY |
|---|------------|-------------------|-------------|-----|----|
| 1 | 2023-11-10 |                   |             |     |    |

PROJECT  
**Roselawn Ave. + Lyon Court**  
836, 838 Roselawn Ave. and 131 Lyon Court,  
Toronto, Ontario

DRAWING  
**CONTEXT PLAN**

PROJECT NO.  
16.151RZ  
PROJECT DATE  
2023-11-10  
DRAWN BY  
TPV  
CHECKED BY  
AYU  
SCALE  
1 : 1500

|             |        |      |   |
|-------------|--------|------|---|
| DRAWING NO. | SPA004 | REV. | 1 |
|-------------|--------|------|---|



The Green Roof Statistics Template is required to be submitted for Site Plan Control Applications where a green roof is required under the Toronto Municipal Code Chapter 492, Green Roofs. Complete the table below and **copy it directly onto the Roof Plan** submitted as part of any Site Plan Control Application requiring a green roof in accordance with the Bylaw. Refer to Section 492-1 of the Municipal Code for a complete list of defined terms, and greater clarity and certainty regarding the intent and application of the terms included in the template. The Toronto Municipal Code Chapter 492, Green Roofs can be found online at: [http://www.toronto.ca/legdocs/municipalcode/1184\\_492.pdf](http://www.toronto.ca/legdocs/municipalcode/1184_492.pdf)

**Green Roof Statistics**

|  | Required | Proposed |
|--|----------|----------|
| <b>Green Roof Area (m<sup>2</sup>)</b>             | 670.9    | 670.9    |
| Coverage of Available Roof Space (m <sup>2</sup> ) | 60%      | 60%      |
| Coverage of Available Roof Space (%)               | 60%      | 60%      |

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

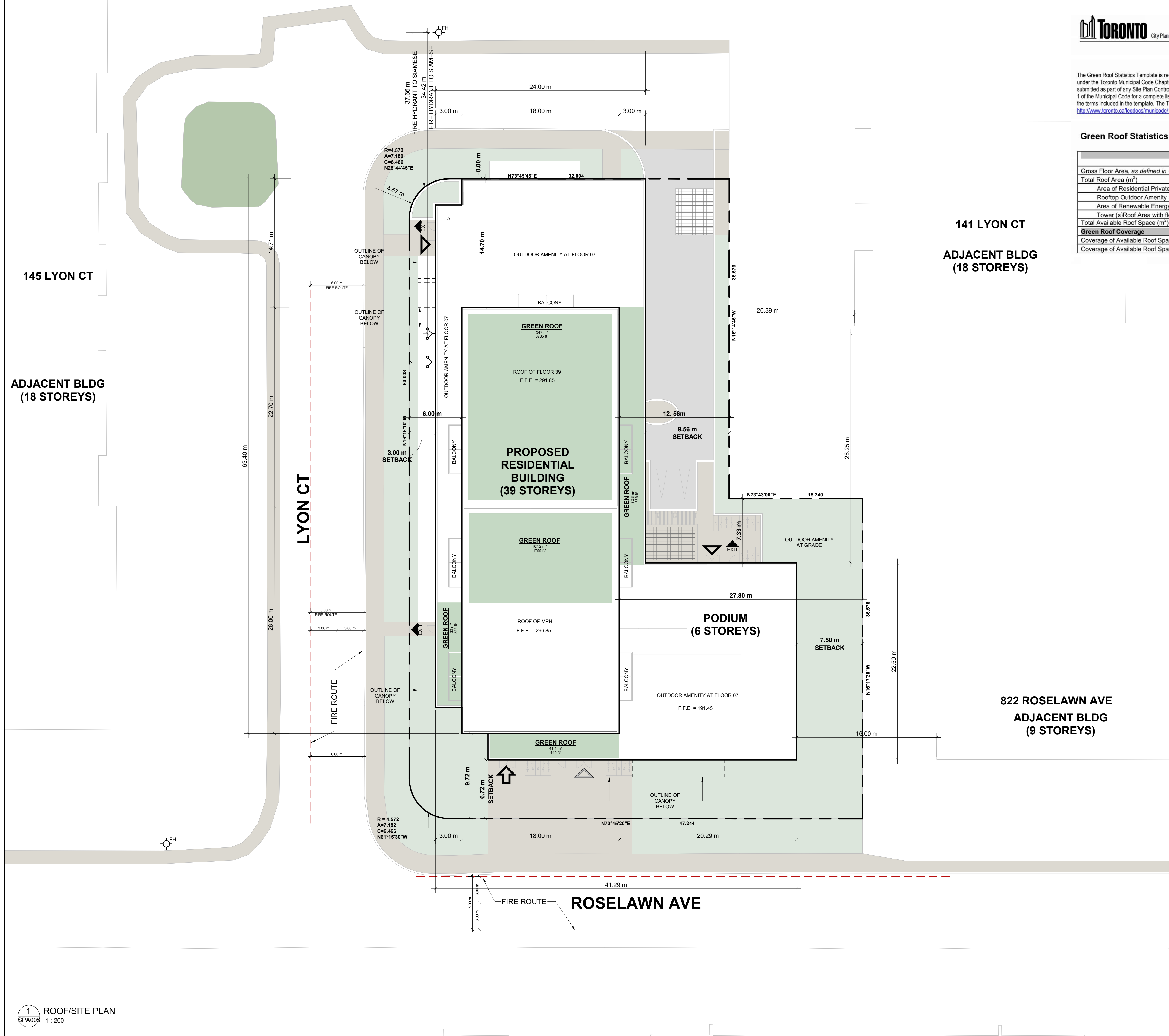
| General Project Description       | Proposed               |
|-----------------------------------|------------------------|
| Total Green Roof Area             | 36,506.0m <sup>2</sup> |
| Residential                       | 36,425.6m <sup>2</sup> |
| Commercial                        | 80.4m <sup>2</sup>     |
| Industrial                        |                        |
| Institutional/Other               |                        |
| Total number of residential units | 526                    |

**Table 2: For Site Plan Control Applications**

| Cycling Infrastructure                                   | Required | Proposed | Proposed % |
|--|----------|----------|------------|
| Number of short-term bicycle parking spaces (all levels) | 106      | 106      | 100        |
| Number of long-term bicycle parking spaces (all levels)  | 474      | 474      | 100        |

**Table 3: For Site Plan Control Applications**

| Water Efficiency   | Required | Proposed | Proposed % |
|--|----------|----------|------------|
| Total landscaped site area (m <sup>2</sup> )   | 1027     | 1027     | 100        |
| Landscaped site area planted with drought-tolerant plants (minimum 50% m <sup>2</sup> and % of applicable) | 514      | 514      | 100        |



- LEGEND**
- PRIMARY RESIDENTIAL ENTRANCE
  - SECONDARY RESIDENTIAL ENTRANCE
  - RETAIL ENTRANCE
  - EXIT
  - FIRE HYDRANT
  - SIAMESE CONNECTION
  - CONVEX MIRROR
  - TRANSFORMER WITH CLEARANCES
  - FIRE ROUTE SIGN
  - 0.00 SPOT ELEVATION
  - GAS/HYDRO METER
  - PROPOSED WALL SCONCE

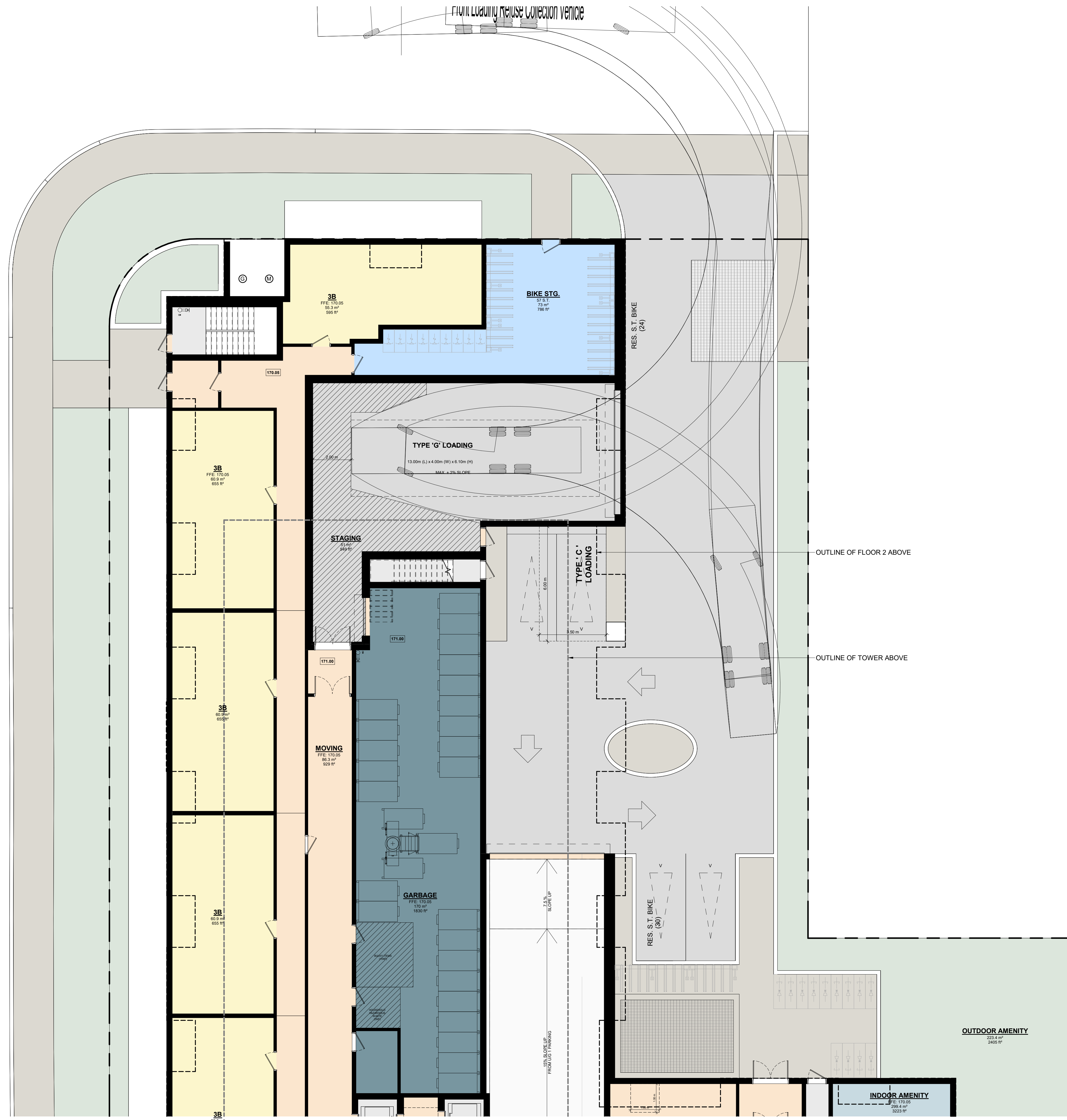
| # | DATE       | ISSUED FOR REVIEW | DESCRIPTION | BY  |
|---|------------|-------------------|-------------|-----|
| 1 | 2023-11-10 | ISSUED FOR REVIEW |             | AYU |

PROJECT  
**Roselawn Ave. + Lyon Court**  
836, 838 Roselawn Ave. and 131 Lyon Court,  
Toronto, Ontario

DRAWING  
**SITE PLAN / ROOF PLAN**

|                            |                              |                  |
|----------------------------|------------------------------|------------------|
| PROJECT NO.<br>16.151RZ    | DRAWING NO.<br><b>SPA005</b> | REV.<br><b>1</b> |
| PROJECT DATE<br>2023-11-10 |                              |                  |
| DRAWN BY<br>MDM            |                              |                  |
| CHECKED BY<br>AYU          |                              |                  |
| SCALE<br>1:200             |                              |                  |





**WASTE MANAGEMENT CALCULATIONS (RESIDENTIAL):**

**SOLID WASTE MANAGEMENT PLAN REQUIRED:**  
25 SQUARE METRES FOR THE FIRST 50 UNITS PLUS AN ADDITIONAL 13 SQUARE METRES FOR EACH ADDITIONAL 50 UNITS AND MINIMUM OF 10 SQUARE METRES FOR BULKY ITEMS.

**TOTAL # OF UNITS = 526**  
526 - 50 = 476  
476 / 50 = 9.52 (ROUND UP)  
10 X 13 m<sup>2</sup> = 130 + 25 = 155  
BULKY ITEM = 10m<sup>2</sup>  
HOUSEHOLD HAZARDOUS WASTE = 5 m<sup>2</sup>

**TOTAL AREA REQUIRED:**  
155 m<sup>2</sup> + 10 m<sup>2</sup> + 5 m<sup>2</sup>= 170 m<sup>2</sup>

**WASTE STORAGE AREA PROVIDED:**  
RESIDENTIAL GARBAGE ROOM: 155.0 m<sup>2</sup>  
BULKY WASTE ROOM: 10.0 m<sup>2</sup>  
HOUSEHOLD HAZARDOUS WASTE AREA: 5.0 m<sup>2</sup>  
**TOTAL: 170.0 m<sup>2</sup>**

**STAGING AREA REQUIRED:**  
IN ADDITION TO THE TYPE 'G' AND TYPE 'C' LOADING SPACE THE AREA REQUIRED FOR STAGING CARRIES WITH THE NUMBER OF UNITS. AS SUCH, 5 m<sup>2</sup> IS REQUIRED FOR EVERY 50 UNITS OVER 50.

**NUMBER OF UNITS = 526**  
526 - 50 = 476  
476 / 50 = 9.52 (ROUND UP)  
10 x 5 m<sup>2</sup> = 50

**STAGING AREA PROVIDED:**  
51.0 m<sup>2</sup>

**NUMBER OF BINS REQUIRED:**

**GARBAGE WASTE BINS REQ'D:**  
= 1 BIN PER 50 UNITS  
= 526/50 = 10.52 (ROUND UP)  
= 11 BINS

**RECYCLING BINS REQ'D:**  
= 1 BIN PER 50 UNITS  
= 526/50 = 10.52 (ROUND UP)  
= 11 BINS

**ORGANIC BINS REQUIRED**  
= 1 BIN PER 100 UNITS  
= 526/100 = 5.26 (ROUND UP)  
= 6 BINS

**TOTAL NO. OF BINS REQUIRED**  
**= 11 GARBAGE + 11 RECYCLING + 6 ORGANIC**  
**= 28**

**NUMBER OF BINS PROVIDED:**  
GARBAGE WASTE BINS (G) 11 BINS  
RECYCLING BINS (R) 11 BINS  
ORGANIC BINS (O) 6 BINS

**TOTAL NUMBER OF BINS PROVIDED:**  
**11 (G) + 11 (R) + 6 (O)**  
**= 28 BINS**

**RESIDENTIAL GARBAGE PICK UP SERVICED BY A TYPE 'G' LOADING SPACE WITH DIMENSIONS OF 13m x 4m AND 6.1m OF VERTICAL CLEARANCE:**

1. TRAINED STAFF MUST TRANSFER THE REFUSE FROM EACH OF THE RESIDENTIAL GARBAGE/RECYCLING STORAGE ROOMS TO THE COLLECTION AREA AND BE PRESENT DURING COLLECTION FOR JOCKEYING OF BINS AND ACT AS FLAGPERSONS TO ENSURE SAFE BACK-UP MANOEUVRES OF THE CITY'S SOLID WASTE REFUSE COLLECTION VEHICLE AND OTHER LARGE VEHICLES WHEN REVERSING TO/FROM THE LOADING SPACES. IN THE EVENT THAT THE ON-SITE STAFF PERSON IS UNAVAILABLE AT THE TIME THE COLLECTION VEHICLE ARRIVES ON SITE, THE VEHICLE WILL LEAVE THE SITE AND WILL NOT RETURN UNTIL THE NEXT SCHEDULED DAY.
2. MAINTAIN A FLASHING WARNING LIGHT SYSTEM AND APPROPRIATE SIGNAGE ADJACENT TO THE RAMP THAT WARNS MOTORISTS EXITING THE GARAGE OF VEHICLES MANOEUVRING IN THE AREA. THE SYSTEM MUST BE ACTIVATED DURING THE CITY GARBAGE COLLECTION AND REMAIN ACTIVATED UNTIL THE VEHICLE EXITS THE SITE.
3. THE PUBLIC RIGHTS-OF-WAY MUST NOT BE USED TO TRANSFER THE REFUSE TO THE COLLECTION AREA.
4. SHARING OF TYPE G LOADING SPACE - RESIDENTIAL USE OF LOADING SPACE FOR PURPOSES OF MOVING WILL BE SCHEDULED ACCORDING TO GARBAGE PICK UP TIMES. SHOULD THE TYPE G SPACE BE NEEDED FOR USE BY COMMERCIAL SECTORS, THE COMMERCIAL COMPONENT MUST ARRANGE THIS USE SUCH THAT IT DOES NOT CONFLICT WITH ANY RESIDENTIAL USES.
5. THE TYPE G LOADING SPACE IS TO BE CONSTRUCTED OF AT LEAST 200MM REINFORCED CONCRETE AND WILL BE LEVEL (+/- 2%).
6. ALL ACCESS DRIVEWAYS USED BY COLLECTION VEHICLES WILL BE LEVEL AT (+/-8%), HAVE A MINIMUM VERTICAL CLEARANCE OF 4.4M THROUGHOUT, AND 6M WIDE AT POINTS OF INGRESS AND EGRESS.

| # | DATE       | ISSUED FOR REVIEW | DESCRIPTION | AYU | BY |
|---|------------|-------------------|-------------|-----|----|
| 1 | 2023-11-10 |                   |             |     |    |

**PROJECT**  
**Roselawn Ave. + Lyon Court**  
836, 838 Roselawn Ave. and 131 Lyon Court,  
Toronto, Ontario

**RESIDENTIAL SOLID WASTE MANAGEMENT**

|                            |
|----------------------------|
| PROJECT NO.<br>16.151RZ    |
| PROJECT DATE<br>2023-11-10 |
| DRAWN BY<br>TPV            |
| CHECKED BY<br>AYU          |
| SCALE<br>1 : 100           |

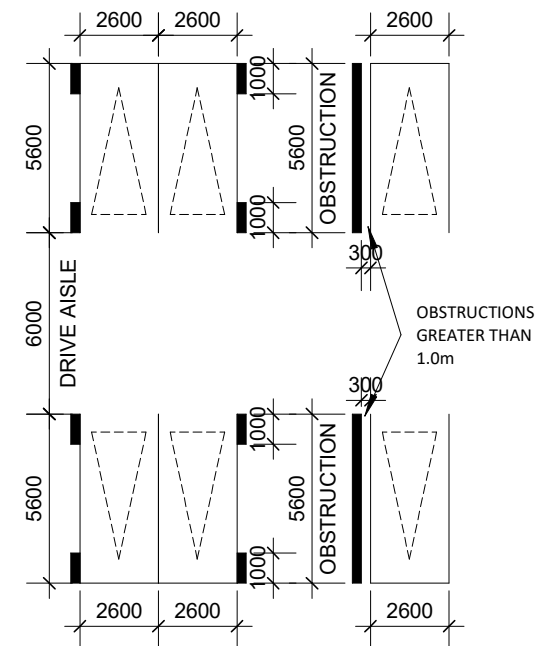
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- EV EVSE PARKING
- △ CONVEX MIRROR
- R RENTAL REPLACEMENT SPACE
- V VISITOR PARKING SPACE

**STANDARD PARKING DIMENSIONS:**

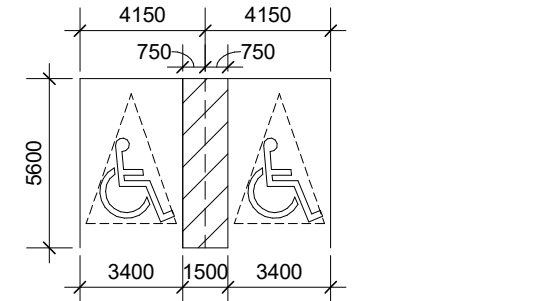
aisle width: MIN 6m

TYPICAL PARKING SIZE:  
MIN 2.6 x 5.6 x 2.0m HIGH

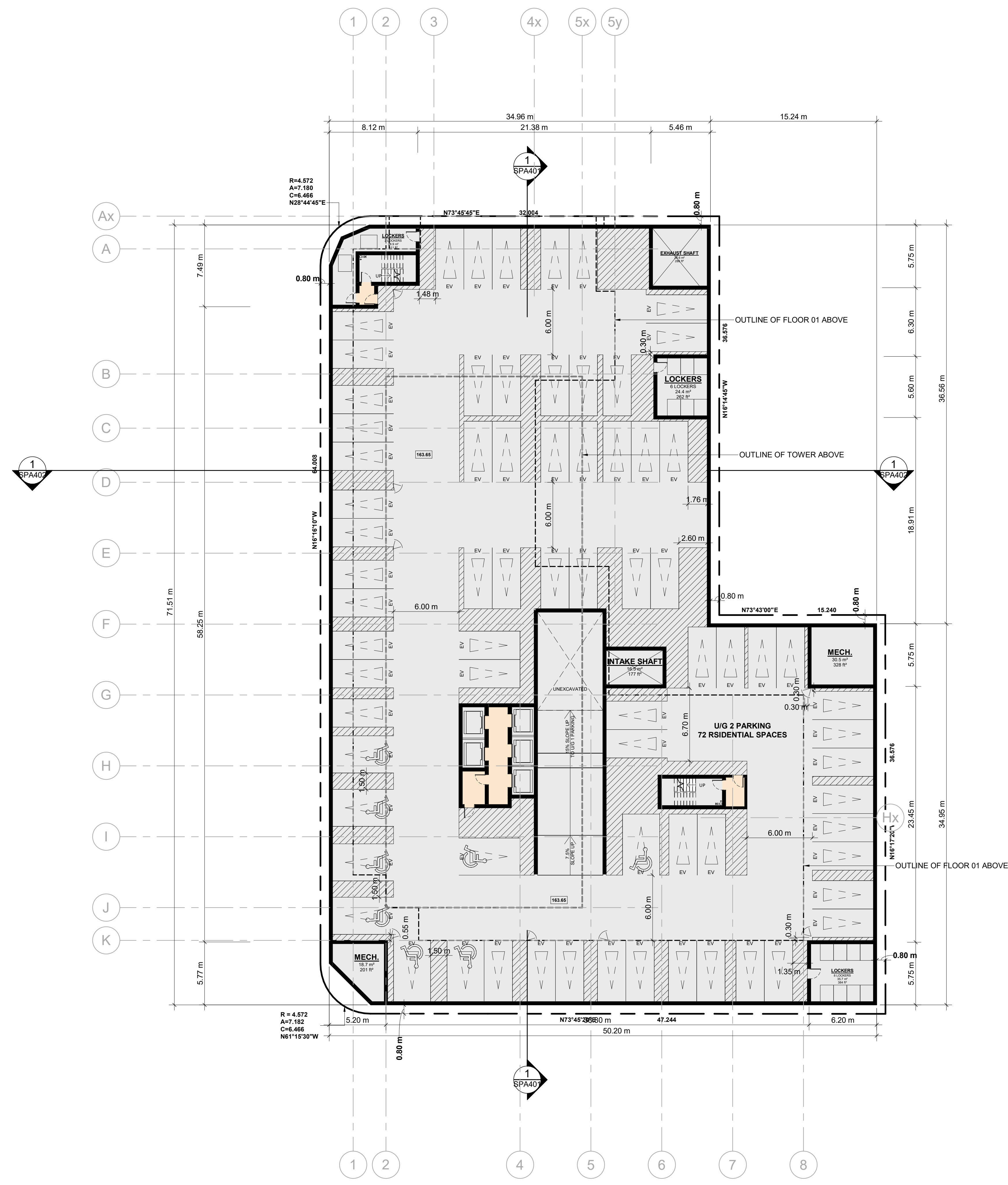


**STANDARD BARRIER-FREE SPACE:**

MIN 3.4 x 5.6 x 2.1m HIGH



CITY OF TORONTO ZONING BY-LAW 569-2013, AS AMENDED - 200.15 REGULATIONS APPLYING TO ACCESSIBLE PARKING SPACES



| # | DATE       | ISSUED FOR REVIEW | DESCRIPTION | AYU | BY |
|---|------------|-------------------|-------------|-----|----|
| 1 | 2023-11-10 | ISSUED FOR REVIEW |             | AYU |    |

**PROJECT**  
Roselawn Ave. + Lyon Court  
836, 838 Roselawn Ave. and 131 Lyon Court,  
Toronto, Ontario

**DRAWING**  
UNDERGROUND LEVEL 02

|              |            |
|--------------|------------|
| PROJECT NO.  | 16.151RZ   |
| PROJECT DATE | 2023-11-10 |
| DRAWN BY     | MDM        |
| CHECKED BY   | AYU        |
| SCALE        | 1:200      |

|             |        |      |   |
|-------------|--------|------|---|
| DRAWING NO. | SPA101 | REV. | 1 |
|-------------|--------|------|---|



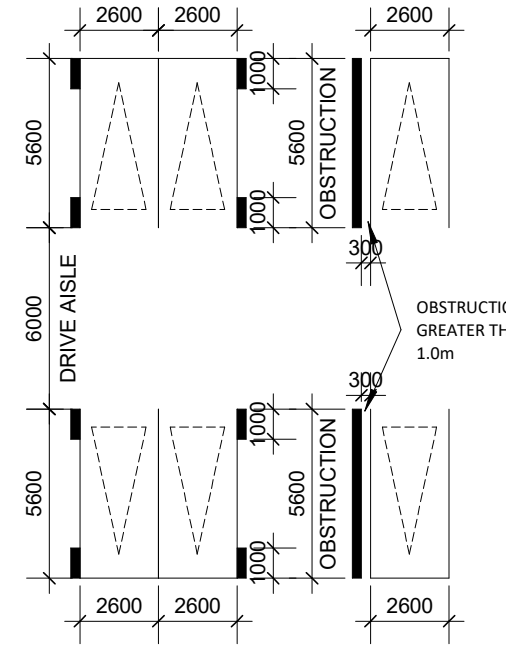
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- EV EVSE PARKING
- △ CONVEX MIRROR
- R RENTAL REPLACEMENT SPACE
- V VISITOR PARKING SPACE

**STANDARD PARKING DIMENSIONS:**

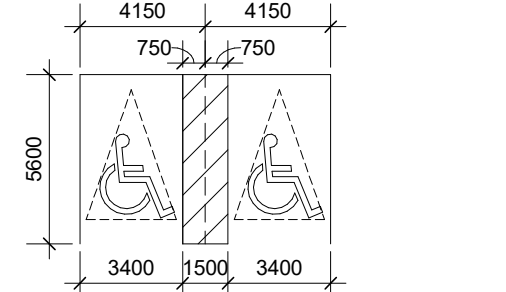
aisle width: MIN 6m

typical parking size:  
MIN 2.6 x 5.6 x 2.0m HIGH

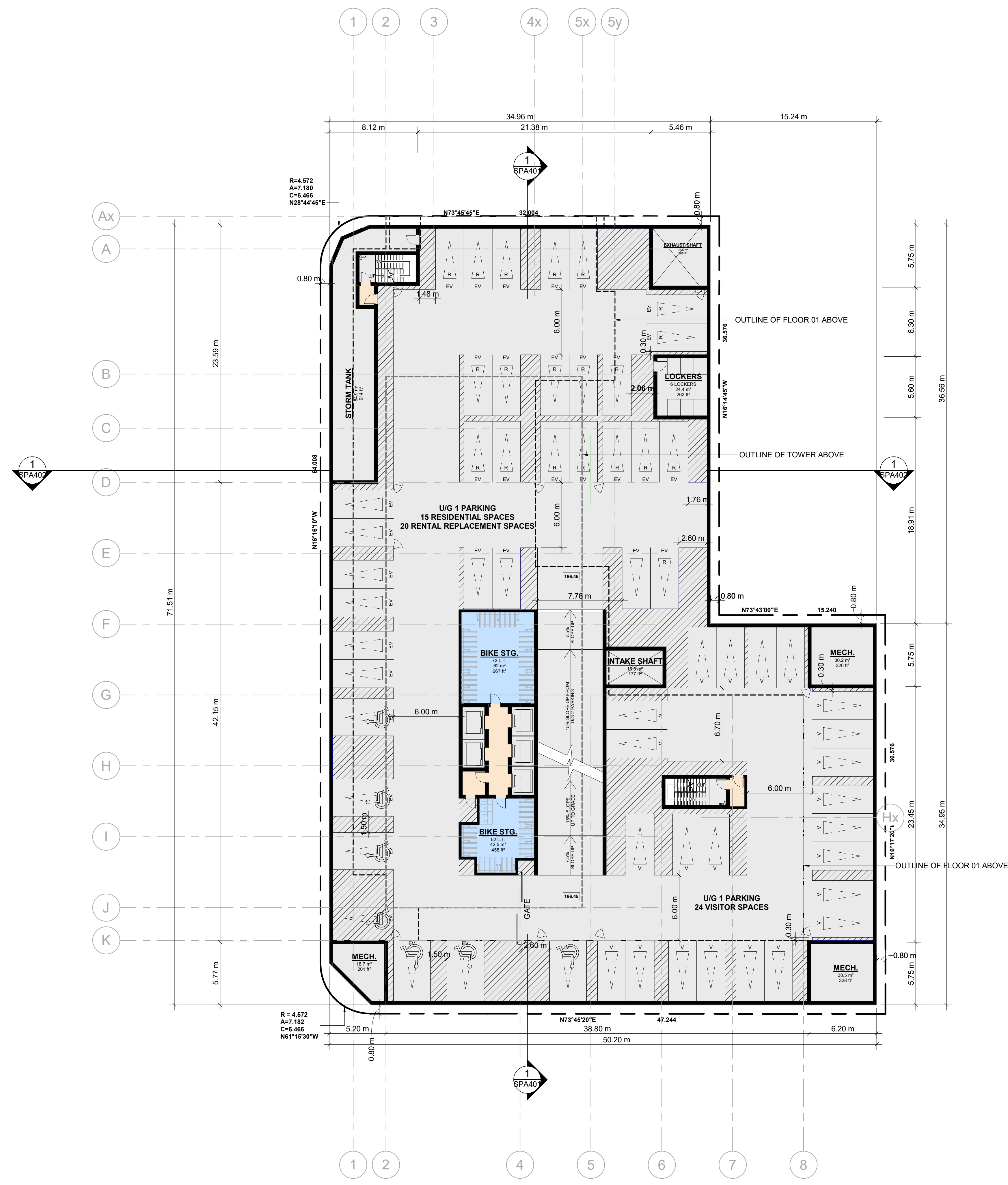


**STANDARD BARRIER-FREE SPACE:**

MIN 3.4 x 5.6 x 2.1m HIGH



CITY OF TORONTO ZONING BY-LAW 569-2013, AS AMENDED - 200.15 REGULATIONS APPLYING TO ACCESSIBLE PARKING SPACES



| # | DATE       | ISSUED FOR REVIEW | DESCRIPTION | AYU | BY |
|---|------------|-------------------|-------------|-----|----|
| 1 | 2023-11-10 | ISSUED FOR REVIEW |             | AYU |    |

**PROJECT**  
Roselawn Ave. + Lyon Court  
836, 838 Roselawn Ave. and 131 Lyon Court,  
Toronto, Ontario

**DRAWING**  
**UNDERGROUND LEVEL 01**





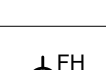
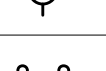

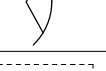

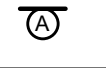


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|--------------|------------|
| PROJECT NO.  | 16.151RZ   |
| PROJECT DATE | 2023-11-10 |
| DRAWN BY     | MDM        |
| CHECKED BY   | AYU        |
| SCALE        | 1:200      |

|             |        |      |   |
|-------------|--------|------|---|
| DRAWING NO. | SPA102 | REV. | 1 |
|-------------|--------|------|---|



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### LEGEND

-  PRIMARY RESIDENTIAL ENTRANCE
-  SECONDARY RESIDENTIAL ENTRANCE
-  RETAIL ENTRANCE
-  EXIT
-  FIRE HYDRANT
-  SIAMESE CONNECTION
-  CONVEX MIRROR
-  TRANSFORMER WITH CLEARANCES
-  FIRE ROUTE SIGN
-  0.000.00 SPOT ELEVATION
-  GAS/HYDRO METER
-  PROPOSED WALL SCONCE

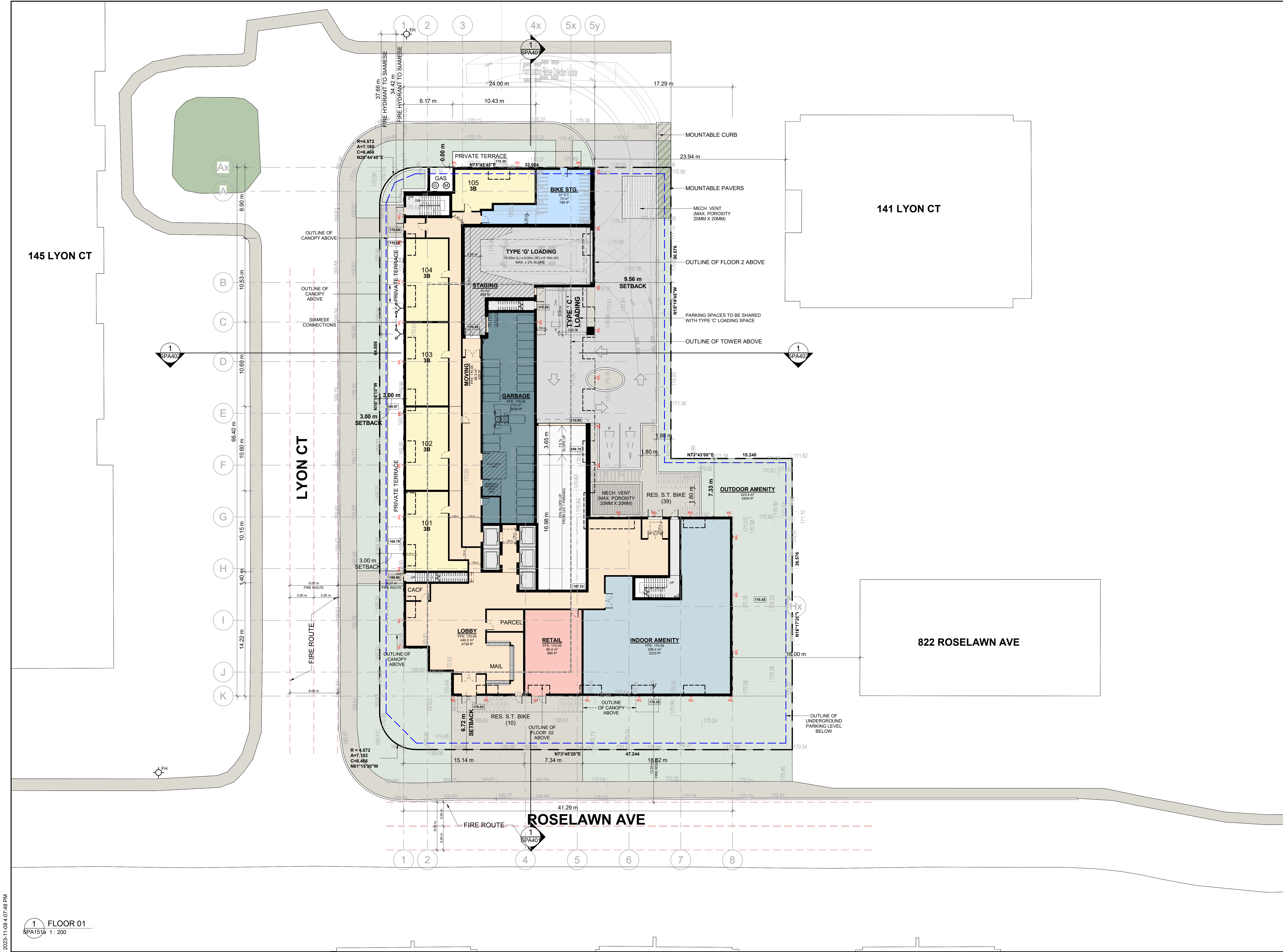
| # | DATE       | ISSUED FOR REVIEW | DESCRIPTION | AYU | BY |
|---|------------|-------------------|-------------|-----|----|
| 1 | 2023-11-10 | ISSUED FOR REVIEW |             |     |    |

PROJECT  
**Roselawn Ave. + Lyon Court**  
836, 838 Roselawn Ave. and 131 Lyon Court,  
Toronto, Ontario

DRAWING  
**FLOOR 01**

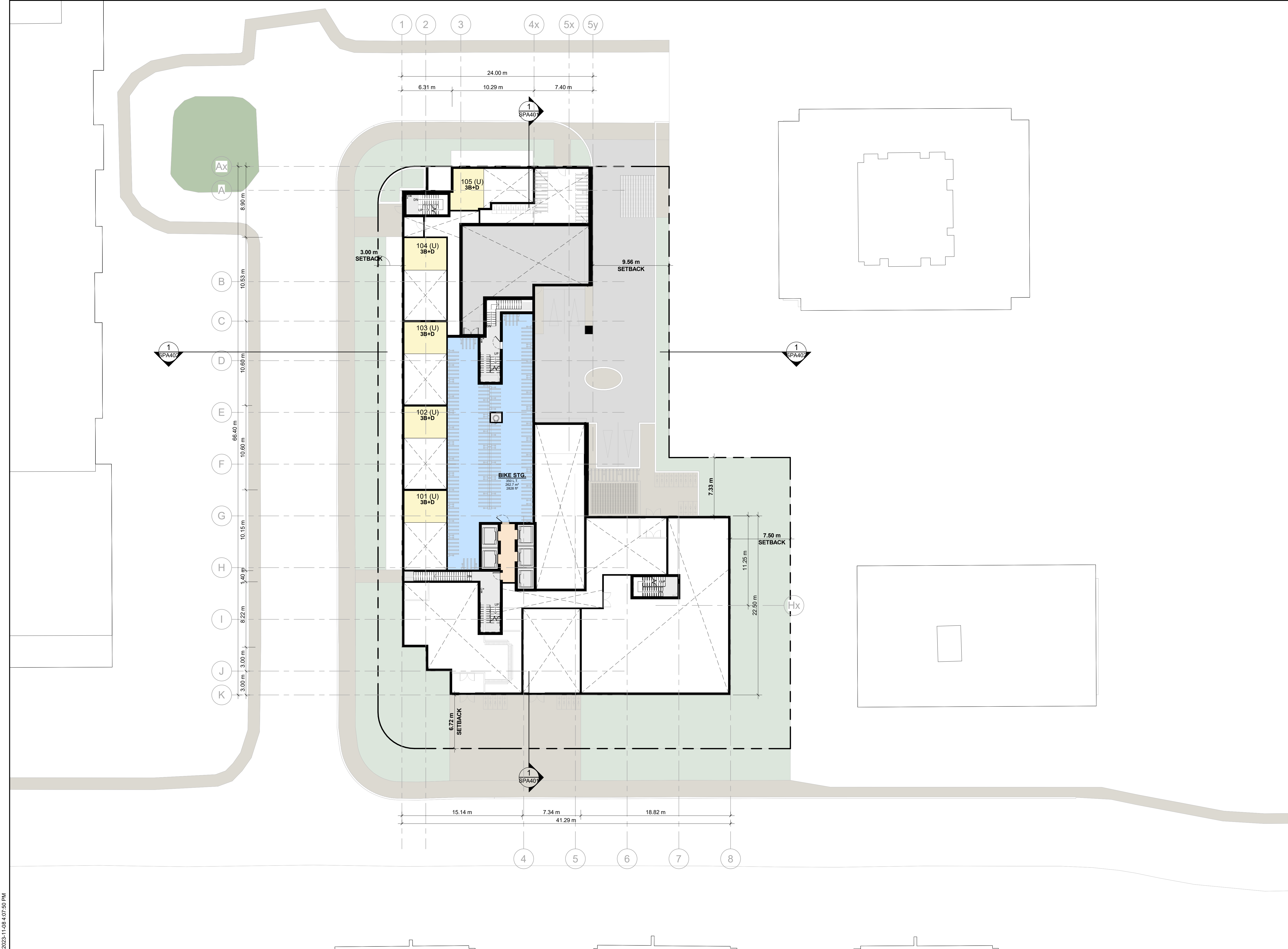
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|----------------------------|
| PROJECT NO.<br>16.151RZ    |
| PROJECT DATE<br>2023-11-10 |
| DRAWN BY<br>LLE            |
| CHECKED BY<br>AYU          |
| SCALE<br>1:200             |

|                               |                  |
|-------------------------------|------------------|
| DRAWING NO.<br><b>SPA151a</b> | REV.<br><b>1</b> |
|-------------------------------|------------------|





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| #  | DATE | DESCRIPTION | BY |
|--|------|-------------|----|
|  |      |             |    |
| PROJECT  |      |             |    |
| <b>Roselawn Ave. + Lyon Court</b>                              |      |             |    |
| 836, 838 Roselawn Ave. and 131 Lyon Court,<br>Toronto, Ontario |      |             |    |
| DRAWING  |      |             |    |
| <b>MEZZ</b>  |      |             |    |
| PROJECT NO.  |      |             |    |
| 16.151RZ   |      |             |    |
| PROJECT DATE   |      |             |    |
| 2023-11-10   |      |             |    |
| DRAWN BY   |      |             |    |
| RYT  |      |             |    |
| CHECKED BY   |      |             |    |
| LLE  |      |             |    |
| SCALE  |      |             |    |
| 1 : 200  |      |             |    |
| DRAWING NO.  |      |             |    |
| SPA151b  |      |             |    |
| REV.   |      |             |    |
|  |      |             |    |









| # | DATE       | ISSUED FOR REVIEW | DESCRIPTION | BY  |
|---|------------|-------------------|-------------|-----|
| 1 | 2023-11-10 | ISSUED FOR REVIEW |             | AYU |

**PROJECT**  
**Roselawn Ave. + Lyon Court**  
836, 838 Roselawn Ave. and 131 Lyon Court,  
Toronto, Ontario

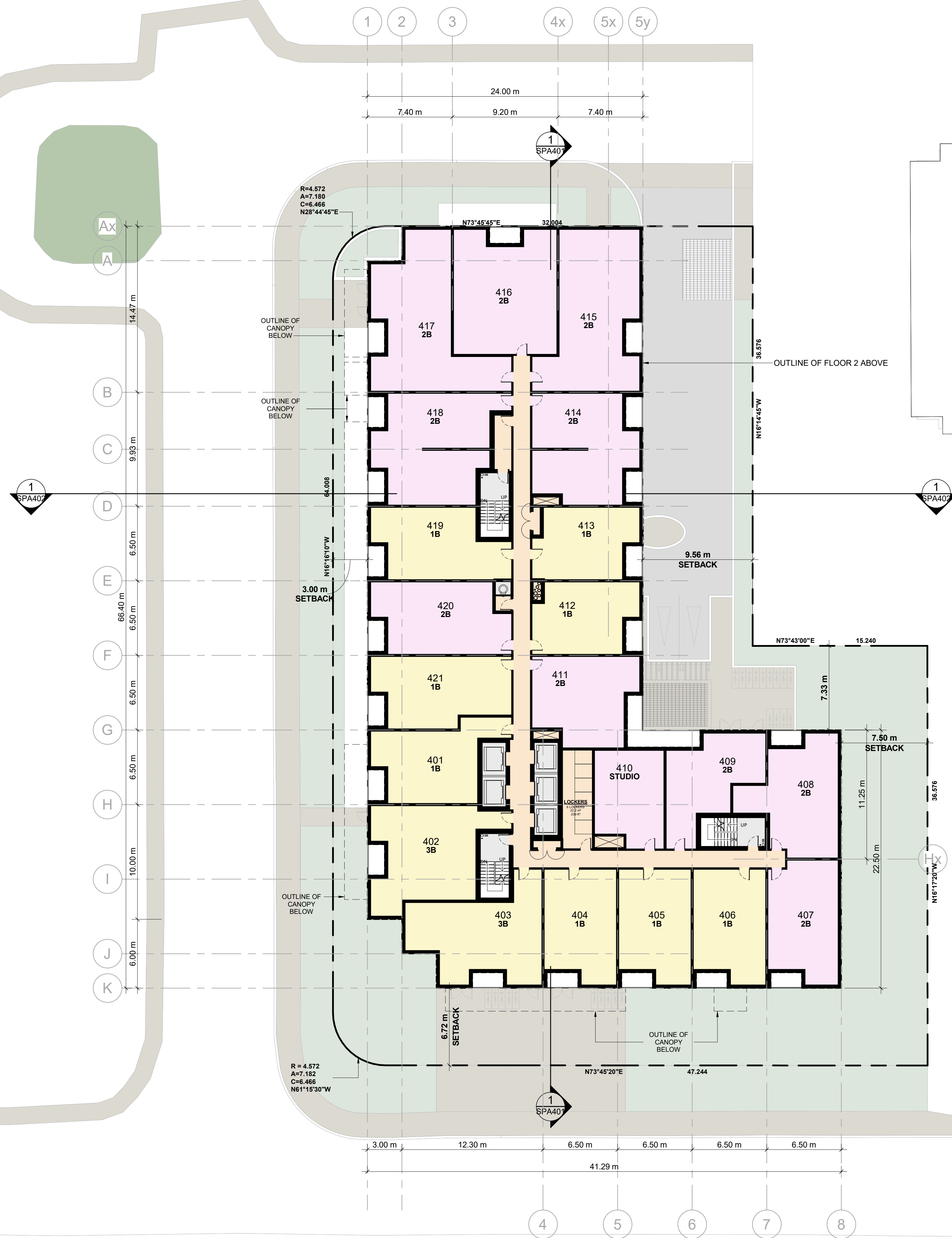
**DRAWING**  
**FLOOR 03**

|              |            |
|--------------|------------|
| PROJECT NO.  | 16.151RZ   |
| PROJECT DATE | 2023-11-10 |
| DRAWN BY     | LLE        |
| CHECKED BY   | AYU        |
| SCALE        | 1 : 200    |

DRAWING NO. **SPA153** REV. **1**



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| # | DATE       | ISSUED FOR REVIEW | DESCRIPTION | AYU | BY |
|---|------------|-------------------|-------------|-----|----|
| 1 | 2023-11-10 |                   |             |     |    |

**PROJECT**  
 Roselawn Ave. + Lyon Court  
 836, 838 Roselawn Ave. and 131 Lyon Court,  
 Toronto, Ontario

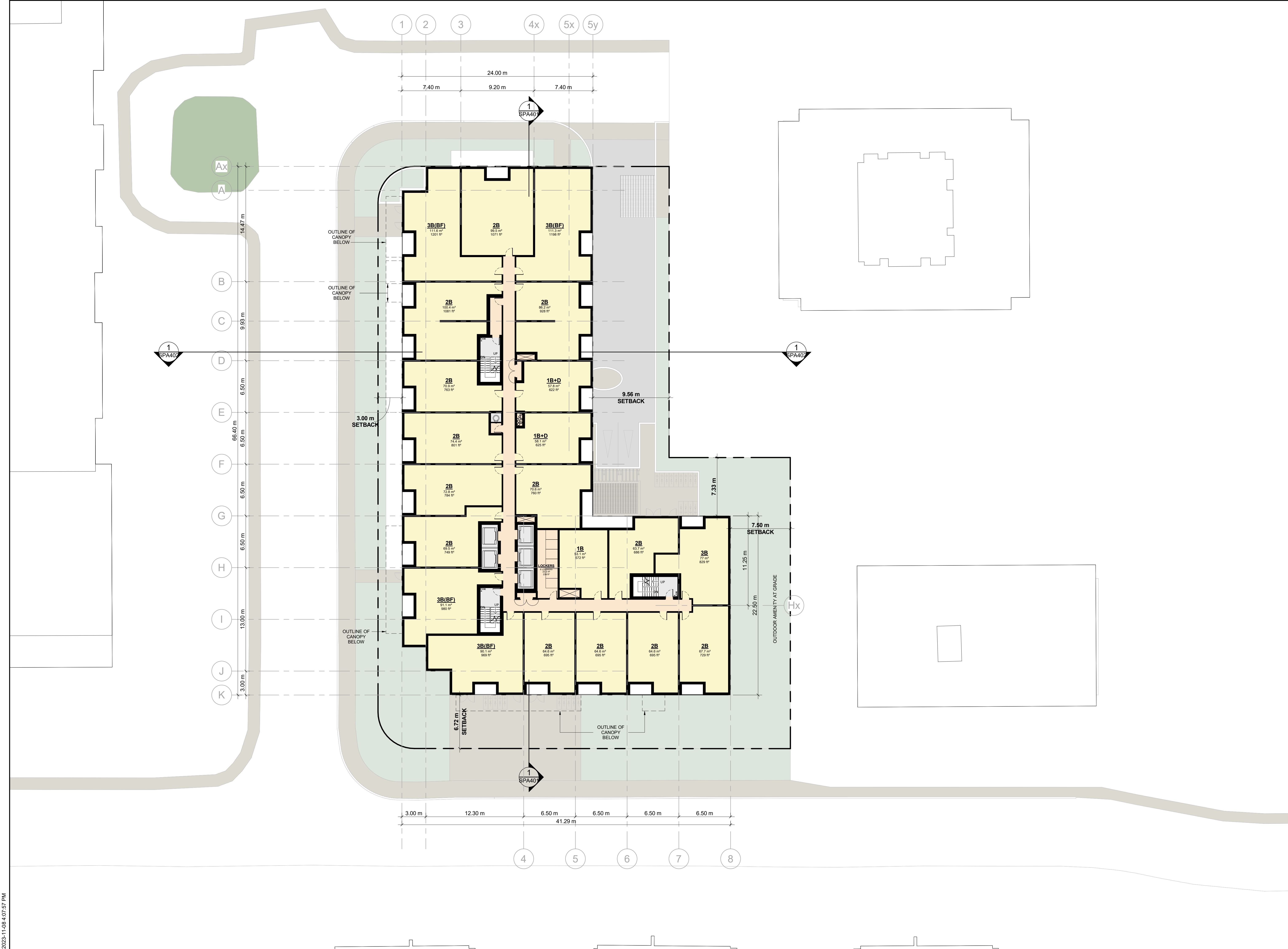
**DRAWING**  
 FLOOR 04

|              |            |
|--------------|------------|
| PROJECT NO.  | 16.151RZ   |
| PROJECT DATE | 2023-11-10 |
| DRAWN BY     | LLE        |
| CHECKED BY   | AYU        |
| SCALE        | 1 : 200    |


DRAWING NO. SPA154
REV. 1



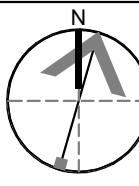
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| # | DATE       | ISSUED FOR REVIEW | DESCRIPTION | AYU | BY |
|---|------------|-------------------|-------------|-----|----|
| 1 | 2023-11-10 | ISSUED FOR REVIEW |             | AYU |    |

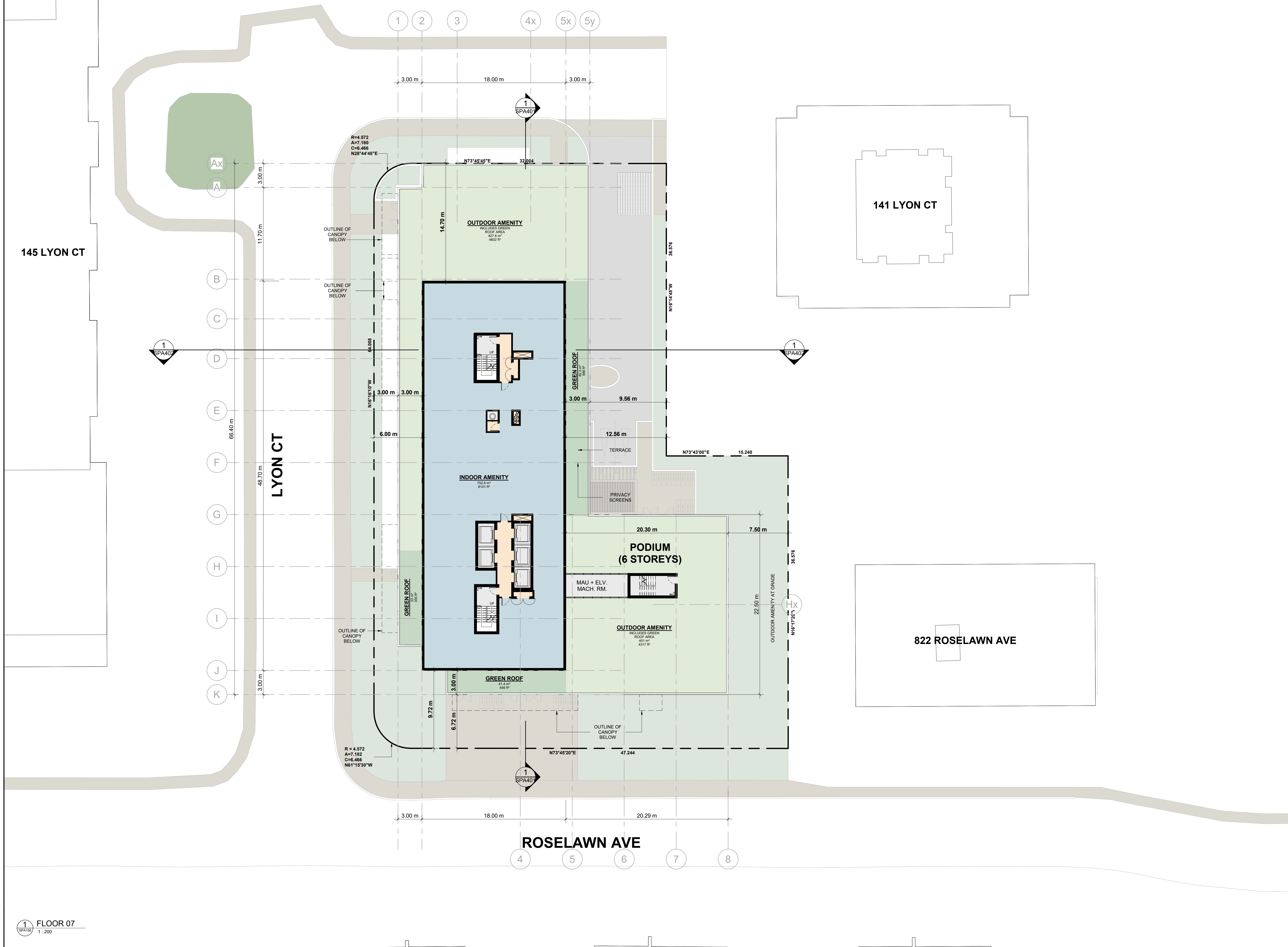
**PROJECT**  
Roselawn Ave. + Lyon Court  
836, 838 Roselawn Ave. and 131 Lyon Court,  
Toronto, Ontario

**DRAWING**  
FLOOR 05-06

|                            |   |
|----------------------------|---|
| PROJECT NO.<br>16.151RZ    |  |
| PROJECT DATE<br>2023-11-10 |   |
| DRAWN BY<br>LLE            |   |
| CHECKED BY<br>AYU          |   |
| SCALE<br>1 : 200           |   |

|                       |           |
|-----------------------|-----------|
| DRAWING NO.<br>SPA155 | REV.<br>1 |
|-----------------------|-----------|





145 LYON CT

LYON CT

141 LYON CT

822 ROSELAWN AVE

ROSELAWN AVE

FLOOR 07  
1:200

| # | DATE | DESCRIPTION | BY |
|---|------|-------------|----|
|   |      |             |    |
|   |      |             |    |

|         |  |
|---------|--|
| PROJECT | <b>Roselawn Ave. + Lyon Court</b>                              |
|         | 836, 838 Roselawn Ave. and 131 Lyon Court,<br>Toronto, Ontario |
| DRAWING | <b>FLOOR 07</b>  |

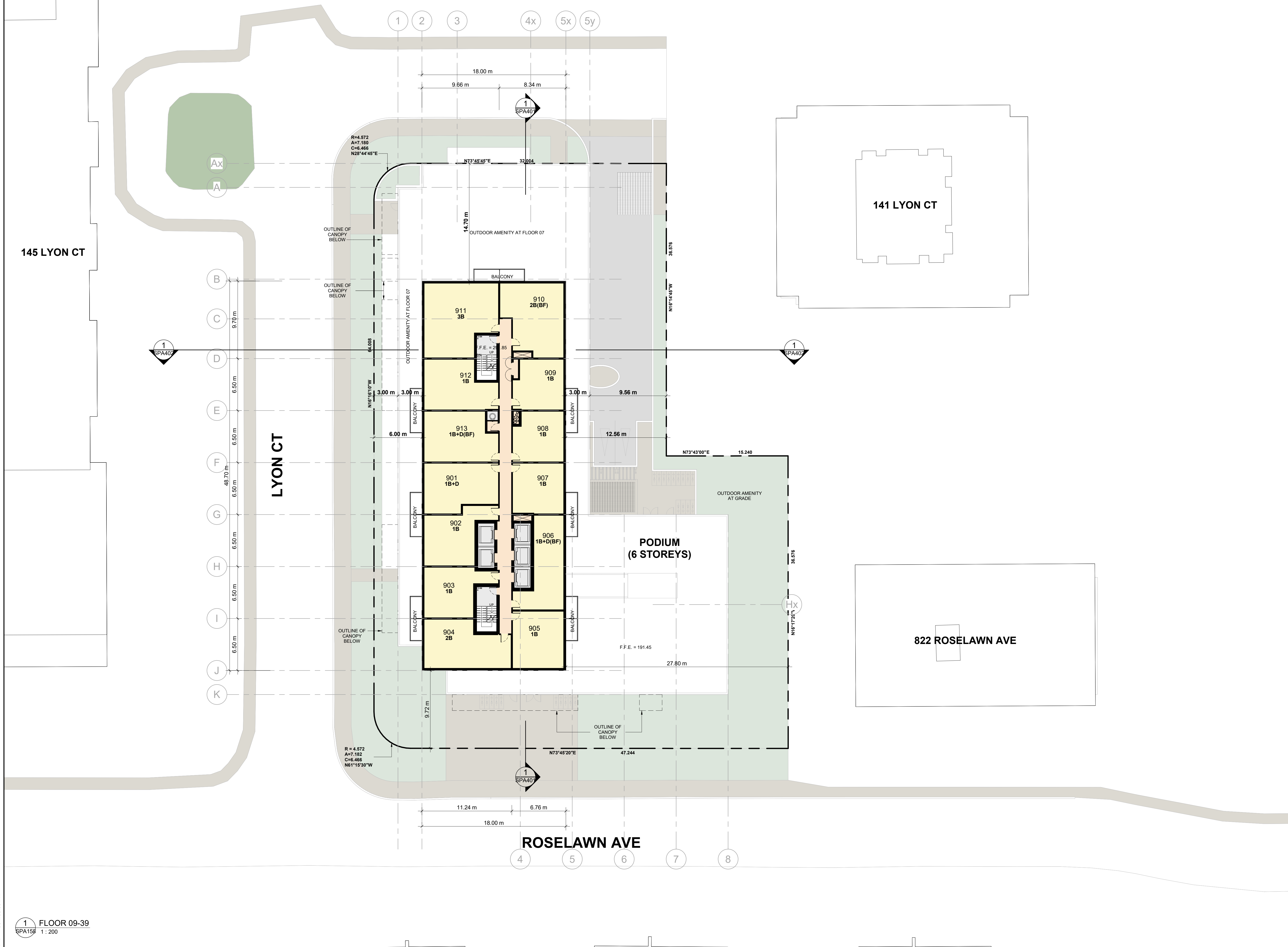
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|--------------|------------|
| PROJECT NO.  | 16.151RZ   |
| PROJECT DATE | 2023-11-10 |
| DRAWN BY     | MDM        |
| CHECKED BY   | AYU        |
| SCALE        | 1 : 200    |

|             |        |      |  |
|-------------|--------|------|--|
| DRAWING NO. | SPA156 | REV. |  |
|-------------|--------|------|--|

2023-11-08 4:07:59 PM





| # | DATE | DESCRIPTION | BY |
|---|------|-------------|----|
|   |      |             |    |

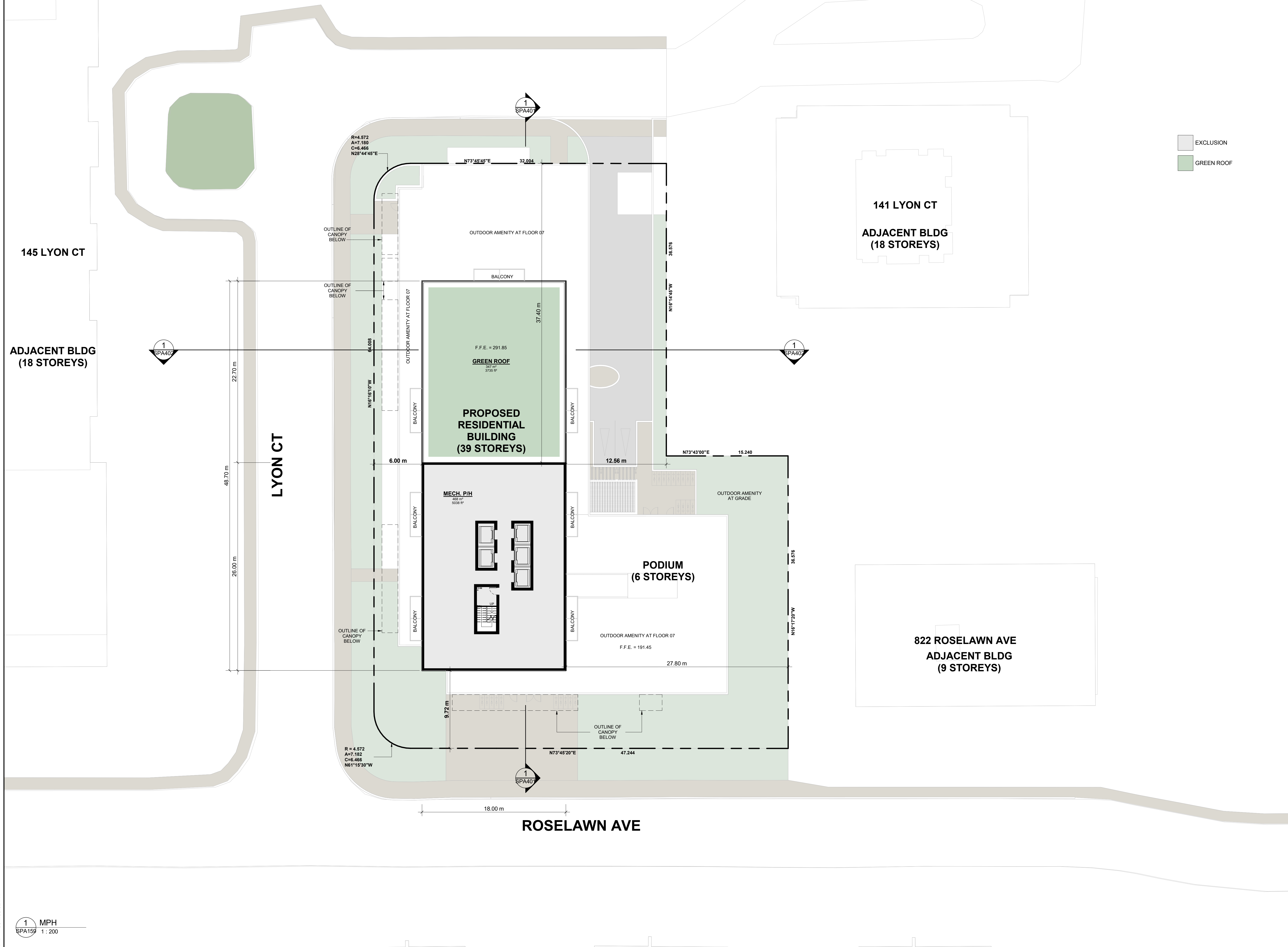
PROJECT  
**Roselawn Ave. + Lyon Court**  
836, 838 Roselawn Ave. and 131 Lyon Court,  
Toronto, Ontario

DRAWING  
**FLOOR 08-39**

PROJECT NO.  
16.151RZ  
PROJECT DATE  
2023-11-10  
DRAWN BY  
MDM  
CHECKED BY  
AYU  
SCALE  
1 : 200

| DRAWING NO. | REV. |
|-------------|------|
| SPA158      |      |





EXCLUSION  
GREEN ROOF

| # | DATE | DESCRIPTION | BY |
|---|------|-------------|----|
|---|------|-------------|----|

PROJECT  
**Roselawn Ave. + Lyon Court**  
836, 838 Roselawn Ave. and 131 Lyon Court,  
Toronto, Ontario

DRAWING  
**MPH**

|                            |   |             |        |      |  |
|----------------------------|---|-------------|--------|------|--|
| PROJECT NO.<br>16.151RZ    | <table border="1"> <tr> <td>DRAWING NO.</td> <td>SPA159</td> <td>REV.</td> <td></td> </tr> </table> | DRAWING NO. | SPA159 | REV. |  |
| DRAWING NO.                |   | SPA159      | REV.   |      |  |
| PROJECT DATE<br>2023-11-10 |   |             |        |      |  |
| DRAWN BY<br>MDM            |   |             |        |      |  |
| CHECKED BY<br>AYU          |   |             |        |      |  |
| SCALE<br>1 : 200           |   |             |        |      |  |

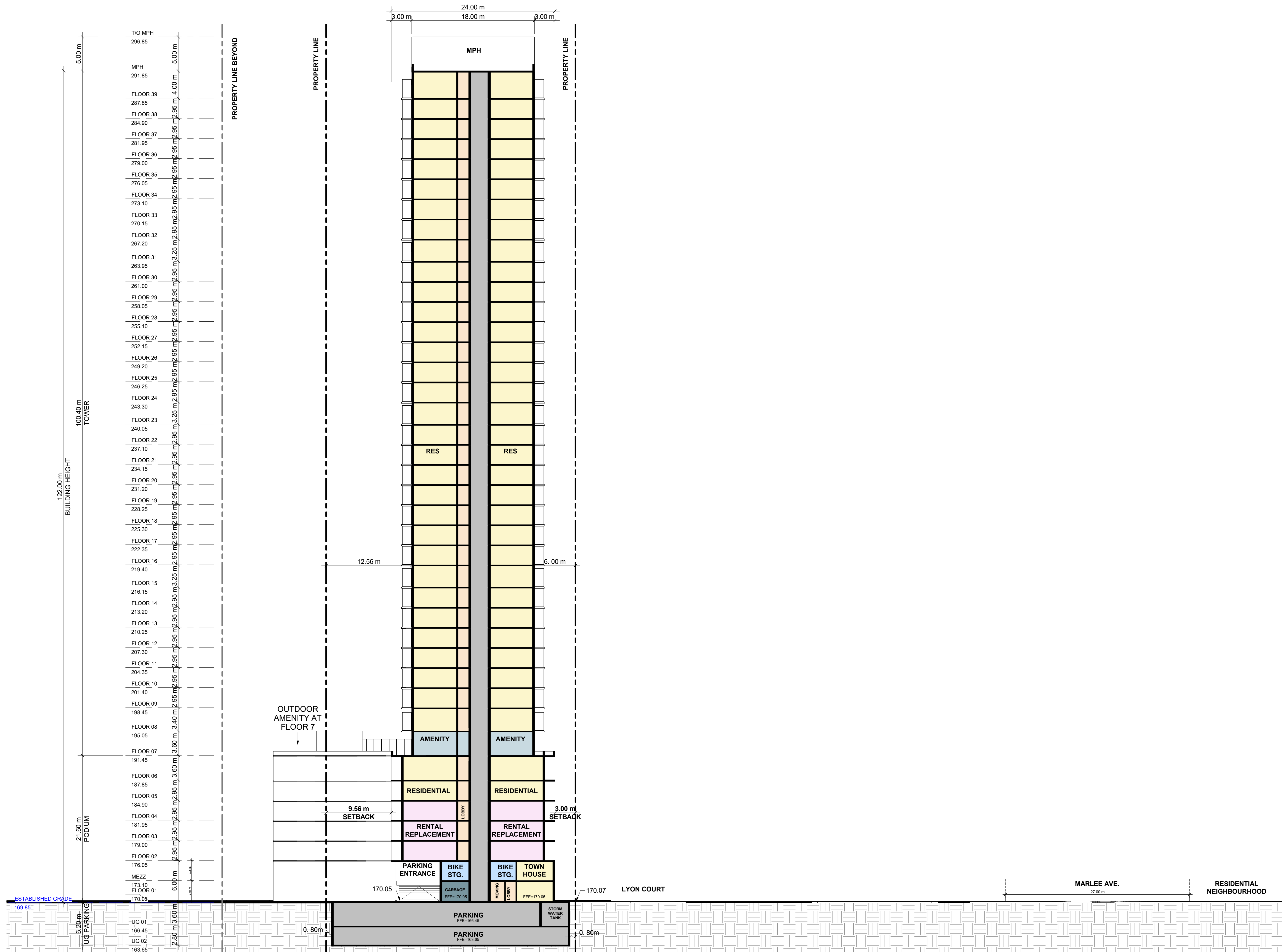
|             |   |             |        |      |  |
|-------------|---|-------------|--------|------|--|
|             | <table border="1"> <tr> <td>DRAWING NO.</td> <td>SPA159</td> <td>REV.</td> <td></td> </tr> </table> | DRAWING NO. | SPA159 | REV. |  |
| DRAWING NO. | SPA159  | REV.        |        |      |  |







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| # | DATE       | ISSUED FOR REVIEW | DESCRIPTION | AYU | BY |
|---|------------|-------------------|-------------|-----|----|
| 1 | 2023-11-10 | ISSUED FOR REVIEW |             | AYU |    |

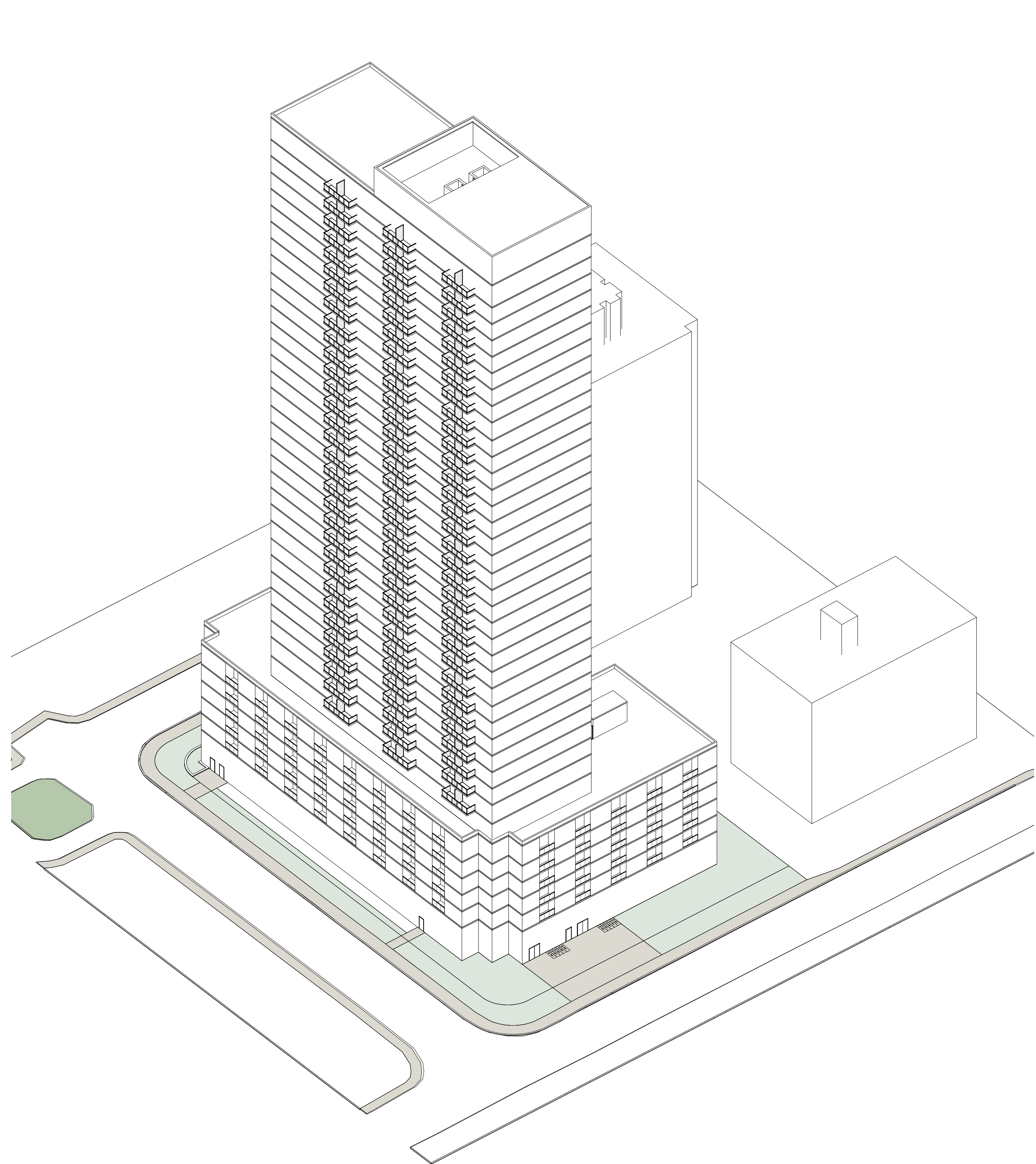
**PROJECT**  
**Roselawn Ave. + Lyon Court**  
836, 838 Roselawn Ave. and 131 Lyon Court,  
Toronto, Ontario

**DRAWING**  
**BUILDING SECTIONS**

|                              |                  |
|------------------------------|------------------|
| PROJECT NO.<br>16.151RZ      | DRAWN BY<br>TPV  |
| PROJECT DATE<br>2023-11-10   |                  |
| CHECKED BY<br>AYU            | SCALE<br>1 : 275 |
| DRAWING NO.<br><b>SPA402</b> | REV.<br><b>1</b> |

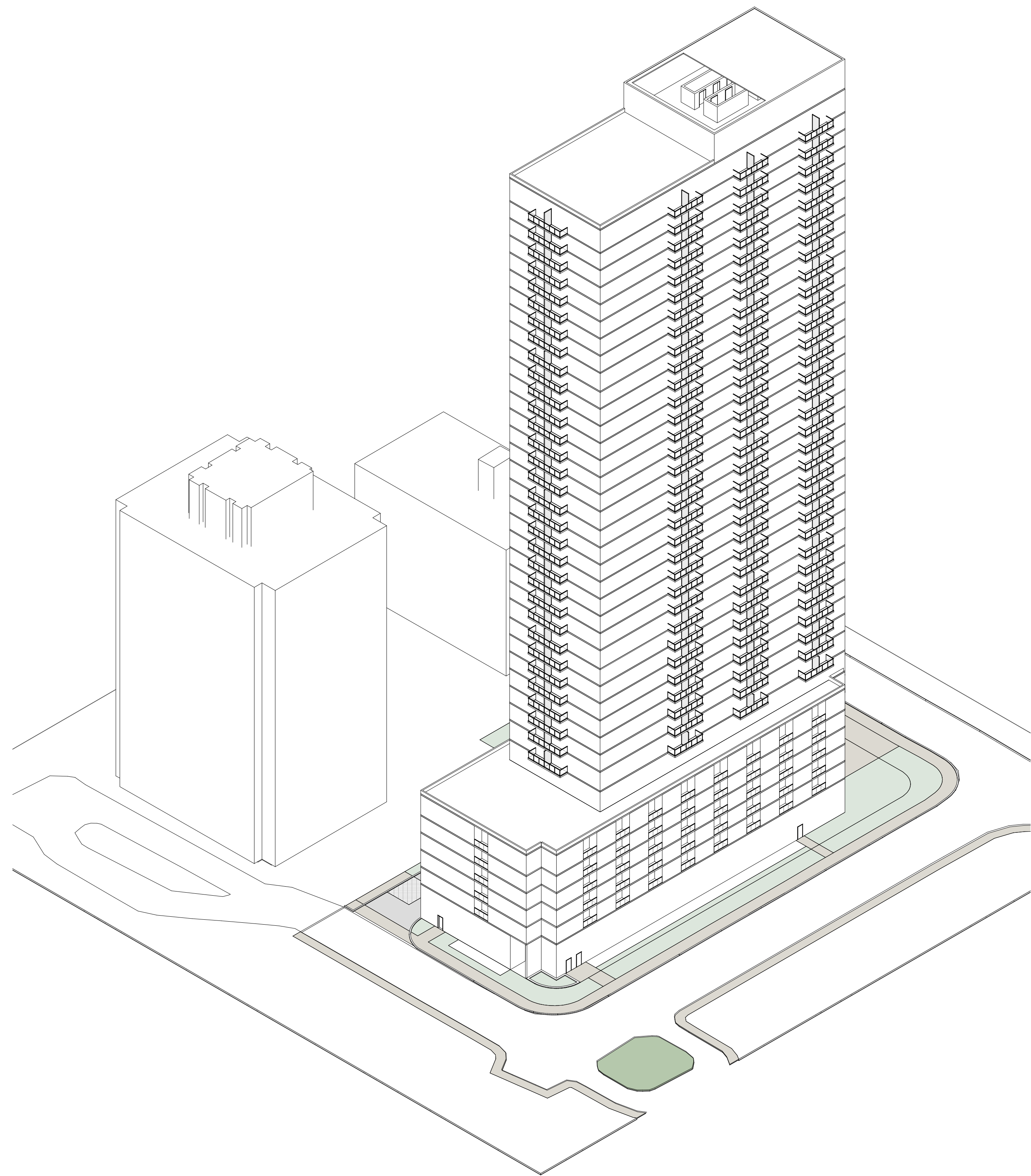


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1 Aerial View looking NE

SPA801



2 Aerial View looking SE

SPA801

| # | DATE       | ISSUED FOR REVIEW | DESCRIPTION | AYU | BY |
|---|------------|-------------------|-------------|-----|----|
| 1 | 2023-11-10 |                   |             |     |    |

**PROJECT**

**Roselawn Ave. + Lyon Court**

836, 838 Roselawn Ave. and 131 Lyon Court,  
Toronto, Ontario

**DRAWING**

**3D PERSPECTIVES**

PROJECT NO.

16.151RZ

PROJECT DATE

2023-11-10

DRAWN BY

LLE

CHECKED BY

AYU

SCALE

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