# Roselawn Ave. + Lyon Court

836, 838 Roselawn Ave. and 131 Lyon Court,



Ferris + Associates Inc.

LANDSCAPE 11 Church St, Toronto, ON M5E 1W1 Kay Laidlaw Tel: 647-888-7171 KLaidlaw@ferrisassociatesinc.com



SURVEYOR 1137 Centre Street, Suite 101 Thornhill, Ontario L4J 3M6 Sasa Krcmar Tel: 905-738-0053 sasa@krcmar.ca

# Toronto, Ontario

16.151RZ





Walker Nott Dragicevic **Associates Limited** PLANNING

90 Eglinton Avenue East, Suite 970

Toronto, ON M4P 2Y3 Shannon Sigouin Tel: 416-968-3511 ssigouin@wndplan.com



TRAFFIC 625 Cochrane Dr #9th, Markham, ON L3R 9R9 Joseph Doran Tel: 905-470-0015 JDoran@lea.ca

CIVIL 140 Allstate Parkway Suit 210 Markham Ontario L3R 5Y8 Dave Liu Tel: 905-429-4967 Dave.Liu@ghd.com



CAPITOL MANAGEMENT CORP. 350 SHEPPARD AVENUE EAST, SUITE 300 TORONTO, ON, M2N 3B4 Contact Name: Robert Kerzner Phone Number: 416-499-5011 ext.103 Email: robert@rkerzner.com

## TURNER FLEISCHER 67 Lesmill Rd

Toronto, ON, M3B 2T8 Contact Name: Russell Fleischer Phone Number: 416-425-2222 ext 233 russell.fleischer@turnerfleischer.com

## **ISSUED FOR REVIEW NOVEMBER 10, 2023**



**Gradient Wind Engineering** Inc. WIND

127 Walgreen Road, Ottawa, ON, Canada K0A 1L0 Andrew Sliasas Tel: 613-836-0934 andrew.sliasas@gradientwind.com



ENERGY 25 Adelaide St E, Toronto, ON M5C 3A1 Adam Barker Tel: 416-645-1186 abarker@eqbuilding.com



#### 16.151RZ - ROSELAWN AVENUE + LYON COURT TORONTO, ONTARIO

#### **PROJECT SUMMARY**

CITY OF TORONTO ZONING BY-LAW NO.569-2013

LAND USE	m²	ft²	%
BUILDING COVERAGE (GROUND FLOOR)	1,564.9	16,844	
LANDSCAPED OPEN SPACE	1,256.0	13,519	
PAVED AREA	401.2	4,318	
TOTAL SITE AREA	3,222.0	34,682	

#### **PROJECT INFORMATION**

	PROVIDED
Building Height	122.0m (39 STOREYS)
Established Grade	169.85 M
BUILDING SETBACKS	
NORTH SETBACK	0.00 M
SOUTH SETBACK	6.72 M
EAST SETBACK	9.56M, 7.5M
WEST SETBACK	3.00 M
LOADING SPACE	1 1 Type 'G' Loading Space
ECADING SPACE	1 1 Type 'C' Loading Space

#### **GROSS FLOOR AREA SUMMARY**

PARCEL	USE	GFA		FSI
23	RETAIL	80.4	865.6	0.02
OREY DING	RESIDENTIAL	36,423.4	392,058	11.30
H 3	EXCESS INDOOR AMENITY (INCL. GFA)	0.0	0	0.00
39-S BUI	TOTAL RESIDENTIAL	36,503.9	392,924.2	11.33
	TOTAL	36,503.9	392,924	11.33

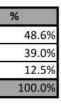
#### **RESIDENTIAL UNITS SUMMARY**

UNIT TYPE	UNITS PROVIDED
SALEABLE	473
RENTAL REPLACEMENT	53
TOTAL	526

#### FLOOR AREA BREAKDOWN

	FLOOR	R	ETAIL		TOTAL RET	AIL (GFA)		SALEABLE		RE	NTAL REPLACEMEN	NT	NON-SALE	ABLE	TOTAL RESIDEN	ITIAL (GFA)	TOTAL GROSS FL		AREA EXCL		TOTAL FLOOP		OUTDOOR			AMENII
<i>u</i> =		m²	ft²		m²	ft²	#	m²	ft²	#	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	1
	U/G 2								6.52				59.0	635	59.0	635	59.0	635	2,962.7	31,890	3,021.6	32,524				
	U/G 1					a							53.6	577	53.6	577	53.6	577	2,968.0	31,947	3,021.6	32,524				
	1	80	4	866	80.4	866	5 5	300.8	3,237				534.2	5,750	835.0	8,987	915.4	9,853	350.1	3,768	1,564.9	16,844	223.4	2,405	299.4	4
	MEZZ							120.6	1,298				297.5	3,202	418.1		418.1	4,500	84.7	912	502.8	5,412				
	2									21	1,454.8	15,660	200.6	2,159	1,655.4	17,819	1,655.4	17,819	84.7	912	1,740.2	18,731				
	3									21	1,619.7	17,434	163.1	1,755	1,782.8	19,189	1,782.8	19,189	71.7	772	1,854.5	19,961				
	4						10	704.1	7,579	11	915.6	9,856	163.1	1,755	1,782.8	19,189	1,782.8	19,189	71.7	772	1,854.4	19,961				
	5						21	1,619.7	17,434				163.1	1,755	1,782.8	19,189	1,782.8	19,189	71.7	772	1,854.4	19,961				
	6						21	1,619.7	17,434				163.1	1,755	1,782.8	19,189	1,782.8	19,189	71.7	772	1,854.4	19,961				
	7										l l		66.3	714	66.3	714	66.3	714	100.9	1,086	919.8	9,901	828.6	8,919	752.6	6
	8						13	739.2	7,956				79.7	858	818.9	8,815	818.9	8,815	53.6	577	872.5	9,392				
	9						13	739.2	7,956				79.7	858	818.9	8,815	818.9	8,815	53.6	577	872.5	9,392				
	10						13	739.2	7,956				79.7	858	818.9	8,815	818.9	8,815	53.6	577	872.5	9,392				
	11						13	739.2	7,956				79.7	858	818.9	8,815	818.9	8,815	53.6	577	872.5	9,392				
	12						13	739.2	7,956				79.7	858	818.9	8,815	818.9	8,815	53.6	577	872.5	9,392				4
	13						13	739.2	7,956				79.7	858	818.9	8,815	818.9	8,815	53.6	577	872.5	9,392				4
	14						13	739.2	7,956				79.7	858	818.9	8,815	818.9	8,815	53.6	577	872.5	9,392				4_
	15						13	739.2	7,956				79.7	858	818.9	8,815	818.9	8,815	53.6	577	872.5	9,392				4
	16						13	739.2	7,956				79.7	858	818.9	8,815	818.9	8,815	53.6	577	872.5	9,392				4
	17						13	739.2	7,956				79.7	858	818.9	8,815	818.9	8,815	53.6	577	872.5	9,392				4
_	18						13	739.2	7,956				79.7	858		8,815	818.9	8,815	53.6	577	872.5	9,392				4_
	19						13	739.2	7,956				79.7	858	818.9	8,815	818.9	8,815	53.6	577	872.5	9,392				4
	20						13	739.2	7,956				79.7	858		8,815	818.9	8,815	53.6	577	872.5	9,392				4
	21	-		_			13	739.2	7,956				79.7	858	818.9	8,815	818.9	8,815	53.6	577 577	872.5	9,392				4
_	22						13	739.2	7,956		· · · · ·		79.7	858	818.9	8,815	818.9	8,815	53.6		872.5	9,392				4-
_	23	-					13	739.2	7,956 7,956				79.7	858 858	818.9 818.9	8,815	818.9	8,815	53.6	577	872.5 872.5	9,392 9,392				4-
	24 25						13	739.2 739.2	7,956				79.7	858	818.9	8,815 8,815	818.9 818.9	8,815 8,815	53.6 53.6	577 577	872.5	9,392				+-
-	25	-					13	739.2	7,956				79.7	858	818.9	8,815	818.9	8,815	53.6	577	872.5					+
<u>.</u>	20						13	739.2	7,956				79.7	858	2012201000	8,815	818.9	8,815	53.6	577	872.5					+
	28						13	739.2	7,956				79.7	858		8,815	818.9	8,815	53.6	577	872.5	9,392				+
	29						13	739.2	7,956				79.7	858	818.9	8,815	818.9	8,815	53.6	577	872.5	9,392				+
2	30						13	739.2	7,956				79.7	858	818.9	8,815	818.9	8,815	53.6	577	872.5	9,392				+
	31						13	739.2	7,956				79.7	858	818.9	8,815	818.9	8,815	53.6	577	872.5	9,392				+
	32						13	739.2	7,956				79.7	858		8,815	818.9	8,815	53.6	577	872.5	9,392				1
	33						13	739.2	7,956				79.7	858	818.9	8,815	818.9	8,815	53.6	577	872.5	9,392				T
	34						13	739.2	7,956				79.7	858	818.9	8,815	818.9	8,815	53.6	577	872.5	9,392				
	35						13	739.2	7,956				79.7	858	818.9	8,815	818.9	8,815	53.6	577	872.5	9,392				
	36						13	739.2	7,956				79.7	858	818.9	8,815	818.9	8,815	53.6	577	872.5	9,392				
	37						13	739.2	7,956				79.7	858	818.9	8,815	818.9	8,815	53.6	577	872.5	9,392				4
	38						13	739.2	7,956				79.7	858	818.9	8,815	818.9	8,815	53.6	577	872.5	9,392				4
	39						13	739.2	7,956				79.7	858	818.9	8,815	818.9	8,815	53.6	577	872.5	9,392				4
	МРН																EXCESS INDOOR (INCLUDED I		468.0	5,038	468.0	5,038				1
тоти	AL.	80	4	866	80.4	866	5 473	28,018.2	301,586	53	3,990.2	42,950	4,415.0	47,523	36,423.4	387,558	0.0 36,503.9	0 <b>392,924</b>	9,021.4	97,106	46,577.3	501,354	1,052.0	11,324	1,052.0	0

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#### **BUILDING HEIGHT DEFINITION**

Building Height is measured from Established Grade, excluding MPH Established Grade means 169.85 metres Canadian Geodetic Datum (CGD)

## TOTAL FLOOR AREA SUMMARY

FLOORS	TFA	
	m²	ft²
U/G 1 - U/G 2	6,043.2	65,049
FLOOR 1 - FLOOR 39 & MPH	40,534.1	436,305
TOTAL	46,577.3	501.354

#### **GROSS FLOOR AREA DEFINITION**

Gross Floor Area Calculations for a Mixed Use Building in the Commercial Residential Zone Category In the Commercial Residential Zone category the gross floor area of a mixed use 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 and bicycle maintenance facilities required by this By-law for required bicycle parking spaces; [By-law: 839-2022] (E) amenity space required by this By-law;

(F)elevator shafts; (G)garbage shafts;

(H)mechanical penthouse; and

(I)exit stairwells in the building.

CITY OF TORONTO ZONING BY-LAW NO.569-2013

TURNER FLEISCHER Turner Fleischer Architects Inc.

67 Lesmill Road Toronto, ON, M3B 2T8

T 416 425 2222 turnerfleischer.com

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REV.

# **VEHICULAR PARKING - REQUIRED**

	USE	RATIO (MIN.)	UNIT/m2	SPACES (MIN.)
OREY	RESIDENTIAL			0
	VISITOR	2.0 + 0.05/UNIT	526	28
39-; BU	RETAIL			0
	TOTAL VISITOR PARKING R	EQUIRED		28

#### VEHICULAR PARKING SUPPLY PER FLOOR

	FLOOR		TOTAL		
		RENTAL REPLACEMENT	RESIDENTIAL	VISITORS	
NG	FLOOR 1			4	4
39-STOREY BUILDING	U/G LEVEL 1	20	15	24	59
39-S BUI	U/G LEVEL 2		72		72
	TOTAL PROVIDED	20	87	28	135

FLOOR		1917	U	NIT TYPE - SALEAI	BLE					UNIT TY	PE - RENTAL REPL	ACEMENT
	STUDIO	1B	1B+D	2B	2B+D	3B	3B+D	STUDIO	1B	1B+D	2B	2B+D
1						5						
2								4	7		10	
3								3	7		10	
4		8				2		1			10	
5		1	2	13		5						
6		1	2	13		5				1	1	
7								-			-	
8		7	3	2		1		-	· · · · ·			
9		7	3	2		1		1				
10		7	3	2		1			1		<b>F</b>	
11	1	7	3	2		1		-				
12		7	3	2		1		-		-	1	-
13		7	3	2		1						
13	-	7	3	2		1						
	-										<u> </u>	
15		7	3	2		1						
16		7	3	2		1		-				
17	-	-	3	2		1					ł	
18	-	7	3	2		1			÷		<u> </u>	
19	-	7	3	2		1					<b> </b>	
20	-	7	3	2		1			2			
21		7	3	2		1						
22		7	3	2		1						
23	-	7	3	2		1						
24		7	3	2		1						-
25		7	3	2		1						
26		7	3	2		1						
27		7	3	2		1						
28		7	3	2		1						
29		7	3	2		1						
30		7	3	2		1						
31		7	3	2		1						
32		7	3	2		1						
33		7	3	2		1						
34		7	3	2		1						
35		7	3	2		1						
36		7	3	2		1						
37		7	3	2		1						
38		7	3	2		1						
39		7	3	2		1						
SUBTOTAL		234	100	90		49		8	14		30	
TOTAL UNITS		1	334		0	4	19	8		14	25 P.C	30
		1	1	473	-	1	1			T	53	2
		49.5%	21.1%	19.0%		10.4%		15.1%	26.4%		56.6%	
UNIT MIX			).6%		.0%	10	.4%	15.1%	26	.4%		.6%
	-			100.0%					<u> </u>	1	100.0%	
AVG. UNIT SIZE	7	49.3	55.7	70.1		91.0		53.5	68.8		82.0	
	-	5	1.2		0.1	9	1.0	53.5	6	8.8		2.0
UNIT SIZE TOTAL (m <sup>2</sup> )				58.9			-			L	75.3	1
GFA (m²)		11,539.6	5,572.7	6,309.2		4,456.6		428.0	963.0		2,461.3	
22 23		17,	112.3	27,878.1	09.2	4,4	56.6	428.0	96	53.0	2,4 3,990.2	61.3
TOTAL GFA (m <sup>2</sup> )				77 979 1							2 000 2	

			UNIT TYPE		TOTAL
	STUDIO	1B	2B	3B	
RATIO	8	348	120	50	526
COUNT	1.5%	66.2%	22.8%	9.5%	100%

UNIT MIX - PROVIDED

7
7
7
7
/
8
+

TAL PROVIDE

53

15

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

#### ACCESSIBLE PARKING - REQUIRED EFFECTIVE PARKING SPACES USE OREY 501 DENTIAL

39-9

#### BARRIER-FREE UNITS - REQUIRED

FLOOR	BARRIER-FREE UNITS								
	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		BARRIE	R-FREE UNITS	10	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	1	3
30		2	1		3
31		2	1		3
32		2	1		3
33	1	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%

#### **BICYCLE PARKING - REQUIRED**

		RESIDENTIA	AL	TOTA
×	USE	RATIO	SPACES	ΤΟΤΑ
39-STOREY BUILDING	SHORT TERM	0.20 / UNIT	106	106
39-5 BUI	LONG TERM	0.90 / UNIT	474	474
	TOTAL REQUIRED		580	580

#### **BICYCLE PARKING - PROVIDED**

			RESIDENTIAL		TOTAL
2.0	FLOOR	SHORT TERM	LONG TERM	SUBTOTAL	
89-STOREY BUILDING	MEZZ		350	350	350
	FLOOR 1	106		106	106
Bl	U/G LEVEL 1		124	124	124
	TOTAL PROVIDED	106	474	580	580

3B     3B+D     m <sup>2</sup> ft <sup>2</sup> I     5     84.3     907       1     21     69.3     746       1     21     77.1     830       1     21     77.1     830       21     77.1     830       21     77.1     830       21     77.1     830       21     77.1     830       21     77.1     830       21     77.1     830       21     77.1     830       21     77.1     830       21     77.1     830       21     77.1     830       21     77.1     830       21     77.1     830       21     77.1     830       21     77.1     830       21     13     56.9       21     13     56.9       21     13     56.9       21     13     56.9       21     13     56.9       21     13     56.9       21     13     56.9       21     13     56.9       22     13     56.9       23     56.9     612       24     13     56.9			TOTAL	AVERAGE L	JNIT SIZE
IS84.390712169.374612177.183012177.18302177.18302177.18302177.18302177.18302177.18302177.18302177.18302177.18302177.18302177.18302177.18302177.18302177.18302177.18302177.18302177.18302177.1830211356.9211356.9211356.9211356.9211356.9211356.9211356.9211356.9221356.9231356.9241356.9251356.9241356.9251356.9251356.9241356.9251356.9251356.9251356.9251356.9251356.9251356.9251356.937.91356.9	3B	3B+D			
12169.374612177.18302177.18302177.18302177.18302177.18302177.18302177.18302177.18302177.18302177.18302177.18302177.18302177.18302177.1830211356.96121356.9 <th></th> <th></th> <th>5</th> <th>Sector Sector Se</th> <th>2010/02/07</th>			5	Sector Se	2010/02/07
1     21     77.1     830       I     13     56.9     612       I     I3     56.9     612       I     I3     56.9     612       I     I3     56.9     612       I     I3     56.9     612       I </th <th></th> <th></th> <th></th> <th></th> <th></th>					
12177.1830I2177.1830I2177.1830I2177.1830II1356.9612II356.9612 </th <th>1</th> <th></th> <th></th> <th></th> <th></th>	1				
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Image: state				-	
13       56.9       612         13       56.9					
13       56.9       612         13       56.9			13	56.9	612
13       56.9       612         13       56.9			13	10000000	Should be
13       56.9       612         13       56.9       6			13		612
13       56.9       612         13       56.9			13	56.9	
13       56.9       612         13       56.9			13		612
13       56.9       612         13       56.9			13	56.9	612
13       56.9       612         13       56.9       612         13       56.9       612         13       56.9       612         13       56.9       612         13       56.9       612         13       56.9       612         14       13       56.9       612         16       13       56.9       612         16       13       56.9       612         16       13       56.9       612         16       13       56.9       612         16       13       56.9       612         17       13       56.9       612         18       56.9       612       612         13       56.9       612       612         13       56.9       612       612         13       56.9       612       612         13       56.9       612       612         13       56.9       612       612         13       56.9       612       612         13       56.9       612       612         13       56.9       612       612 <th></th> <th></th> <th>13</th> <th>56.9</th> <th>612</th>			13	56.9	612
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1     526       1.9%     100.0%       1.9%     100.0%       137.9     (m²)       137.9     (m²)					
1     526       1.9%     100.0%       1.9%     100.0%       137.9     (m²)       137.9     (m²)	1			-	
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1.9%     100.0%       137.9     60.9       137.9     (m²)       137.9     (m²)					
137.9     60.9     655       137.9     (m²)     60.9     655       137.9     (m²)     137.9     137.9	1.9%				
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137.9 (m <sup>2</sup> ) 137.9 (m <sup>2</sup> )				60.9	655
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137.9 (m²)	137.9				
	137	7.9	(m²)		

TOTAL	RATIO (MIN.)	MIN. B/F REQ'D.
554	5 FOR FIRST 100 + 1 PER 50 THEREAFTER	15
		15

ΤΟΤΑ	L
7	
8	
15	

#### AMENITY AREAS - REQUIRED & PROVIDED DOOR AM UTDOOR A 39-BL TOTAL AM \* AMENITY REQUIRED AS PER CITY OF TORONTO ZONING BY-LAW NO. 569-2013

# TURNER FLEISCHER

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Turner Fleischer Architects Inc.

67 Lesmill Road Toronto, ON, M3B 2T8

T 416 425 2222 turnerfleischer.com

TYPE		REQUIRED		PROV	/IDED	
	RATIO	m2	ft2	RATIO	m2	ft2
IENITY	2.0 m2/ UNIT	1,052.0	11,324	2.0 m2 / UNIT	1,052.0	11,324
AMENITY		REQUIRED MINUS		2.0 m2 / UNIT	1,052.0	11,324
ENITY	4.0 m2/ UNIT	2,104.0	22,647	4.0 m2 / UNIT	2,104.0	22,647

#### **EXISTING UNIT MIX**

836 ROSE	LAWN	838	ROSELAWN	131 LYON	COURT	TOT	4L
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	Z	LOCKER	14	LOCKER	20

#### LOCKER SUPPLY PER FLOOR

	FLOOR	USE		TOTAL
		RENTAL REPLACEMENT	RESIDENTIAL	
9	U/G LEVEL 2	2	14	16
NIC	U/G LEVEL 1		6	6
BUILDING	FLOOR 1			
	FLOOR 2	6		6
ORI	FLOOR 3	6		6
39-STOREY	FLOOR 4	6		6
36	FLOOR 5		6	6
	FLOOR 6		6	6
	TOTAL PROVIDED	20	32	52

O.IEC

 1
 2023-11-10
 ISSUED FOR REVIEW

 #
 DATE
 DESCRIPTION

### Roselawn Ave. + Lyon Court

AYU BY

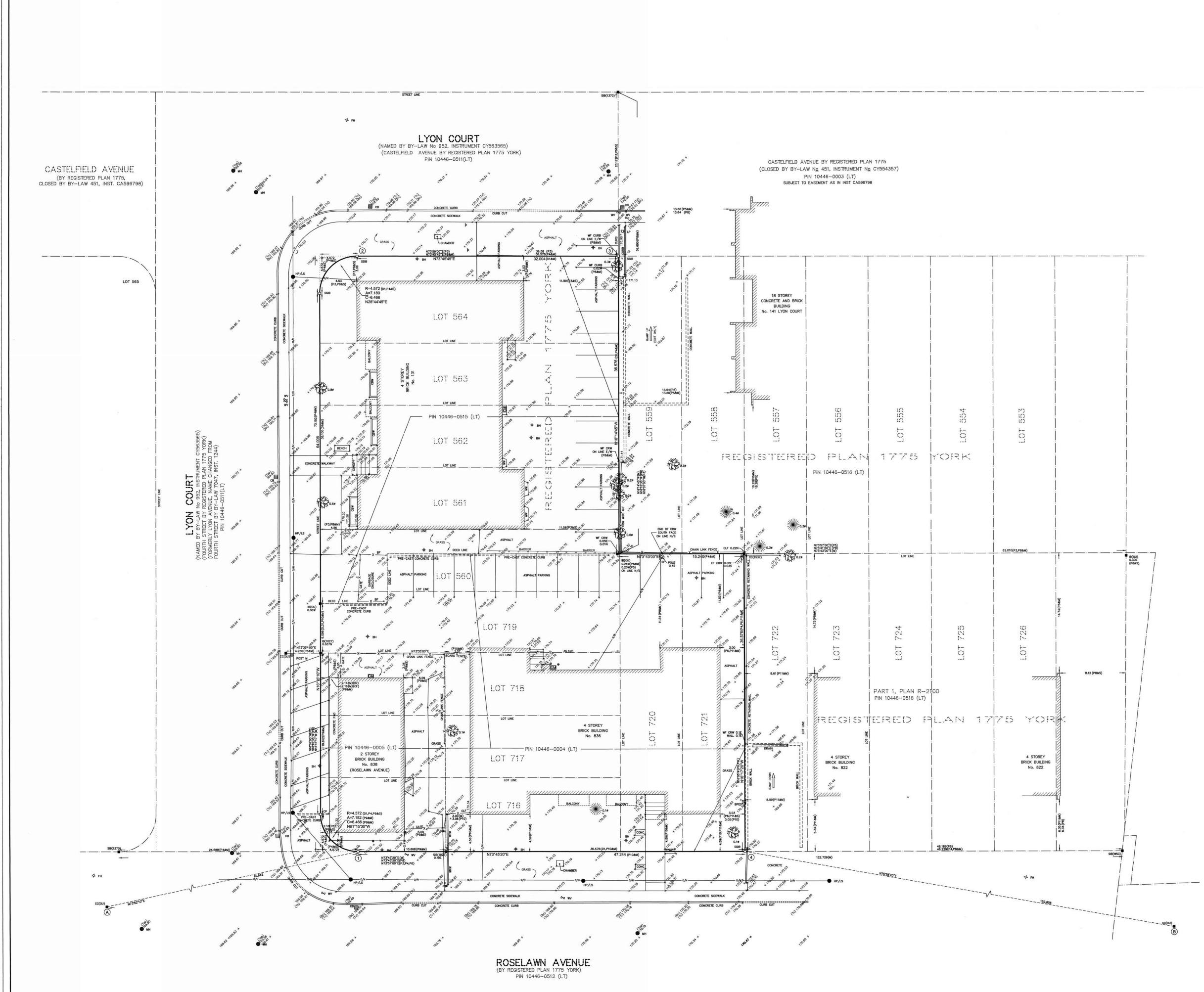
836, 838 Roselawn Ave. and 131 Lyon Court, Toronto, Ontario

DRAWING

#### STATISTICS

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

DRAWING NO. REV.



3-11-08 4:07:42 PN

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PLAN OF SURVEY SHOWING TOPOGRAPHICAL INFORMATION OF LOTS 560 TO 564 INCLUSIVE AND	FLEISCHER Turner Fleischer Architects Inc.
LOTS 716 TO 721 INCLUSIVE, REGISTERED PLAN 1775 YORK CITY OF TORONTO	67 Lesmill Road Toronto, ON, M3B 2T8 T 416 425 2222 turnerfleischer.com
3     6     9     12     15m       Λ     KRCMAR SURVEYORS LTD.     2021       MFTRIC: DISTANCES AND COORDINATES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048	This drawing, as an instrument of service, 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's drawings before proceeding with the work. Construction must conform to all applicable codes and requirements of authorities having jurisdiction. The contractor working from drawings not specifically marked 'Expr Construction' must assume full responsibility and hear costs
<text><section-header></section-header></text>	S5.
<ul> <li>SURVEY REPORT</li> <li>1. THE RE-ESTABLISHMENT OF THE SUBJECT PROPERTY BOUNDARIES IS BASED ON INFORMATION CONTAINED IN THE RELEVANT TITLE DOCUMENTS, REGISTERED PLANS AND ON THE EVIDENCE OF PRIOR SURVEYS FOUND DURING THE COURSE OF PREPARING THE SUBJECT SURVEY.</li> <li>2. THE TYPE AND LOCATION OF THE EXISTING BUILDINGS AND OTHER IMPROVEMENTS, FENCES ETC., ON OR NEAR THE SUBJECT PROPERTY ARE AS SHOWN ON THE SURVEY PLAN.</li> <li>3. COMPLIANCE WITH MUNICIPAL ZONING REQUIREMENTS IS NOT CERTIFIED BY THIS REPORT.</li> <li>4. LANDS COMPRISE ALL OF PIN 10446-0004(LT), PIN 10446-0005(LT) AND PIN 10446-0515(LT),</li> </ul>	1 2023-11-10 ISSUED FOR REVIEW AYU # DATE DESCRIPTION BY
NOTES All found monuments are by kromar surveyors Ltd. o.l.s. unless otherwise noted. All planted monuments are iron bars (IB) unless otherwise noted. All building ties are to brick unless otherwise noted.	PROJECT <b>Roselawn Ave. + Lyon Court</b> 836, 838 Roselawn Ave. and 131 Lyon Court, Toronto, Ontario
SURVEYOR'S CERTIFICATE  I CERTIFY THAT:  I THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY AND PLAN ARE CORRECT AND THE REGULATIONS MADE UNDER THEM.  I THIS SURVEY WAS COMPLETED ON THE 13 DAY OF AUGUST, 2021  ATE	87 SCALE

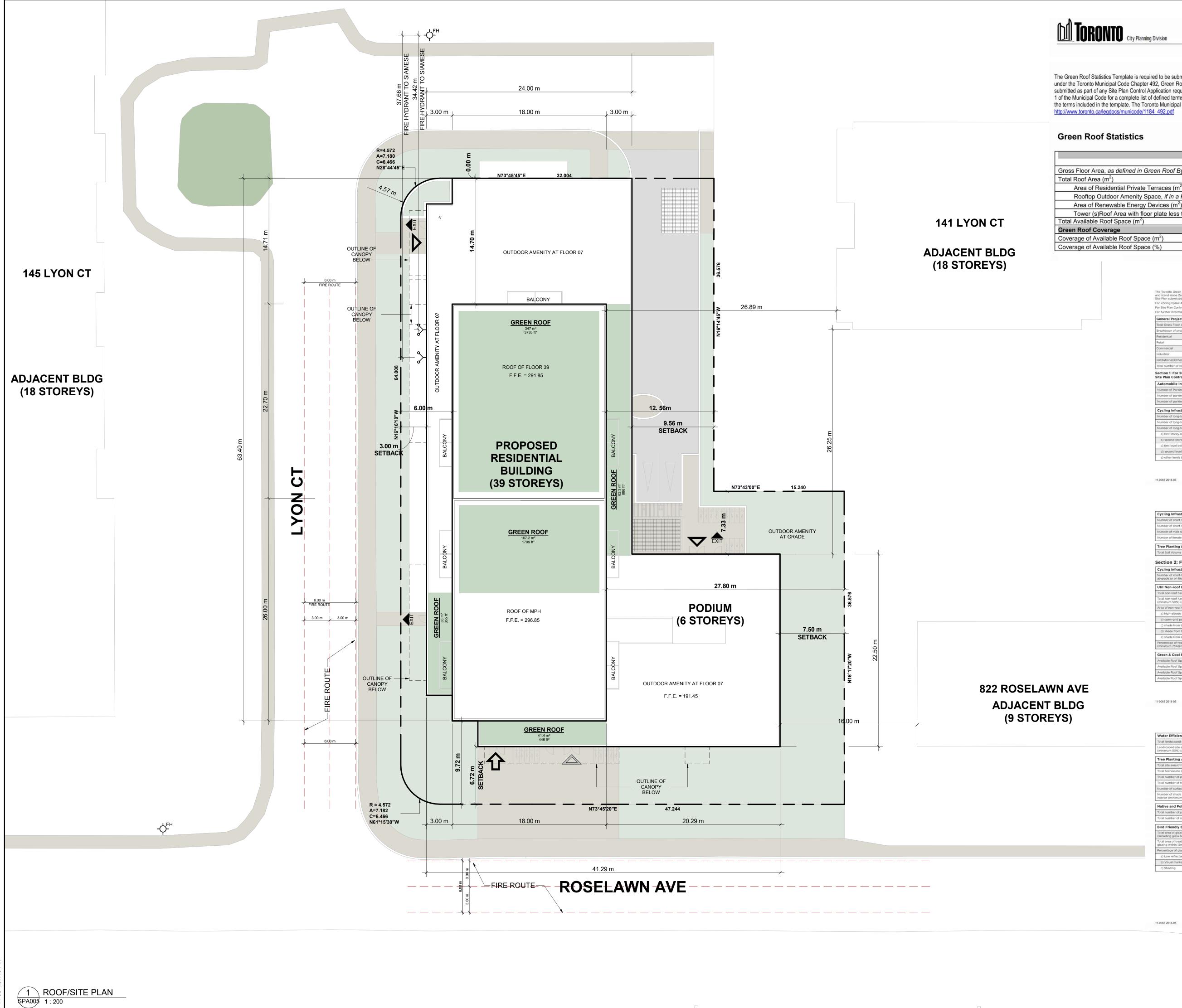


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TURNER
FLEISCHER
                                                                         Turner Fleischer Architects Inc.
                                                                                             67 Lesmill Road
Toronto, ON, M3B 2T8
                                                                                                       T 416 425 2222
                                                                                                    turnerfleischer.com
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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 
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for any corrections or damages resulting from his work.

        2023-11-10
        ISSUED FOR REVIEW

        #
        DATE
        DESCRIPTION

                                                                                                                        AYU
BY
                   Roselawn Ave. + Lyon Court
                836, 838 Roselawn Ave. and 131 Lyon Court,
                                                   Toronto, Ontario
       RAWING
                                         CONTEXT PLAN
  PROJECT NO.
16.151RZ
 PROJECT DATE
 2023-11-10
   DRAWN BY
 TPV
  CHECKED BY
 AYU
    SCALE
      : 1500
           rev. 1
                                           BRAWING NO.
SPA004
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### **Green Roof Statistics**

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/municode/1184\_492.pdf

		1
		Proposed
ross Floor Area, as defined in Green Roof Bylaw (m <sup>2</sup> )		42,484.4
otal Roof Area (m <sup>2</sup> )		1,946.7
Area of Residential Private Terraces (m <sup>2</sup> )		0
Rooftop Outdoor Amenity Space, if in a Residential Buildir	<i>ng</i> (m²)	828.6
Area of Renewable Energy Devices (m <sup>2</sup> )		0
Tower (s)Roof Area with floor plate less than 750 m <sup>2</sup>		0
otal Available Roof Space (m <sup>2</sup> )		1,118.1
reen Roof Coverage	Required	Proposed
overage of Available Roof Space (m <sup>2</sup> )	670.9	670.9
overage of Available Roof Space (%)	60%	60%

	nplete General Pr	oject Descript	ion and Sectio	n 1.
or Site Plan Control applications: complete Ger			in 1 and Sectio	n 2.
or further information, please visit www.toronto	o.ca/greendevelo	pment		
General Project Description	Propose	d		
Total Gross Floor Area		36,	506.0m2	
Breakdown of project components (m <sup>2</sup> )				
Residential		36,4	\$25.6m2	
Retail		8	0.4m2	
Commercial				
Industrial				
Institutional/Other				
Total number of residential units			526	
Automobile infrastructure		Reduired	Proposed	
ite Plan Control Applications		Required	Proposed	Proposed %
Number of Parking Spaces		28	135	
Number of Parking Spaces Number of parking spaces dedicated for priori	ty LEV parking	28	135	
-	ty LEV parking	28	135	100
Number of parking spaces dedicated for priori	ty LEV parking			100
Number of parking spaces dedicated for priori Number of parking spaces with EVSE		107	107	
Number of parking spaces dedicated for priori Number of parking spaces with EVSE Cycling Infrastructure	residential)	107 Required	107 Proposed	100 Proposed %
Number of parking spaces dedicated for priori Number of parking spaces with EVSE Cycling Infrastructure Number of long-term bicycle parking spaces (r	residential) all other uses)	107 Required	107 Proposed	100 Proposed %
Number of parking spaces dedicated for priori Number of parking spaces with EVSE Cycling Infrastructure Number of long-term bicycle parking spaces (i Number of long-term bicycle parking spaces (i	residential) all other uses)	107 Required	107 Proposed	100 Proposed %
Number of parking spaces dedicated for priori Number of parking spaces with EVSE Cycling Infrastructure Number of long-term bicycle parking spaces (i Number of long-term bicycle parking spaces (a Number of long-term bicycle parking (all uses)	residential) all other uses)	107 Required	107 Proposed	100 Proposed %
Number of parking spaces dedicated for priori Number of parking spaces with EVSE Cycling Infrastructure Number of long-term bicycle parking spaces (ir Number of long-term bicycle parking spaces (a Number of long-term bicycle parking (all uses) a) first storey of building	residential) all other uses)	107 Required	107 Proposed 474	100 Proposed %
Number of parking spaces dedicated for priori Number of parking spaces with EVSE Cycling Infrastructure Number of long-term bicycle parking spaces (ir Number of long-term bicycle parking spaces (a Number of long-term bicycle parking (all uses) a) first storey of building b) second storey of building	residential) all other uses)	107 Required	107 Proposed 474 350	100 Proposed %

### Statistics Template - Toronto Green Standard Version 3.0 Mid to High Rise Residential and all

Page 1 of 3

Page 2 of

Page 3 of 3

Statistics Template - Toronto Green Standard Version 3.0 Mid to High Rise Residential and all New Non-Residential Development

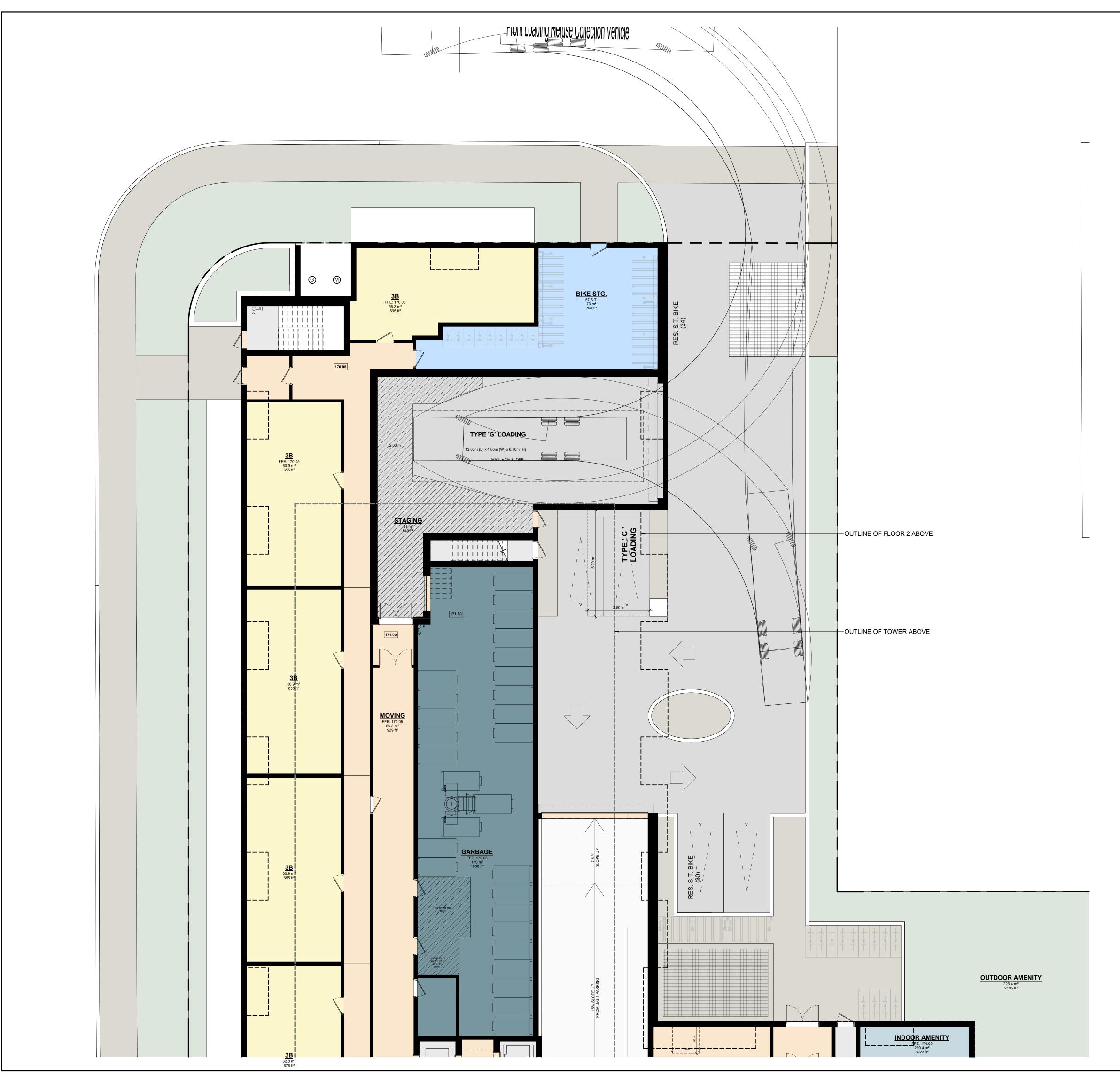
Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (residential)	106	106	100
Number of short-term bicycle parking spaces (all other uses)	j j		
Number of male shower and change facilities (non-residential)			
Number of female shower and change facilities (non-residential)	l.		
Tree Planting & Soil Volume	Required	Proposed	Proposed %
Total Soil Volume (40% of the site area + 66 m <sup>2</sup> x 30 m <sup>3</sup> ).	586	606	103%
Section 2: For Site Plan Control Applica Cycling Infrastructure	tions Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (all uses) at-grade or on first level below grade		106	
UHI Non-roof Hardscape	Required	Proposed	Proposed %
Total non-roof hardscape area (m <sup>2</sup> )		857	
Total non-roof hardscape area treated for Urban Heat Island (minimum 50%) (m <sup>2</sup> )	428.5	704	82%
Area of non-roof hardscape treated with: (indicate m <sup>2</sup> )	Į į		
a) high-albedo surface material		704	82%
b) open-grid pavement	j j		
c) shade from tree canopy			
d) shade from high-albedo structures			
e) shade from energy generation structures	i i		
Percentage of required car parking spaces under cover (minimum 75%)(non-residential only)			
Green & Cool Roofs	Required	Proposed	Proposed %
Available Roof Space (m²)		1,118.1	
Available Roof Space provided as Green Roof (m <sup>2</sup> )	670.9	670.9	100
Available Roof Space provided as Cool Roof (m <sup>2</sup> )	]		
Available Roof Space provided as Solar Panels (m <sup>2</sup> )			

Water Efficiency	Required	Proposed	Proposed %
Total landscaped site area (m <sup>2</sup> )		1027	
Landscaped site area planted with drought-tolerant plants (minimum 50%) (m <sup>2</sup> and %) (If applicable)	514	514	100
Tree Planting Areas & Soil Volume	Required	Proposed	Proposed %
Total site area (m²)	3222	3222	
Total Soil Volume (40% of the site area + 66 m <sup>2</sup> x 30 m <sup>3</sup> )	586	606	103%
Total number of planting areas (minimum of 30m <sup>3</sup> soil)			
Total number of trees planted	20	22	110%
Number of surface parking spaces (if applicable)			
Number of shade trees located in surface parking area interior (minimum 1 tree for 5 parking spaces)			
Native and Pollinator Supportive Species	Required	Proposed	Proposed %
Total number of plants		1562	
Total number of native plants and % of total plants (min.50%)	781	1346	86%
Bird Friendly Glazing	Required	Proposed	Proposed %
Total area of glazing of all elevations within 12m above grade (including glass balcony railings)		1,781.66	100%
Total area of treated glazing (minimum 85% of total area of glazing within 12m above grade) (m²)		1,781.66	100%
Percentage of glazing within 12m above grade treated with:			
a) Low reflectance opaque materials		331.93	18.6%
b) Visual markers	1	1,242.81	69.8%
c) Shading		206.91	11.6%



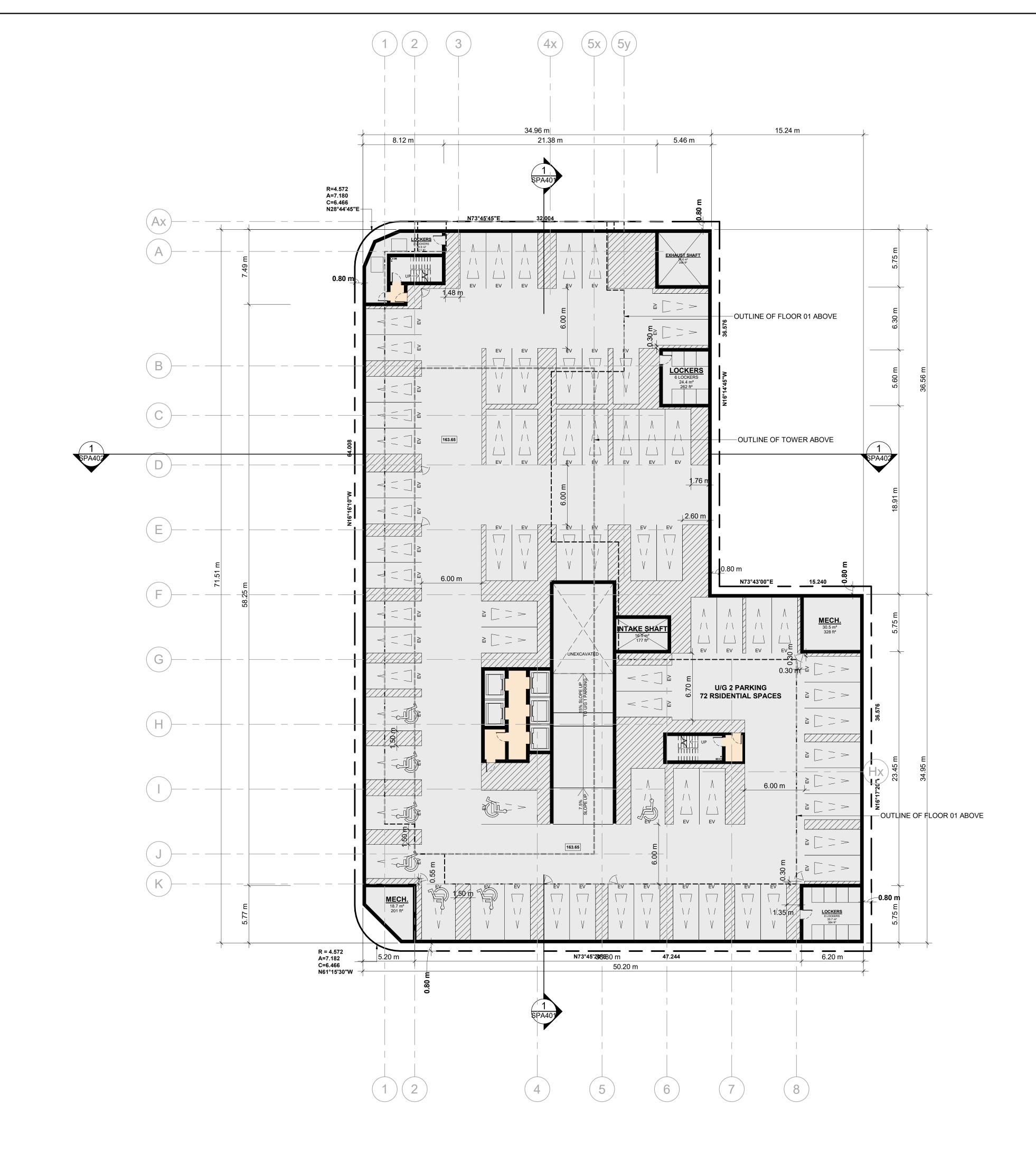
Turner Fleischer Architects Inc.

67 Lesmill Road Toronto, ON, M3B 2T8 T 416 425 2222 turnerfleischer.com

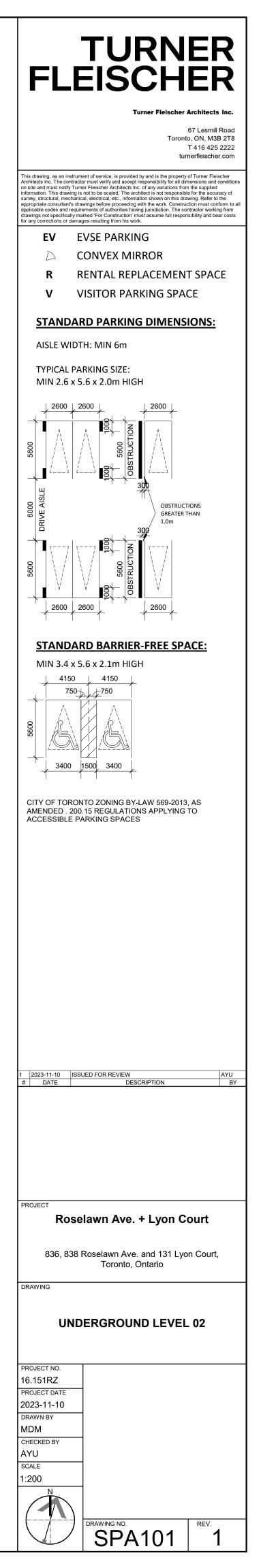


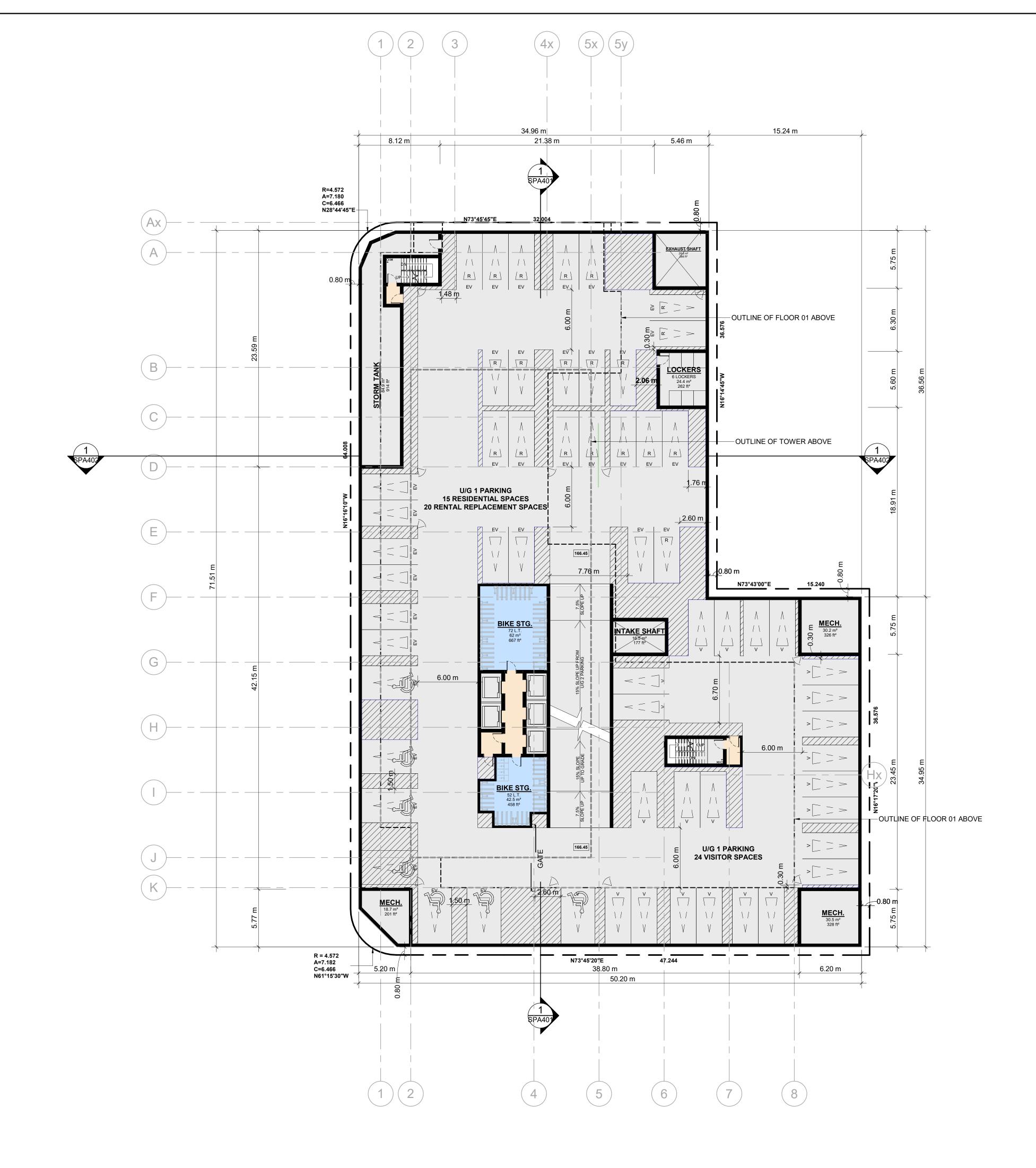
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WASTE MANAGEMENT CALCULATIONS (RESIDENTIAL):	<b>TURNER</b> <b>FLEISCHER</b>
SOLID WASTE MANAGEMENT PLAN REQUIRED:	Turner Fleischer Architects Inc.
25 SQUARE METRES FOR THE FIRST 50 UNITS PLUS AN ADDITIONAL 13 SQUARE METRES FOR EACH ADDITIONAL 50 UNITS AND MINIMUM OF 10 SQUARE METRES FOR BULKY ITEMS.	67 Lesmill Road Toronto, ON, M3B 2T8 T 416 425 2222 turnerfleischer.com
TOTAL # OF UNITS = 526 526 - 50 = 476 476 / 50 = 9.52 (ROUND UP) $10 \times 13 \text{ m}^2 = 130 + 25 = 155$ BULKY ITEM = $10\text{m}^2$ HOUSEHOLD HAZARDOUS WASTE = $5 \text{ m}^2$	This drawing, as an instrument of service, 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's drawings before proceeding with the work. Construction must conform to all applicable codes and requirements of authorities having jurisdiction. The contractor working from drawings not specifically marked 'For Construction' must assume full responsibility and bear costs for any corrections or damages resulting from his work.
<b>TOTAL AREA REQUIRED:</b> 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 m²BULKY WASTE ROOM:10.0 m²HOUSEHOLD HAZARDOUS WASTE AREA:5.0 m²TOTAL:170.0 m²	
STAGING AREA REQUIRED:	
IN ADDITION TO THE TYPE 'G' AND TYPE 'C' LOADING SPACE THE AREA REQUIRED FOR STAGING CARIES 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	
<u>STAGING AREA PROVIDED:</u> 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	
<u>TOTAL NUMBER OF BINS PROVIDED:</u> 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.	1     2023-11-10     ISSUED FOR REVIEW     AYU       #     DATE     DESCRIPTION     BY
<ol> <li>MAINTAIN A FLASHING WARNING LIGHT SYSTEM AND APPROPRIATE SIGNAGE ADJACENT 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.</li> </ol>	PROJECT <b>Roselawn Ave. + Lyon Court</b> 836, 838 Roselawn Ave. and 131 Lyon Court, Toronto, Ontario
3. THE PUBLIC RIGHTS-OF-WAY MUST NOT BE USED TO TRANSFER THE REFUSE TO THE COLLECTION AREA.	DRAWING
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.	PROJECT NO. 16.151RZ PROJECT DATE 2023-11-10
<ol> <li>THE TYPE G LOADING SPACE IS TO BE CONSTRUCTED OF AT LEAST 200MM REINFORCED CONCRETE AND WILL BE LEVEL (+/- 2%)</li> </ol>	DRAWN BY TPV CHECKED BY AYU
<ol> <li>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.</li> </ol>	SCALE 1:100
	DRAWING NO. REV.

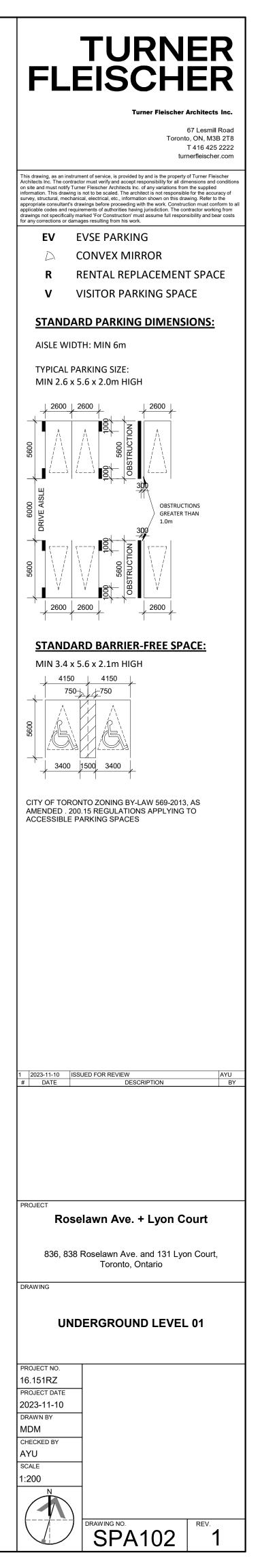


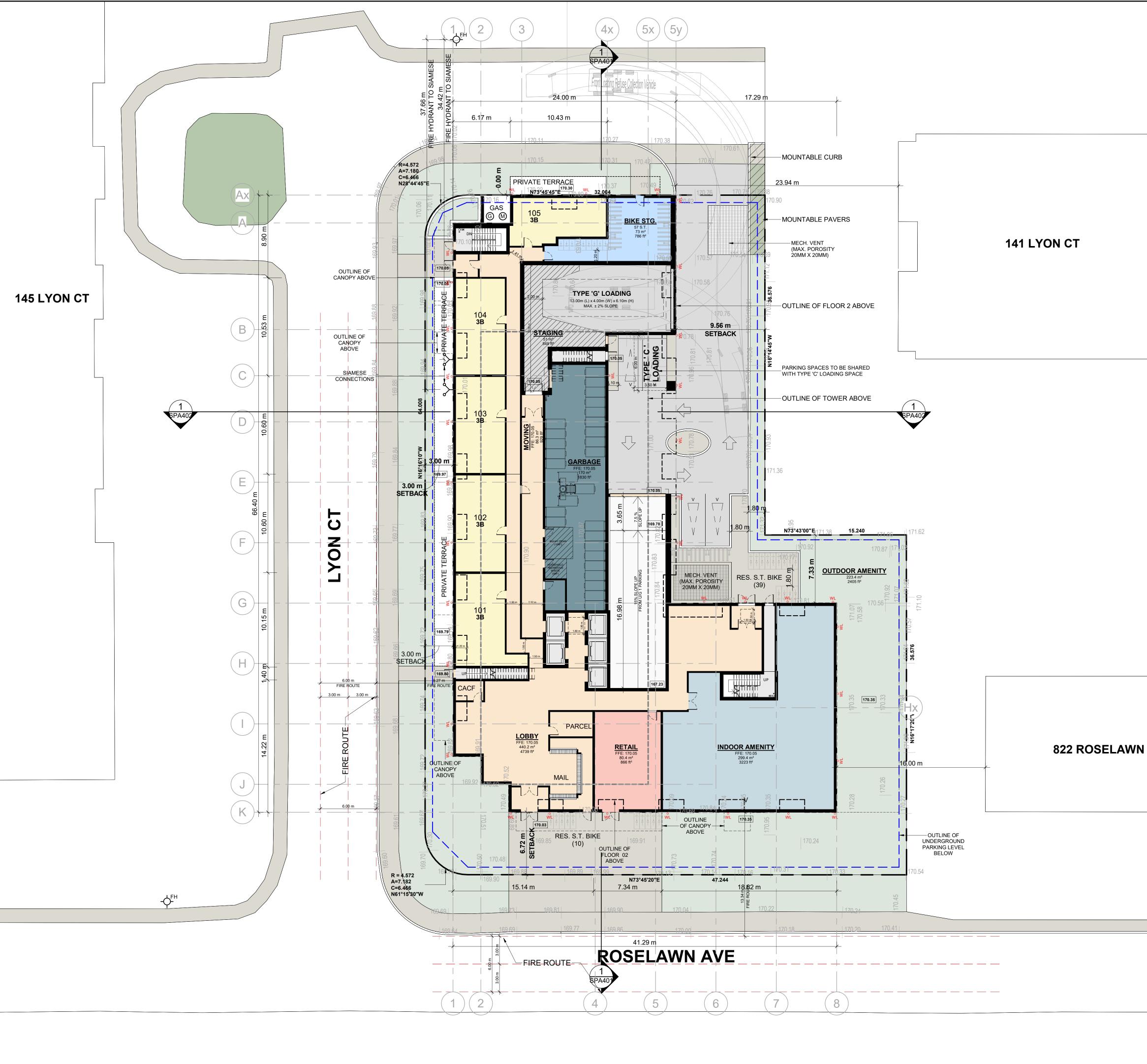
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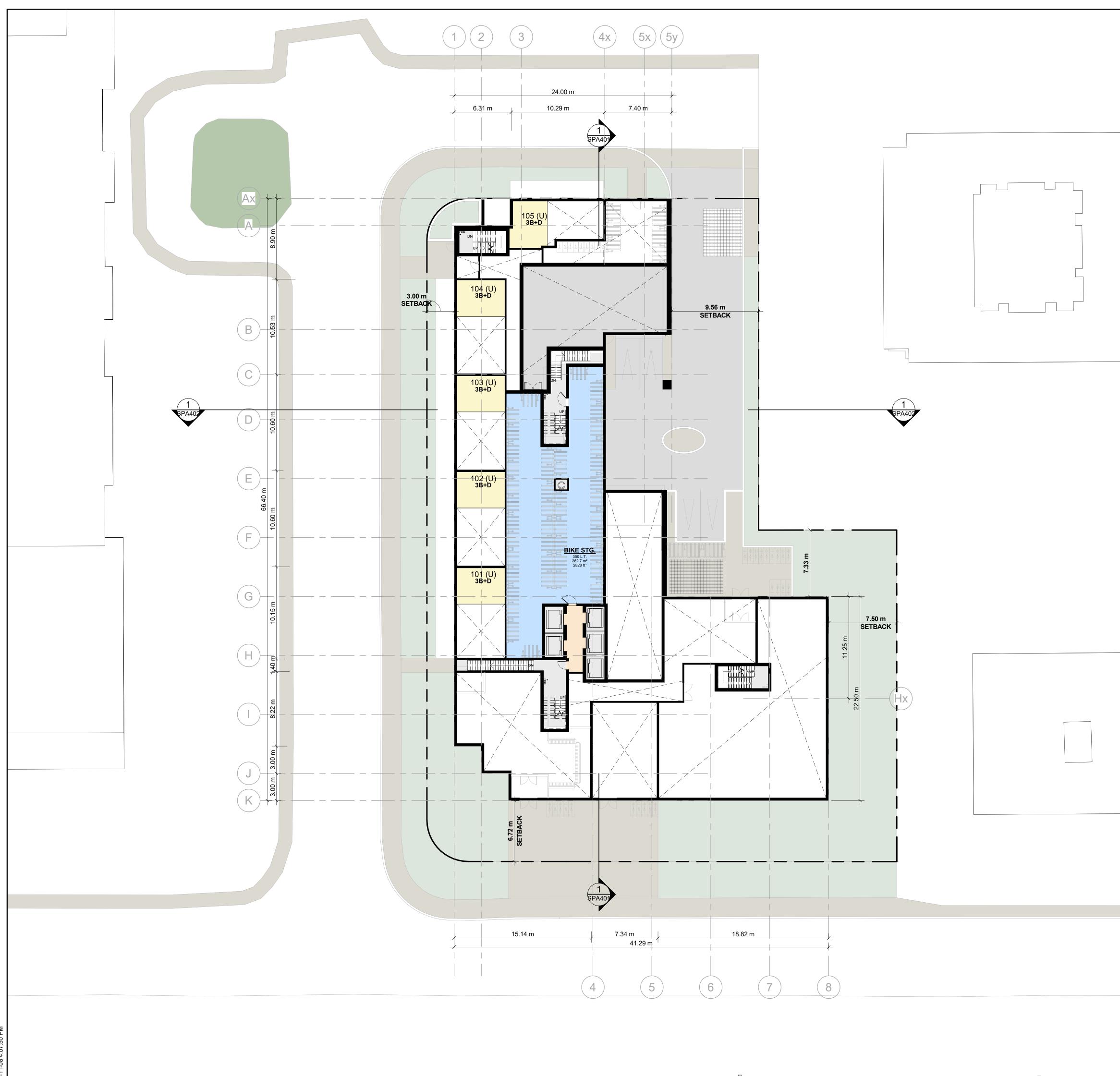
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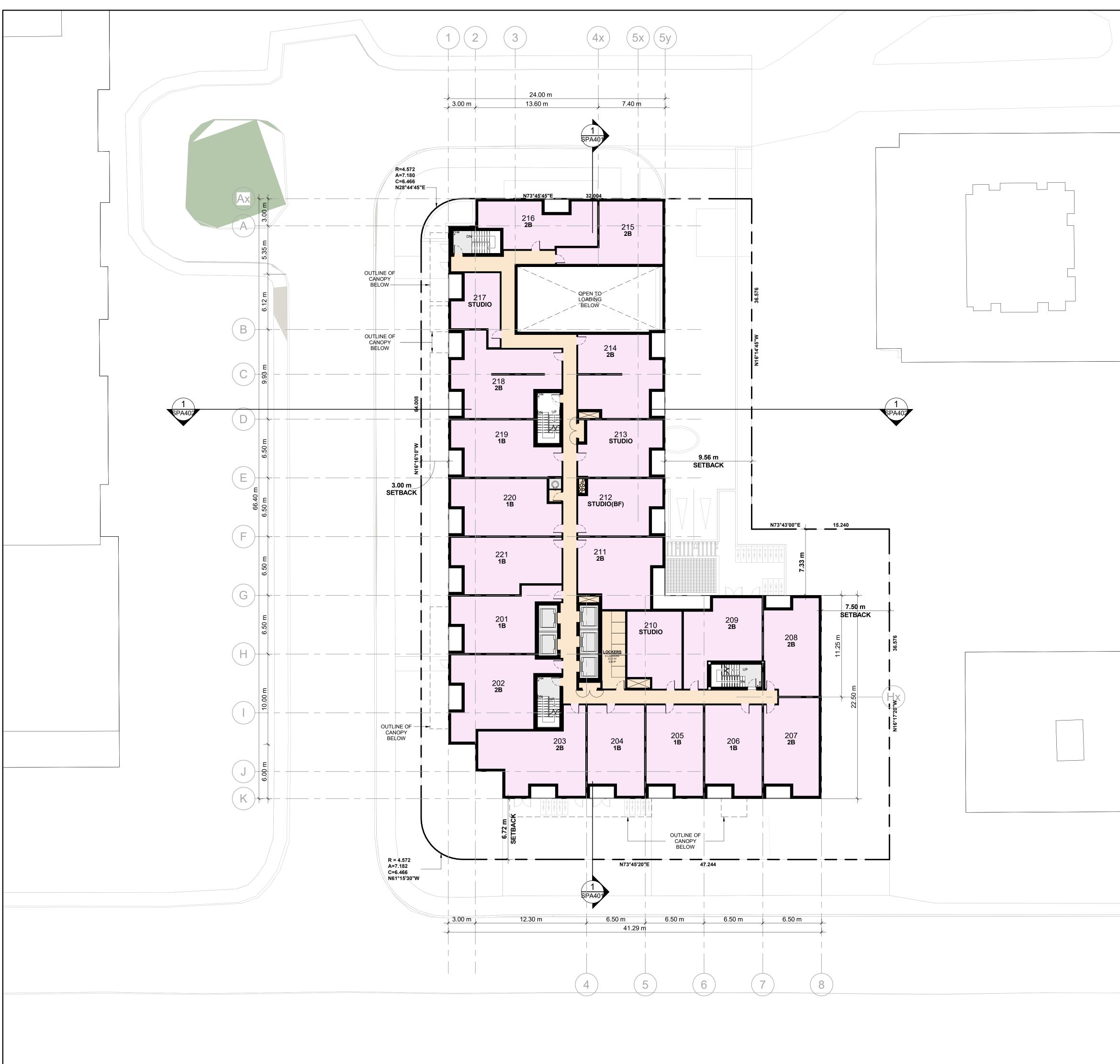


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	T 416 425 2222 turnerfleischer.com This drawing, as an instrument of service, is provided by and is the property of Turner Fleischer Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and 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 appropriate consultant's drawings before proceeding with the work. Construction must conform to all applicable codes and requirements of authorities having jurisdiction. The construction working from drawings not specifically marked 'For Construction' must assume full responsibility and bear costs for any corrections or damages resulting from his work. <b>LEGEEND</b>
	PRIMARY         RESIDENTIAL ENTRANCE         SECONDARY         RESIDENTIAL ENTRANCE         RETAIL ENTRANCE
	$ {{\longrightarrow}} EXIT $ $ {{\rightarrow}} FIRE HYDRANT $ $ {{\rightarrow}} SIAMESE CONNECTION $
	CONVEX MIRROR CONVEX MIRROR TRANSFORMER WITH CLEARANCES FIRE ROUTE SIGN
	<ul> <li>PIRE ROOTE SIGN</li> <li>         000.00 SPOT ELEVATION         Gas/Hydro Meter         Gas/Hydro Meter         WL         PROPOSED WALL SCONCE     </li> </ul>
AVE	
	1 2023-11-10 ISSUED FOR REVIEW AYU # DATE DESCRIPTION BY
	PROJECT <b>Roselawn Ave. + Lyon Court</b> 836, 838 Roselawn Ave. and 131 Lyon Court, Taranta Ontaria
	Toronto, Ontario DRAWING FLOOR 01
	PROJECT NO. 16.151RZ PROJECT DATE 2023-11-10 DRAWN BY LLE CHECKED BY AYU SCALE
	SCALE 1:200 DRAWING NO. SPA151a 1



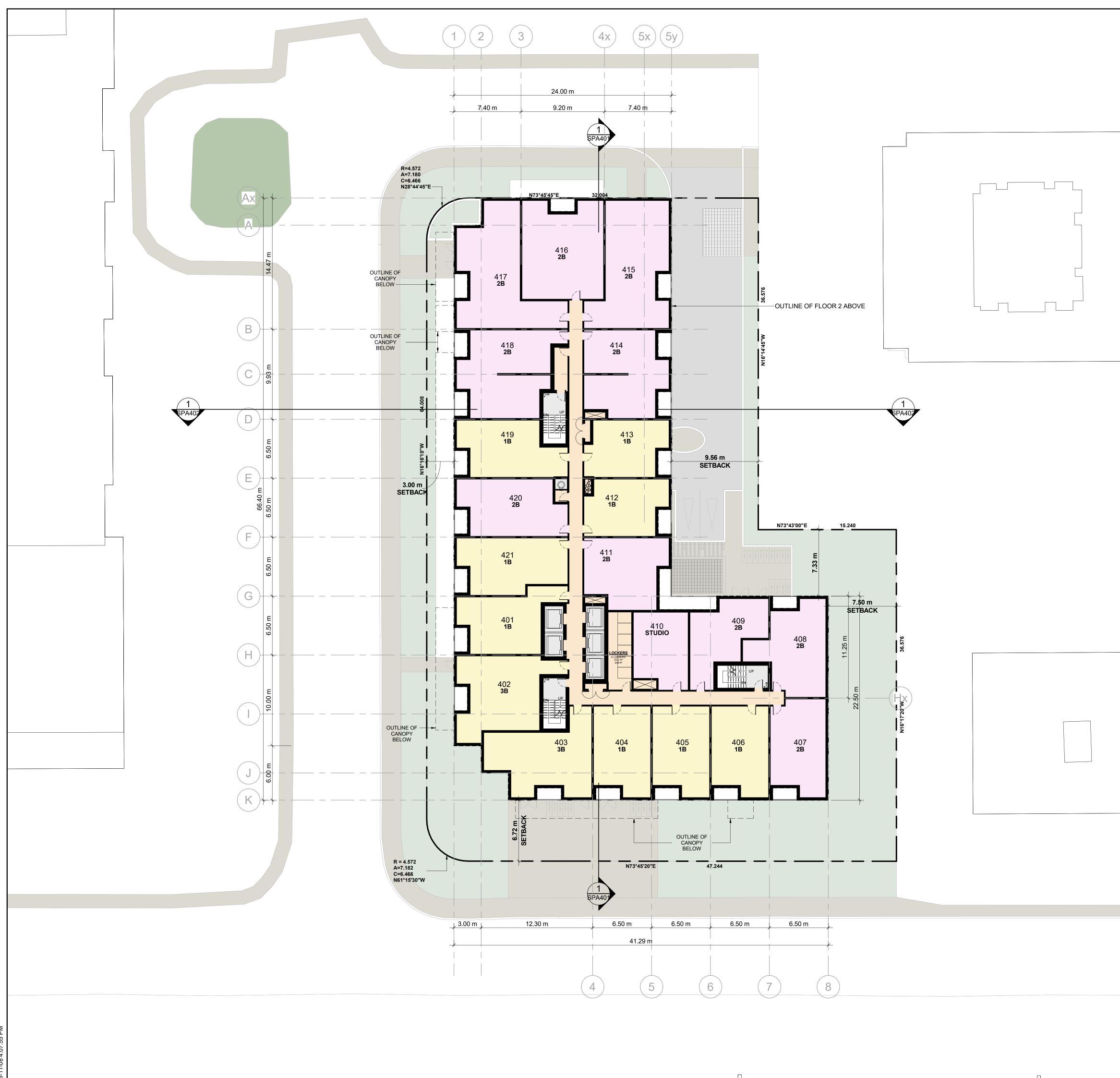
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Turner Fleischer Architects Inc.         67 Lesmill Road         Toronto, ON, M3B 2T8         T 416 425 2222         turnerfleischer.com
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PROJECT <b>Roselawn Ave. + Lyon Court</b> 836, 838 Roselawn Ave. and 131 Lyon Court,
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PROJECT NO. 16.151RZ PROJECT DATE 2023-11-10 DRAWN BY RYT
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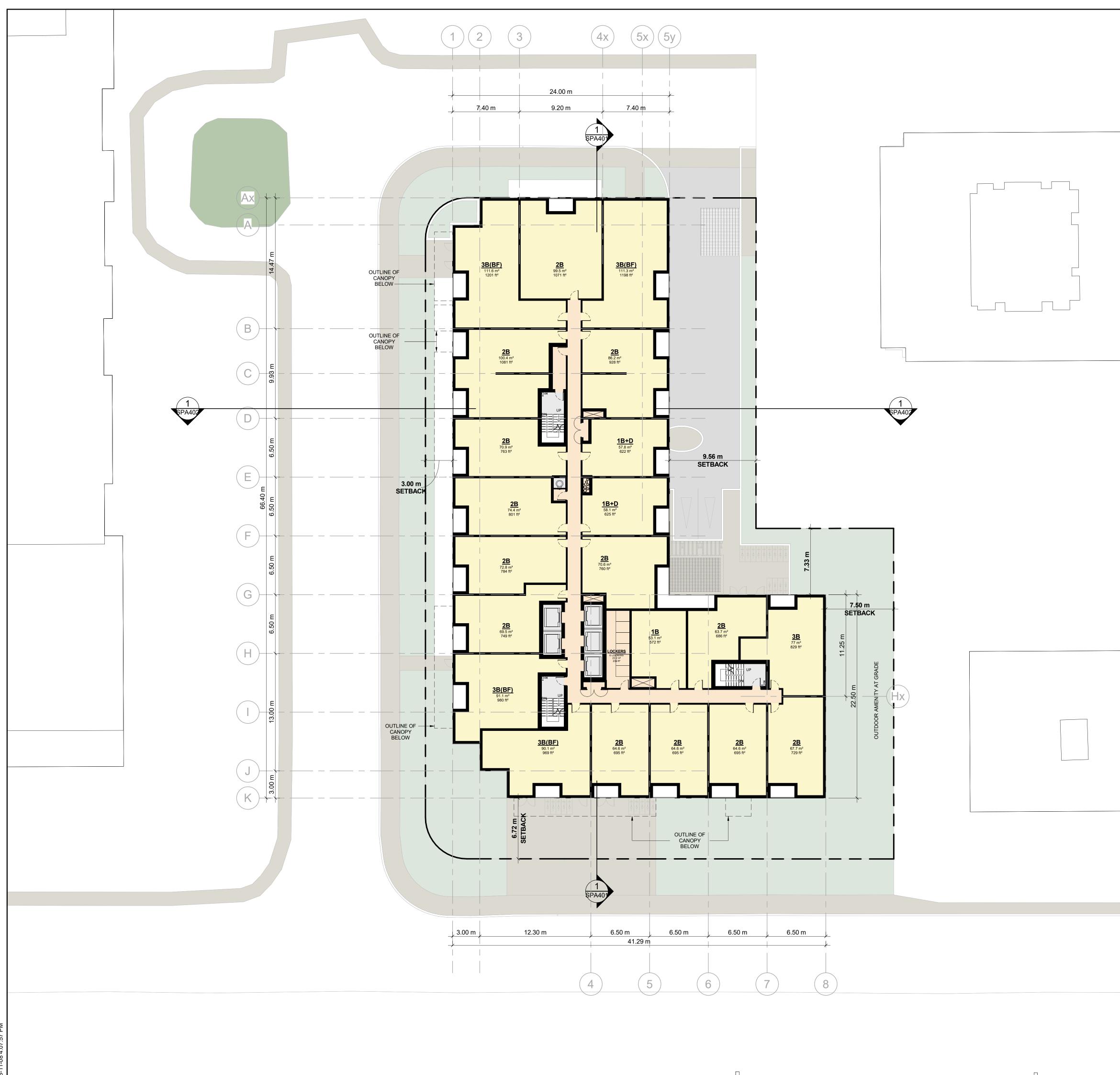
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PROJECT <b>Roselawn Ave. + Lyon Court</b> 836, 838 Roselawn Ave. and 131 Lyon Court,
Toronto, Ontario DRAWING FLOOR 02
PROJECT NO. 16.151RZ PROJECT DATE 2023-11-10
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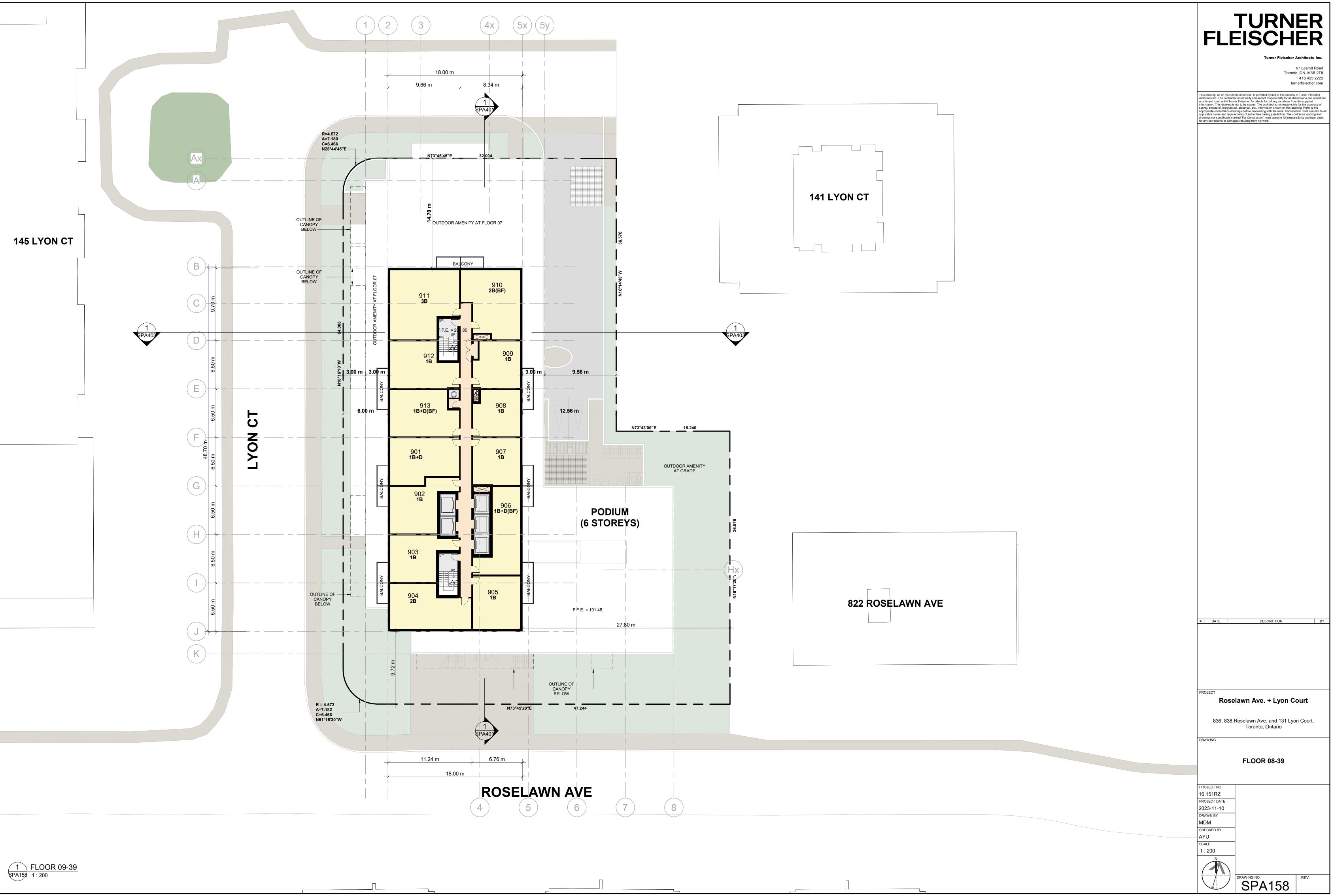


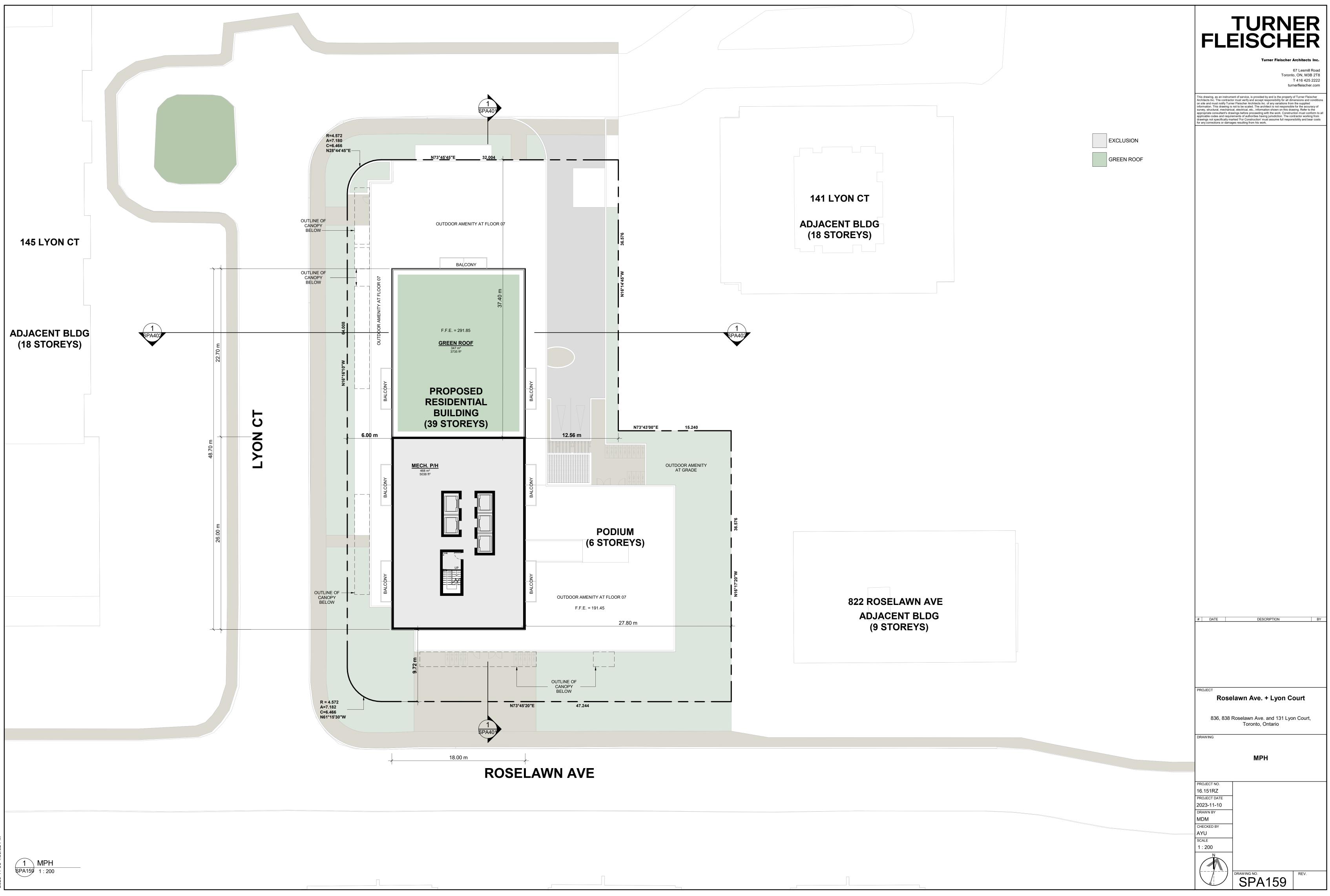
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I 2023-11-10 ISSUED FOR REVIEW AYU # DATE DESCRIPTION BY
PROJECT <b>Roselawn Ave. + Lyon Court</b> 836, 838 Roselawn Ave. and 131 Lyon Court, Toronto, Ontario
FLOOR 04
PROJECT NO. 16.151RZ PROJECT DATE 2023-11-10 DRAWN BY LLE CHECKED BY AYU SCALE 1:200 DRAWING NO. REV. SPA154 1



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Tor any corrections or damages resulting from his work.
1     2023-11-10     ISSUED FOR REVIEW     AYU       #     DATE     DESCRIPTION     BY
PROJECT <b>Roselawn Ave. + Lyon Court</b> 836, 838 Roselawn Ave. and 131 Lyon Court,
Toronto, Ontario DRAWING FLOOR 05-06
PROJECT NO. 16.151RZ PROJECT DATE 2023-11-10 DRAWN BY LLE CHECKED BY AYU SCALE 1: 200 DRAWING NO. SPA155 1

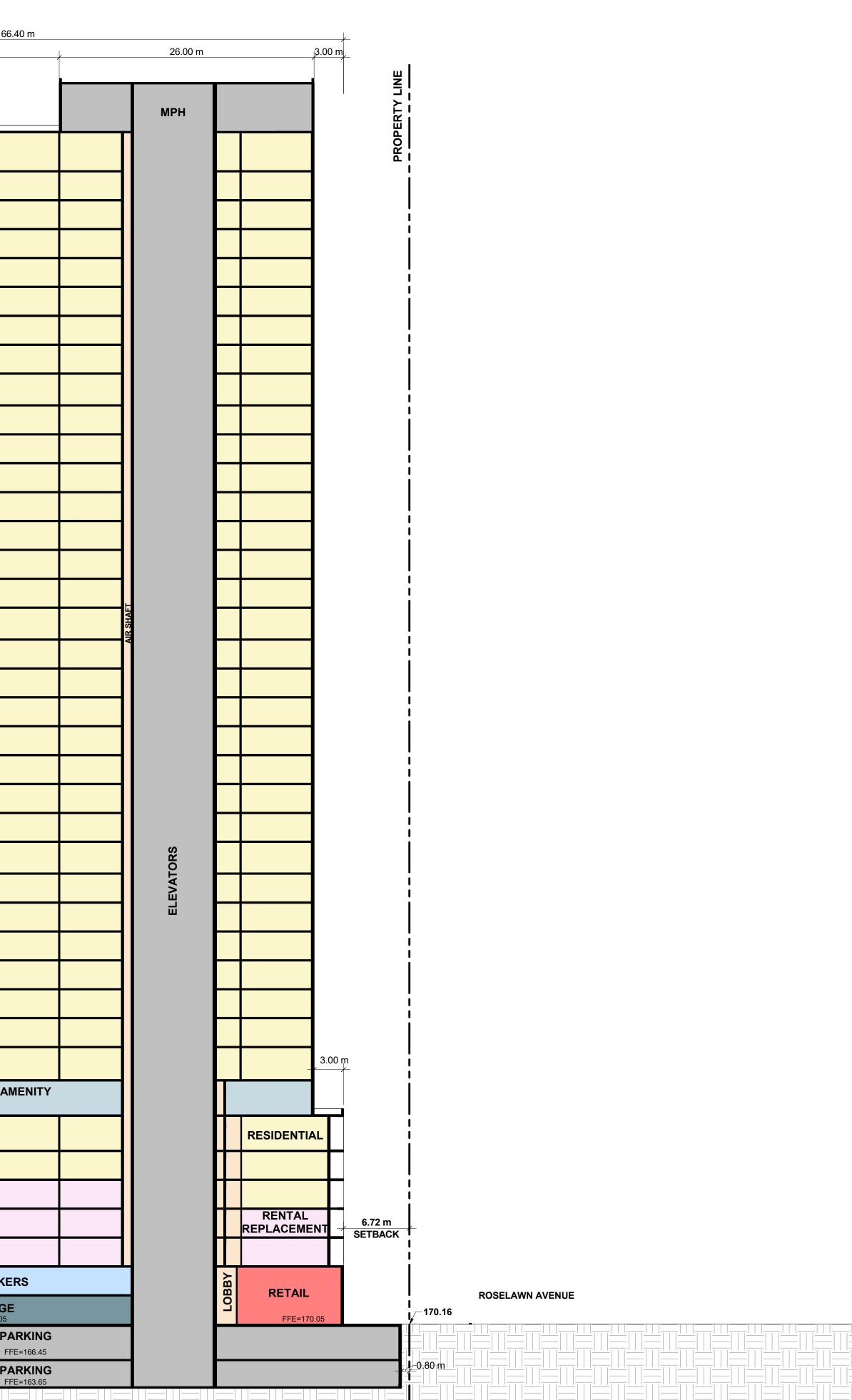






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			RENTAL REPLACEMENT					RE
21.60 m PODIUM	FLOOR 03							REPL
	FLOOR 02							
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Baseline     Baseline       Baseline     Baseline	UG 01		А		FFE=166.45			
	100.45-       UG 02-       1- <td></td> <td></td> <td>          </td> <td>PARKING FFE=163.65</td> <td>-       </td> <td></td> <td></td>				PARKING FFE=163.65	-		
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		67 Lesmill Toronto, ON, M3B T 416 425 turnerfleische	3 2T8 2222
Architects Inc. The contractor on site and must notify Turne information. This drawing is	ent of service, is provided by and or must verify and accept respons er Fleischer Architects Inc. of any not to be scaled. The architect is al, electrical, etc., information sh wings before proceeding with the ements of authorities having juris rked 'For Construction' must assi ges resulting from his work.	is the property of Turner Fleis sibility for all dimensions and of variations from the supplied not responsible for the accur	scher conditions acy of
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1 2023-11-10 ISSUED FOR REVIEW # DATE DESCRIPTION AYU BY ROJEC Roselawn Ave. + Lyon Court 836, 838 Roselawn Ave. and 131 Lyon Court, Toronto, Ontario DRAWING **BUILDING SECTIONS** PROJECT NO. 16.151RZ PROJECT DATE 2023-11-10 DRAWN BY TPV CHECKED BY AYU SCALE

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DRAWING NO. SPA402

**MARLEE AVE.** 27.00 m

RESIDENTIAL NEIGHBOURHOOD

