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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 SETTLEMENT  
NOVEMBER 29, 2023**



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



**Ferris + Associates Inc.**  
LANDSCAPE  
11 Church St, Toronto, ON M5E  
1W1  
Kay Laidlaw  
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**LEA CONSULTING LTD.**  
TRAFFIC  
625 Cochrane Dr #9th,  
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**Walker Nott Dragicevic  
Associates Limited**  
PLANNING  
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**GHD**  
CIVIL  
140 Allstate Parkway Suit 210  
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**EQ Building Performance Inc.**  
ENERGY  
25 Adelaide St E,  
Toronto, ON M5C 3A1  
Adam Barker  
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**Gradient Wind Engineering  
Inc.**  
WIND  
127 Walgreen Road, Ottawa,  
ON, Canada K0A 1L0  
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## 16.151RZ - ROSELAWN AVENUE + LYON COURT TORONTO, ONTARIO

### PROJECT SUMMARY

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

LAND USE	m <sup>2</sup>	ft <sup>2</sup>	%
BUILDING COVERAGE (GROUND FLOOR)	1,732.4	18,648	53.8%
LANDSCAPED OPEN SPACE	1,082.6	11,653	33.6%
PAVED AREA	407.0	4,381	12.6%
<b>TOTAL SITE AREA</b>	<b>3,222.0</b>	<b>34,682</b>	<b>100.0%</b>

### PROJECT INFORMATION

	PROVIDED
Building Height	110.65m (33 STOREYS)
Established Grade	169.85 M

### BUILDING SETBACKS

NORTH SETBACK	0.00 M, 7.33 M
SOUTH SETBACK	6.72 M
EAST SETBACK	9.56 M, 7.5 M
WEST SETBACK	3.00 M

LOADING SPACE	1	1 Type 'G' Loading Space
	1	1 Type 'C' Loading Space

### GROSS FLOOR AREA SUMMARY

PARCEL	USE	GFA	FSI
33 STOREY BUILDING	RETAIL	95.0	1,023.6
	RESIDENTIAL	31,590.0	340,031
	EXCESS INDOOR AMENITY (INCL. GFA)	0.0	0
	<b>TOTAL RESIDENTIAL</b>	<b>31,685.0</b>	<b>341,054.4</b>
	<b>TOTAL</b>	<b>31,685.0</b>	<b>341,054.4</b>

### RESIDENTIAL UNITS SUMMARY

UNIT TYPE	UNITS PROVIDED
SALEABLE	397
RENTAL REPLACEMENT	53
<b>TOTAL</b>	<b>450</b>

### BUILDING HEIGHT DEFINITION

Building Height is measured from Established Grade, including mechanical floors but excluding standard projections above the roof.  
Established Grade means 169.85 metres Canadian Geodetic Datum (CGD)

### TOTAL FLOOR AREA SUMMARY

FLOORS	TFA	
	m <sup>2</sup>	ft <sup>2</sup>
U/G 1 - U/G 2	6,044.2	65,059
FLOOR 1 - 33, LOWER + UPPER MECH./ RES.	35,351.7	380,523
<b>TOTAL</b>	<b>41,395.9</b>	<b>445,582</b>

### 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

### FLOOR AREA BREAKDOWN

FLOOR	RETAIL		TOTAL RETAIL (GFA)		SALEABLE		RENTAL REPLACEMENT		NON-SALEABLE		TOTAL RESIDENTIAL (GFA)		TOTAL GROSS FLOOR (GFA)		AREA EXCLUSIONS		TOTAL FLOOR AREA (TFA)		OUTDOOR AMENITY		INDOOR AMENITY			
	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	#	m <sup>2</sup>	ft <sup>2</sup>	#	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>		
U/G 2										56.3	606	56.3	606	56.3	606	2,965.8	31,924	3,022.1	32,530					
U/G 1										56.3	606	56.3	606	56.3	606	2,965.8	31,924	3,022.1	32,530					
1	95.0	1,023	95.0	1,023	5	300.2	3,232			731.4	7,872	1,031.6	11,104	1,126.6	12,127	352.1	3,790	1,732.4	18,648	384.2	4,135	253.7	2,731	
MEZZ						120.6	1,298			36.3	391	156.9	1,689	156.9	1,689	425.4	4,579	582.3	6,268					
2								21	1,456.0	15,672	199.5	2,147	1,655.5	17,819	1,655.5	17,819	84.7	912	1,740.2	18,731				
3								21	1,619.0	17,427	163.8	1,763	1,782.8	19,190	1,782.8	19,190	71.7	772	1,854.5	19,961				
4					10	697.0	7,502	11	922.0	9,925	163.8	1,763	1,782.8	19,190	1,782.8	19,190	71.7	772	1,854.5	19,962				
5					22	1,619.0	17,427				163.8	1,763	1,782.8	19,190	1,782.8	19,190	71.7	772	1,854.5	19,961				
6					22	1,619.0	17,427				163.8	1,763	1,782.8	19,190	1,782.8	19,190	71.7	772	1,854.5	19,961				
7					22	1,419.7	15,281				163.8	1,763	1,782.8	19,190	1,782.8	19,190	71.7	772	1,854.5	19,961				
8										96.1	1,034	96.1	1,034	96.1	1,034	100.9	1,086	843.3	9,078	515.8	5,552	646.3	6,957	
9					12	667.6	7,186			804	742.3	7,990	742.3	7,990	742.3	7,990	57.7	621	800.0	8,611				
10					12	667.6	7,186			804	742.3	7,990	742.3	7,990	742.3	7,990	57.7	621	800.0	8,611				
11					12	667.6	7,186			804	742.3	7,990	742.3	7,990	742.3	7,990	57.7	621	800.0	8,611				
12					12	667.6	7,186			804	742.3	7,990	742.3	7,990	742.3	7,990	57.7	621	800.0	8,611				
13					12	667.6	7,186			804	742.3	7,990	742.3	7,990	742.3	7,990	57.7	621	800.0	8,611				
14					12	667.6	7,186			804	742.3	7,990	742.3	7,990	742.3	7,990	57.7	621	800.0	8,611				
15					12	667.6	7,186			804	742.3	7,990	742.3	7,990	742.3	7,990	57.7	621	800.0	8,611				
16					12	667.6	7,186			804	742.3	7,990	742.3	7,990	742.3	7,990	57.7	621	800.0	8,611				
17					12	667.6	7,186			804	742.3	7,990	742.3	7,990	742.3	7,990	57.7	621	800.0	8,611				
18					12	667.6	7,186			804	742.3	7,990	742.3	7,990	742.3	7,990	57.7	621	800.0	8,611				
19					12	667.6	7,186			804	742.3	7,990	742.3	7,990	742.3	7,990	57.7	621	800.0	8,611				
20					12	667.6	7,186			804	742.3	7,990	742.3	7,990	742.3	7,990	57.7	621	800.0	8,611				
21					12	667.6	7,186			804	742.3	7,990	742.3	7,990	742.3	7,990	57.7	621	800.0	8,611				
22					12	667.6	7,186			804	742.3	7,990	742.3	7,990	742.3	7,990	57.7	621	800.0	8,611				
23					12	667.6	7,186			804	742.3	7,990	742.3	7,990	742.3	7,990	57.7	621	800.0	8,611				
24					12	667.6	7,186			804	742.3	7,990	742.3	7,990	742.3	7,990	57.7	621	800.0	8,611				
25					12	667.6	7,186			804	742.3	7,990	742.3	7,990	742.3	7,990	57.7	621	800.0	8,611				
26					12	667.6	7,186			804	742.3	7,990	742.3	7,990	742.3	7,990	57.7	621	800.0	8,611				
27					12	667.6	7,186			804	742.3	7,990	742.3	7,990	742.3	7,990	57.7	621	800.0	8,611				
28					12	667.6	7,186			804	742.3	7,990	742.3	7,990	742.3	7,990	57.7	621	800.0	8,611				
29					12	667.6	7,186			804	742.3	7,990	742.3	7,990	742.3	7,990	57.7	621	800.0	8,611				
30					12	667.6	7,186			804	742.3	7,990	742.3	7,990	742.3	7,990	57.7	621	800.0	8,611				
31					12	667.6	7,186			804	742.3	7,990	742.3	7,990	742.3	7,990	57.7	621	800.0	8,611				
32					12	667.6	7,186			804	742.3	7,990	742.3	7,990	742.3	7,990	57.7	621	800.0	8,611				
33					12	667.6	7,186			804	742.3	7,990	742.3	7,990	742.3	7,990	57.7	621	800.0	8,611				
LOWER MECH./ RES.					8	441.0	4,747				301.3	3,243	742.3	7,990	742.3	7,990	57.7	621	800.0	8,611				
UPPER MECH./ RES.					8	441.0	4,747				81.7	879	522.7	5,627	522.7	5,627	57.7	621	580.4	6,247				
ROOF																								
<b>TOTAL</b>	<b>95.0</b>	<b>1,023</b>	<b>95.0</b>	<b>1,023</b>	<b>397</b>	<b>23,348.3</b>	<b>251,319</b>	<b>53</b>	<b>3,997.0</b>	<b>43,023</b>	<b>4,244.7</b>	<b>45,689</b>	<b>31,590.0</b>	<b>338,343</b>	<b>31,685.0</b>	<b>341,054</b>	<b>8,810.9</b>	<b>94,840</b>	<b>41,395.9</b>	<b>445,582</b>	<b>900.0</b>	<b>9,688</b>	<b>900.0</b>	<b>9,688</b>
						<b>TOTAL UNITS SALEAB.+REPL.</b>	<b>450</b>	<b>UNITS</b>																

#	DATE	ISSUED FOR SETTLEMENT	DESCRIPTION	BY
1	2023-11-29	ISSUED FOR SETTLEMENT		AYU

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### UNIT MIX - PROVIDED

	UNIT TYPE				TOTAL
	STUDIO	1B	2B	3B	
RATIO	38	214	151	47	450
COUNT	8.4%	47.6%	33.6%	10.4%	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	m <sup>2</sup>	ft <sup>2</sup>
1						5									5	84.2	906
2							4	7			10				21	69.3	746
3							3	7			10		1		21	77.1	830
4				2	6		1				10				21	77.1	830
5	1	1	3	13			2				2				22	73.6	792
6	1	1	3	13			2				2				22	73.6	792
7	1	1	4	12			2				2				22	64.5	695
8																	
9	1	3	4	2	1	1									12	55.6	599
10	1	3	4	2	1	1									12	55.6	599
11	1	3	4	2	1	1									12	55.6	599
12	1	3	4	2	1	1									12	55.6	599
13	1	3	4	2	1	1									12	55.6	599
14	1	3	4	2	1	1									12	55.6	599
15	1	3	4	2	1	1									12	55.6	599
16	1	3	4	2	1	1									12	55.6	599
17	1	3	4	2	1	1									12	55.6	599
18	1	3	4	2	1	1									12	55.6	599
19	1	3	4	2	1	1									12	55.6	599
20	1	3	4	2	1	1									12	55.6	599
21	1	3	4	2	1	1									12	55.6	599
22	1	3	4	2	1	1									12	55.6	599
23	1	3	4	2	1	1									12	55.6	599
24	1	3	4	2	1	1									12	55.6	599
25	1	3	4	2	1	1									12	55.6	599
26	1	3	4	2	1	1									12	55.6	599
27	1	3	4	2	1	1									12	55.6	599
28	1	3	4	2	1	1									12	55.6	599
29	1	3	4	2	1	1									12	55.6	599
30	1	3	4	2	1	1									12	55.6	599
31	1	3	4	2	1	1									12	55.6	599
32	1	3	4	2	1	1									12	55.6	599
33	1	3	4	2	1	1									12	55.6	599
LOWER MECH./ RES.	1	2	3	1	1	1									8	55.1	593
UPPER MECH./ RES.	1	2	3	1	1	1									8	55.1	593
SUBTOTAL	30	82	118	96	25	38	8	14			30		1		450		
TOTAL UNITS	30	200		397		46	8	14			53		1		450		
UNIT MIX	7.6%	20.7%	29.7%	24.2%	6.3%	9.6%	15.1%	26.4%			56.6%		1.9%		100.0%		
AVG. UNIT SIZE	34.4	45.3	47.6	67.1	67.0	89.3	53.8	67.8			82.7		137.9		(m <sup>2</sup> )	60.8	654
AVG. UNIT SIZE TOTAL (m <sup>2</sup> )	34.4	46.7		67.1	67.0	89.1	53.8	67.8			82.7		137.9		(m <sup>2</sup> )		
GFA (m <sup>2</sup> )	1,031.5	3,717.5	5,614.6	6,441.6	1,674.5	3,394.3	430.1	949.3			2,479.6		137.9		(m <sup>2</sup> )		
TOTAL GFA (m <sup>2</sup> )	1,031.5	9,332.1		8,116.1		4,096.6	430.1	949.3			2,479.6		137.9		(m <sup>2</sup> )		
TOTAL GFA (m <sup>2</sup> )				22,576.3							3,997.0						

### VEHICULAR PARKING - REQUIRED

33-STORY BUILDING	USE	RATIO (MIN.)	UNIT/m <sup>2</sup>	SPACES (MIN.)
VISITOR		2.0 + 0.05/UNIT	450	24
RETAIL				
TOTAL VISITOR PARKING REQUIRED				24

### ACCESSIBLE PARKING - REQUIRED

33-STORY BUILDING	USE	EFFECTIVE PARKING SPACES	TOTAL	RATIO (MIN.)	MIN. B/F REQ'D.
VISITOR		45	475	5 FOR FIRST 100 + 1 PER 50 THEREAFTER	13
RETAIL					
TOTAL ACCESSIBLE PARKING SPACES REQUIRED					13

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

### VEHICULAR PARKING SUPPLY PER FLOOR

33-STORY BUILDING	FLOOR	USE			TOTAL
		RENTAL REPLACEMENT	RESIDENTIAL	VISITORS	
FLOOR 1			4		4
U/G LEVEL 1		20	19	22	61
U/G LEVEL 2			72		72
TOTAL PROVIDED		20	91	26	137

ALL RENTAL REPLACEMENT & RESIDENTIAL PARKING SPACES ARE EV PARKING

### ACCESSIBLE PARKING - PROVIDED

33-STORY BUILDING	FLOOR	SPACES	TOTAL
U/G LEVEL 1		6	6
U/G LEVEL 2		7	7
TOTAL PROVIDED		13	13

### 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	6	33	23	8	70

### BARRIER-FREE UNITS - PROVIDED

FLOOR	BARRIER-FREE UNITS				TOTAL
	STUDIO	1B	2B	3B	
1					
2	3				3
3	3				3
4		2			2
5		2		4	6
6		2		4	6
7					
8					
9		1	1		2
10		1	1		2
11		1	1		2
12		1	1		2
13		1	1		2
14		1	1		2
15		1	1		2
16		1	1		2
17		1	1		2
18		1	1		2
19		1	1		2
20		1	1		2
21		1	1		2
22		1	1		2
23		1	1		2
24		1	1		2
25		1	1		2
26		1	1		2
27		1	1		2
28		1	1		2
29		1	1		2
30		1	1		2
31		1	1		2
32		1	1		2
33		1	1		2
LOWER MECH./ RES.		1			1
UPPER MECH./ RES.		1			1
SUBTOTAL	6	33	23	8	70
RATIO	15.8%	15.4%	16.6%	17.0%	16.0%

### AMENITY AREAS - REQUIRED & PROVIDED

33-STORY BUILDING	TYPE	REQUIRED			PROVIDED		
		RATIO	m <sup>2</sup>	ft <sup>2</sup>	RATIO	m <sup>2</sup>	ft <sup>2</sup>
INDOOR AMENITY		2.0 m <sup>2</sup> /UNIT	900.0	9,688	2.0 m <sup>2</sup> /UNIT	900.0	9,688
OUTDOOR AMENITY		TOTAL AMENITY REQUIRED MINUS THE INDOOR AMENITY PROVIDED (NO LESS THAN 40m <sup>2</sup> )			2.0 m <sup>2</sup> /UNIT	900.0	9,688
TOTAL AMENITY		4.0 m <sup>2</sup> /UNIT	1,800.0	19,375	4.0 m <sup>2</sup> /UNIT	1,800.0	19,375

\*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	4	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

33-STORY BUILDING	FLOOR	USE		TOTAL
		RENTAL REPLACEMENT	RESIDENTIAL	
U/G LEVEL 2		2	14	16
U/G LEVEL 1			6	6
FLOOR 1				
FLOOR 2		6		6
FLOOR 3				
FLOOR 4		6		6
FLOOR 5			6	6
FLOOR 6			6	6
TOTAL PROVIDED		20	32	52

### BICYCLE PARKING - REQUIRED

33-STORY BUILDING	USE	RESIDENTIAL		TOTAL
		RATIO	SPACES	
SHORT TERM		0.20 / UNIT	90	90
LONG TERM		0.90 / UNIT	405	405
TOTAL REQUIRED			495	495

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

### BICYCLE PARKING - PROVIDED

33-STORY BUILDING	FLOOR	RESIDENTIAL		TOTAL
		SHORT TERM	LONG TERM	
MEZZ			350	350
FLOOR 1		90		90
U/G LEVEL 1			56	56
TOTAL PROVIDED		90	406	496

1	2023-11-29	ISSUED FOR SETTLEMENT	AYU
#	DATE	DESCRIPTION	BY

PROJECT  
**Roselawn Ave. + Lyon Court**

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

DRAWING

STATISTICS

PROJECT NO.

16.151RZ

PROJECT DATE

2023-11-29

DRAWN BY

MDM

CHECKED BY

LLE

SCALE

DRAWING NO.

REV.

SPA001b

1



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#	DATE	ISSUED FOR SETTLEMENT	DESCRIPTION	AYU	BY
1	2023-11-29				

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













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 CONTEXT PLAN

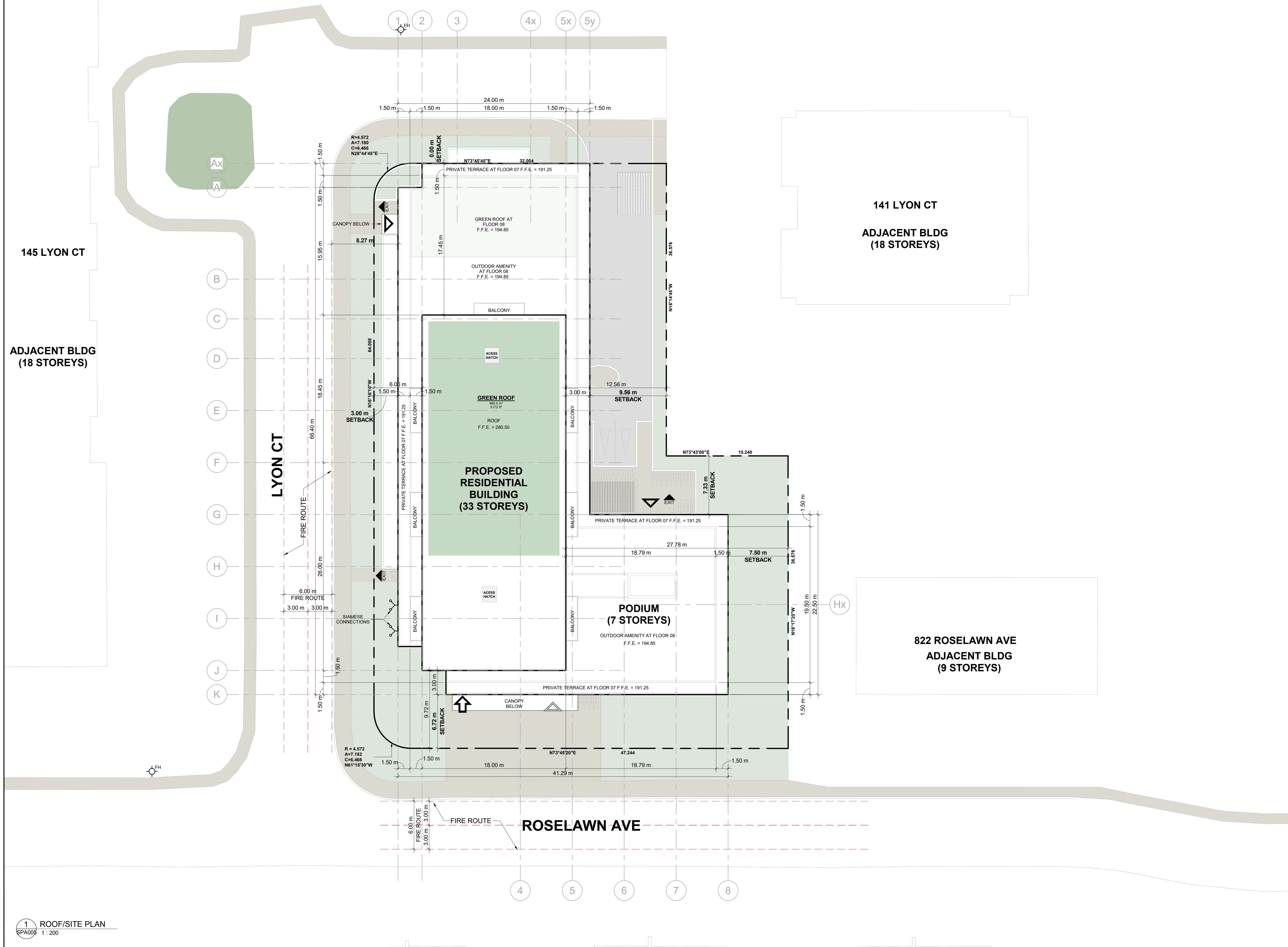
PROJECT NO.  
16.151RZ  
 PROJECT DATE  
2023-11-29  
 DRAWN BY  
MDM  
 CHECKED BY  
AYU  
 SCALE  
1 : 1500

DRAWING NO.	SPA004	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 SETTLEMENT	DESCRIPTION	AYU	BY
1	2023-11-29				

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

DRAWING  
**SITE PLAN / ROOF PLAN**

PROJECT NO. 16.151RZ	
PROJECT DATE 2023-11-29	
DRAWN BY MDM	
CHECKED BY LLE	
SCALE 1:200	

DRAWING NO. <b>SPA005</b>	REV. <b>1</b>
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2023-11-29 11:34:19 AM

## 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 = 450**  
450 / 50 = 400  
400 / 50 = 8 (ROUND UP)  
8 X 13 m<sup>2</sup> = 104 + 25 = 129  
BULKY ITEM = 10m<sup>2</sup>  
HOUSEHOLD HAZARDOUS WASTE = 5 m<sup>2</sup>

**TOTAL AREA REQUIRED:**  
129 m<sup>2</sup> + 10 m<sup>2</sup> + 5 m<sup>2</sup> = 144 m<sup>2</sup>

### WASTE STORAGE AREA PROVIDED:

RESIDENTIAL GARBAGE ROOM: 143.3 m<sup>2</sup>  
BULKY WASTE ROOM: 10.0 m<sup>2</sup>  
HOUSEHOLD HAZARDOUS WASTE AREA: 5.0 m<sup>2</sup>  
**TOTAL: 158.3 m<sup>2</sup>**

### STAGING AREA REQUIRED:

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

**NUMBER OF UNITS = 448**  
450 - 50 = 400  
400 / 50 = 8 (ROUND UP)  
8 x 5 m<sup>2</sup> = 40

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

### NUMBER OF BINS REQUIRED:

**GARBAGE WASTE BINS REQ'D:**  
= 1 BIN PER 50 UNITS  
= 450/50 = 9 (ROUND UP)  
= 9 BINS

**RECYCLING BINS REQ'D:**  
= 1 BIN PER 50 UNITS  
= 450/50 = 9 (ROUND UP)  
= 9 BINS

**ORGANIC BINS REQUIRED:**  
= 1 BIN PER 100 UNITS  
= 450/100 = 4.5 (ROUND UP)  
= 5 BINS

**TOTAL NO. OF BINS REQUIRED**  
= 9 GARBAGE + 9 RECYCLING + 5 ORGANIC  
= 23

**NUMBER OF BINS PROVIDED:**  
GARBAGE WASTE BINS (G) 9 BINS  
RECYCLING BINS (R) 9 BINS  
ORGANIC BINS (O) 5 BINS

**TOTAL NUMBER OF BINS PROVIDED:**  
9 (G) + 9 (R) + 5 (O)  
= 23 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 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.

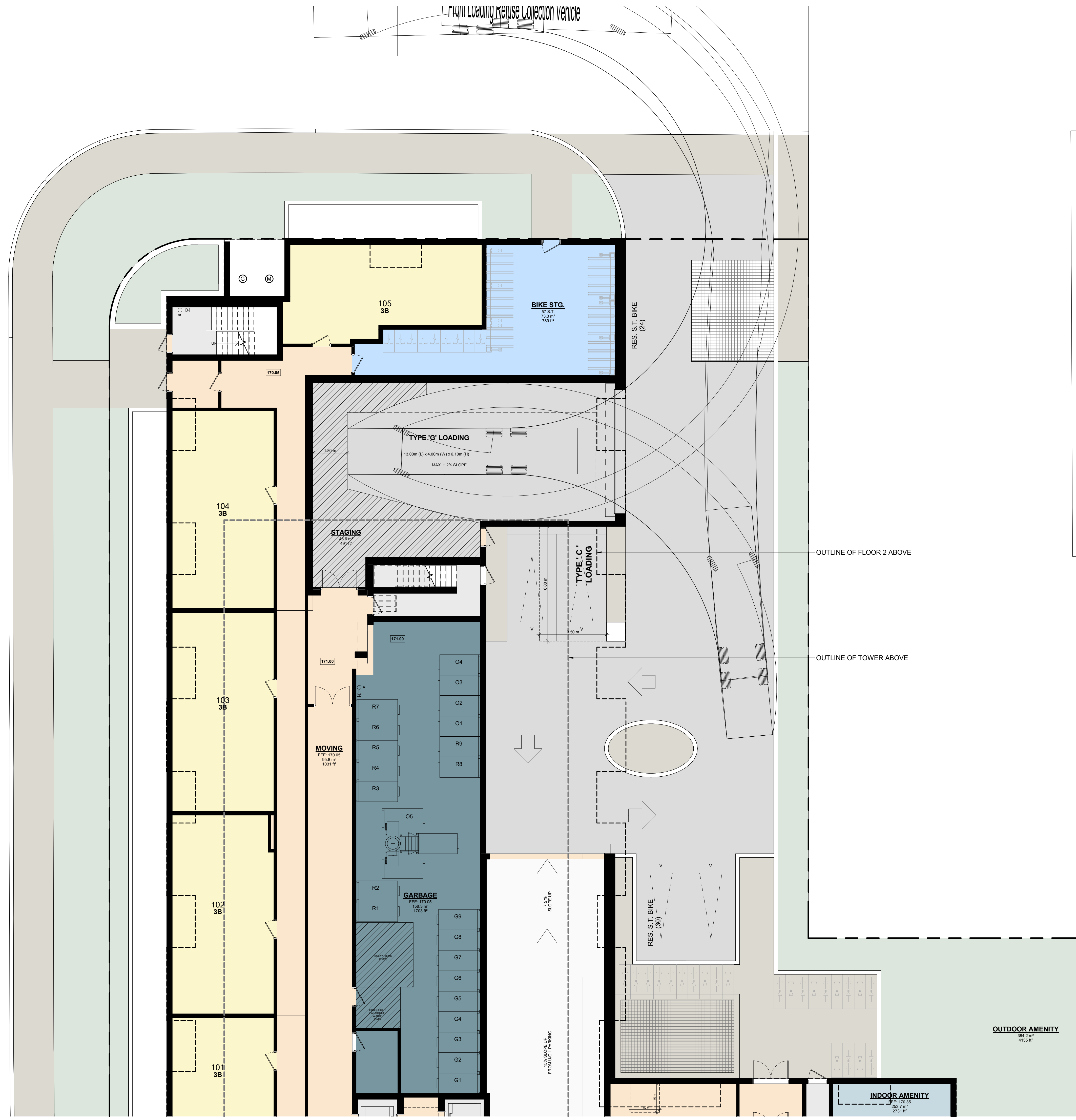
#	DATE	ISSUED FOR SETTLEMENT	DESCRIPTION	BY
1	2023-11-29	ISSUED FOR SETTLEMENT		AYU

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

## RESIDENTIAL SOLID WASTE MANAGEMENT

PROJECT NO. 16.151RZ	PROJECT DATE 2023-11-29
DRAWN BY MDM	CHECKED BY AYU
SCALE 1 : 100	

DRAWING NO. SPA006	REV. 1
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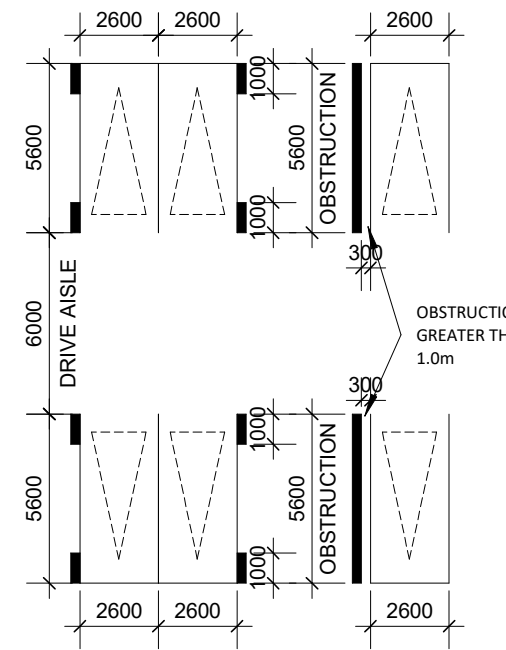
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- EV EVSE PARKING
- △ CONVEX MIRROR
- R RENTAL REPLACEMENT SPACE
- V VISITOR PARKING SPACE

**STANDARD PARKING DIMENSIONS:**

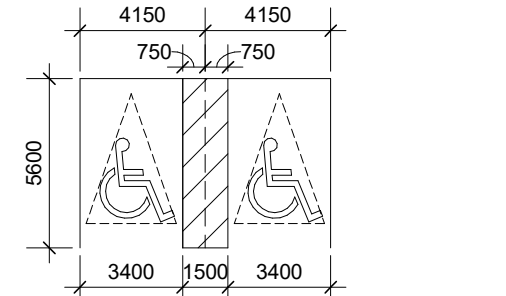
aisle width: MIN 6m

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

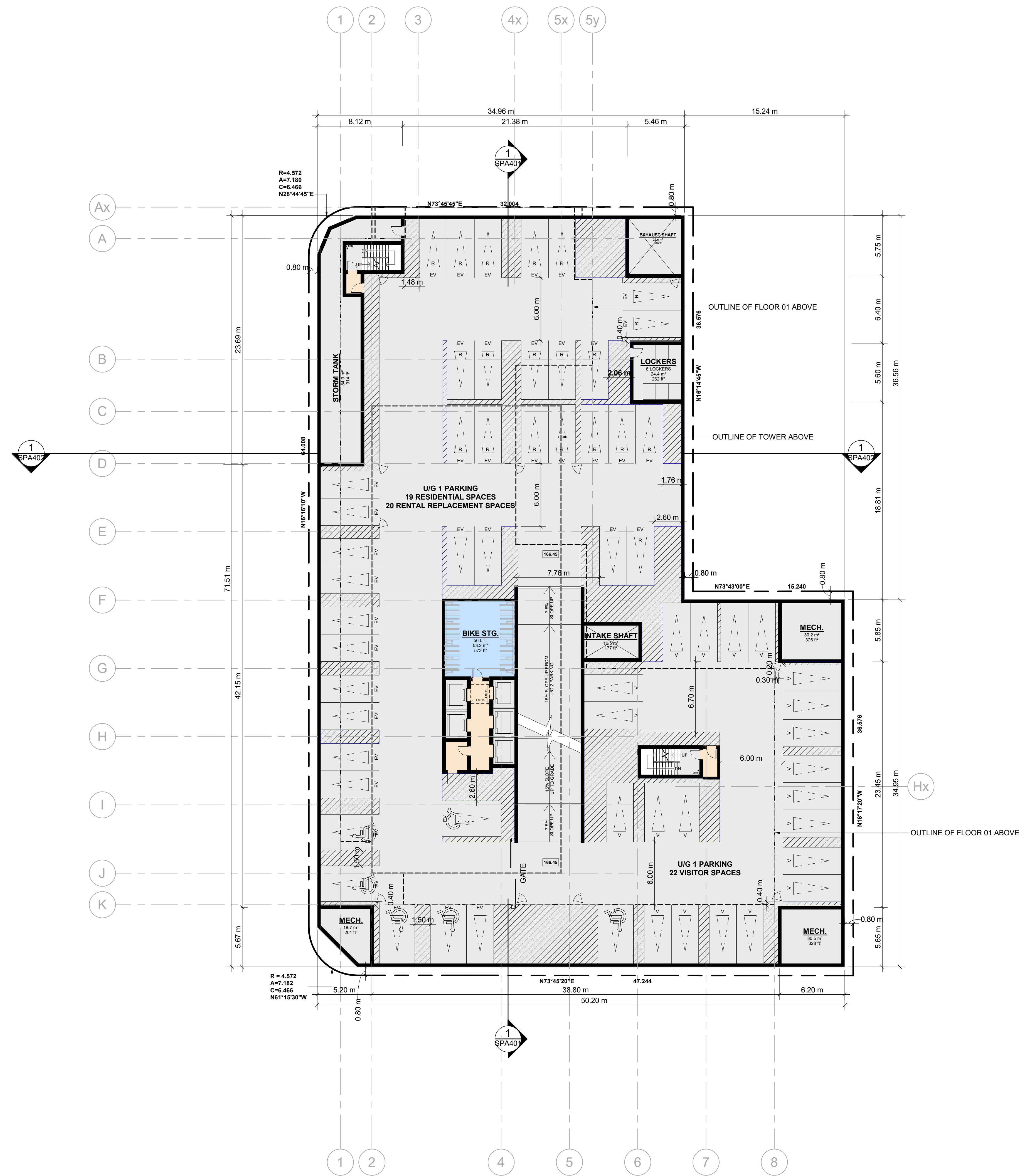


**STANDARD BARRIER-FREE SPACE:**

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 SETTLEMENT	DESCRIPTION	BY
1	2023-11-29	ISSUED FOR SETTLEMENT		AYU

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





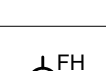
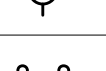

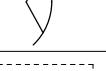




**DRAWING**  
**UNDERGROUND LEVEL 01**

PROJECT NO.	16.151RZ
PROJECT DATE	2023-11-29
DRAWN BY	MDM
CHECKED BY	LLE
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

145 LYON CT

141 LYON CT

822 ROSELAWN AVE

1 FLOOR 01  
SPA151a 1:200

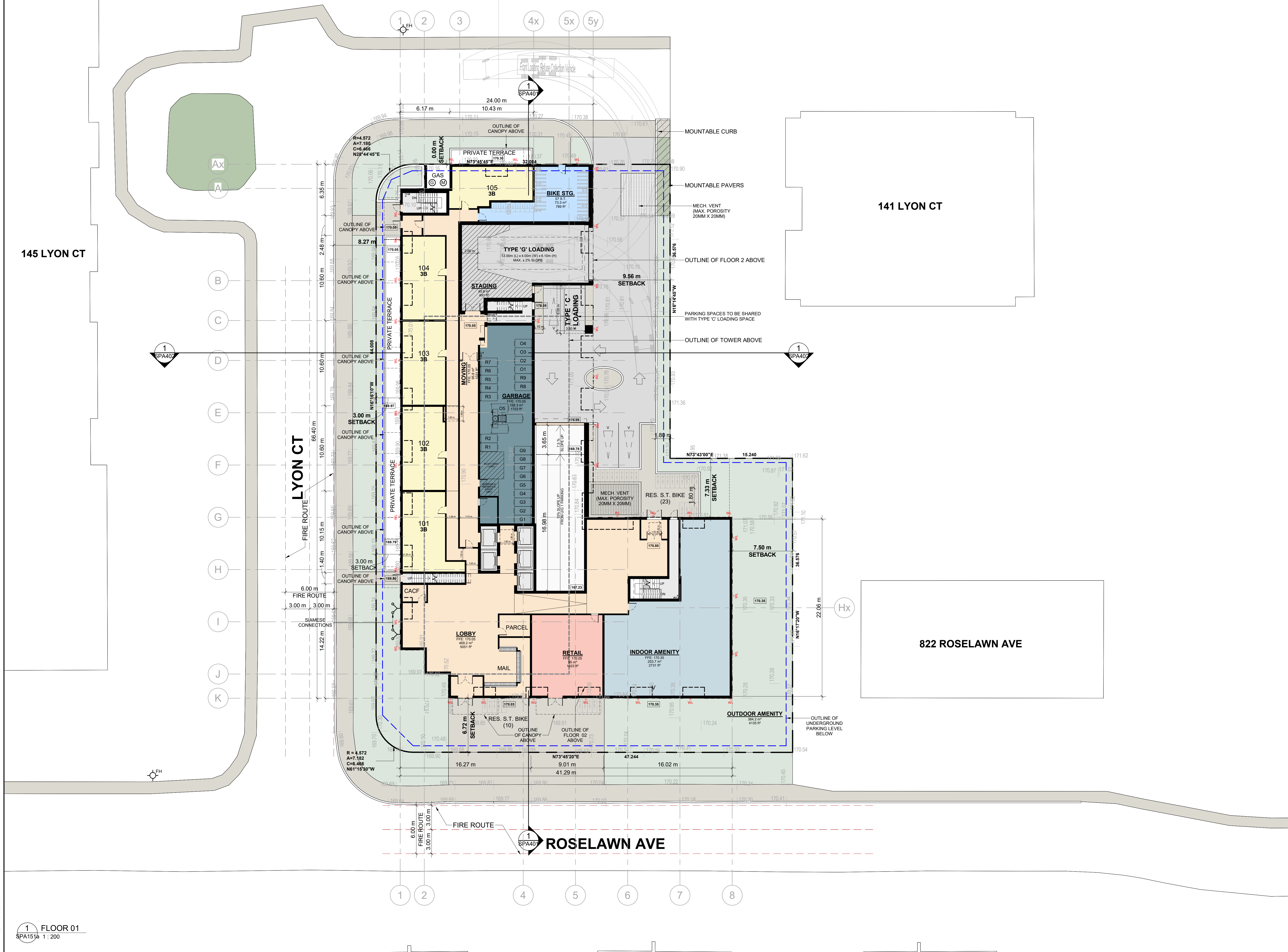
#	DATE	ISSUED FOR SETTLEMENT	DESCRIPTION	AYU	BY
1	2023-11-29	ISSUED FOR SETTLEMENT			

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

DRAWING  
**FLOOR 01**

PROJECT NO. 16.151RZ	PROJECT DATE 2023-11-29
DRAWN BY MDM	CHECKED BY LLE
SCALE 1:200	

DRAWING NO. <b>SPA151a</b>	REV. <b>1</b>
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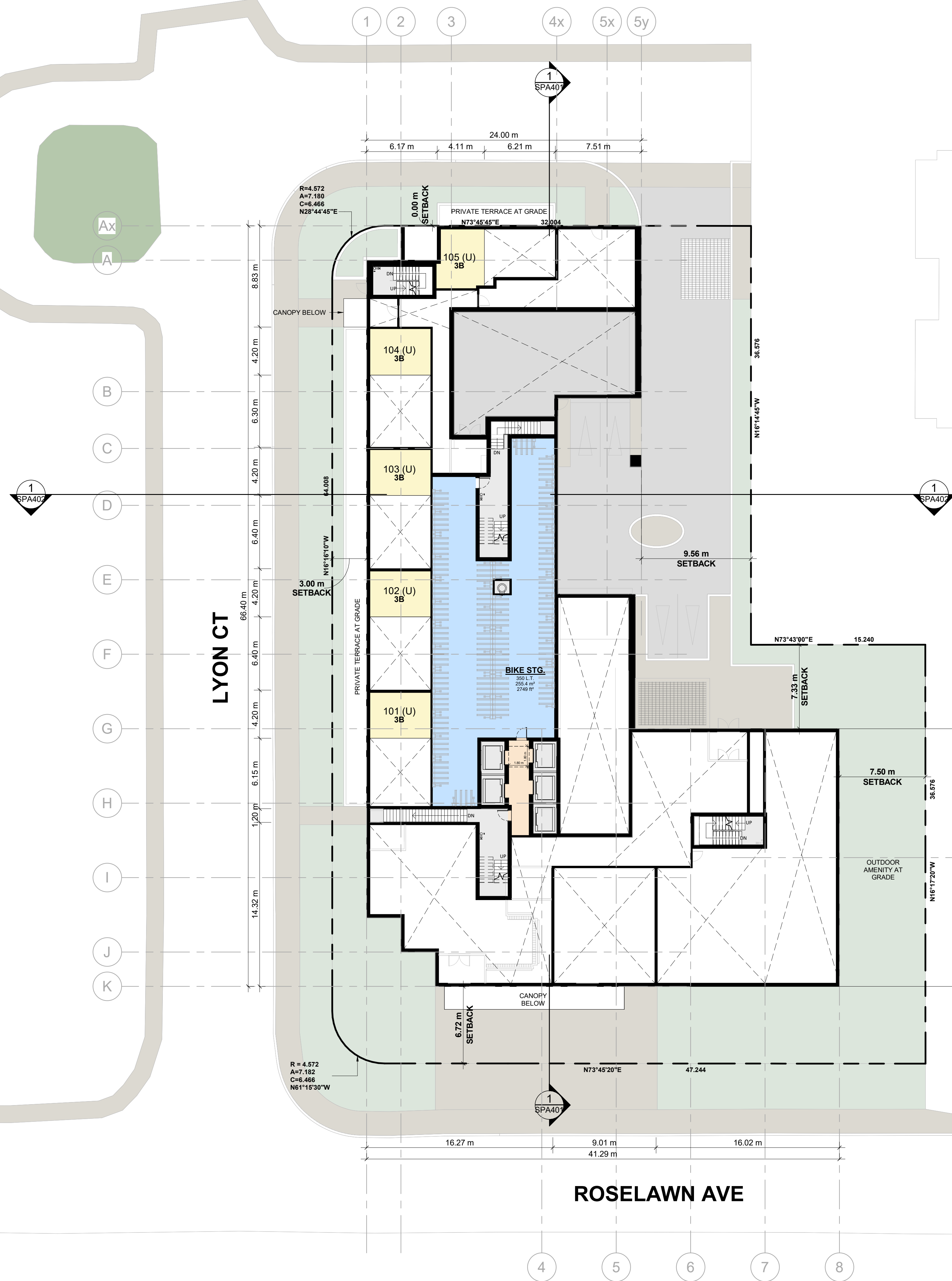
145 LYON CT

141 LYON CT

LYON CT

822 ROSELAWN AVE

ROSELAWN AVE



#	DATE	ISSUED FOR SETTLEMENT	DESCRIPTION	BY
1	2023-11-29	ISSUED FOR SETTLEMENT		AYU

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

DRAWING  
**MEZZ**

PROJECT NO. 16.151RZ	
PROJECT DATE 2023-11-29	
DRAWN BY MDM	
CHECKED BY LLE	
SCALE 1 : 200	

DRAWING NO. **SPA151b** REV. **1**



#	DATE	ISSUED FOR SETTLEMENT	DESCRIPTION	BY
1	2023-11-29	ISSUED FOR SETTLEMENT		AYU

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

**DRAWING**  
FLOOR 02

PROJECT NO.	16.151RZ
PROJECT DATE	2023-11-29
DRAWN BY	MDM
CHECKED BY	LLE
SCALE	1 : 200

11/29/23 11:34:25 AM

1

SPA152

1

145 LYON CT

141 LYON CT

822 ROSELAWN AVE

ROSELAWN AVE

LYON CT



#	DATE	ISSUED FOR SETTLEMENT	DESCRIPTION	BY
1	2023-11-29	ISSUED FOR SETTLEMENT		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	2023-11-29
DRAWN BY	MDM
CHECKED BY	LLE
SCALE	1 : 200

DRAWING NO.	SPA153	REV.	1
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145 LYON CT

141 LYON CT

LYON CT

822 ROSELAWN AVE

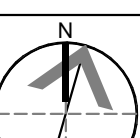
ROSELAWN AVE



#	DATE	ISSUED FOR SETTLEMENT	DESCRIPTION	AYU	BY
1	2023-11-29				

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

DRAWING  
**FLOOR 04**

PROJECT NO. 16.151RZ	
PROJECT DATE 2023-11-29	
DRAWN BY MDM	
CHECKED BY LLE	
SCALE 1 : 200	

DRAWING NO. <b>SPA154</b>	REV. <b>1</b>
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145 LYON CT

141 LYON CT

822 ROSELAWN AVE

LYON CT

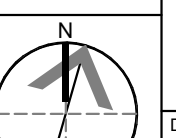
ROSELAWN AVE

FLOOR 07  
1:200

#	DATE	ISSUED FOR SETTLEMENT	DESCRIPTION	BY
1	2023-11-29	ISSUED FOR SETTLEMENT		AYU

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

DRAWING  
**FLOOR 07**

PROJECT NO. 16.151RZ	
PROJECT DATE 2023-11-29	
DRAWN BY MDM	
CHECKED BY LLE	
SCALE 1 : 200	

DRAWING NO. SPA156 REV. 1

2023-11-29 11:34:30 AM





145 LYON CT

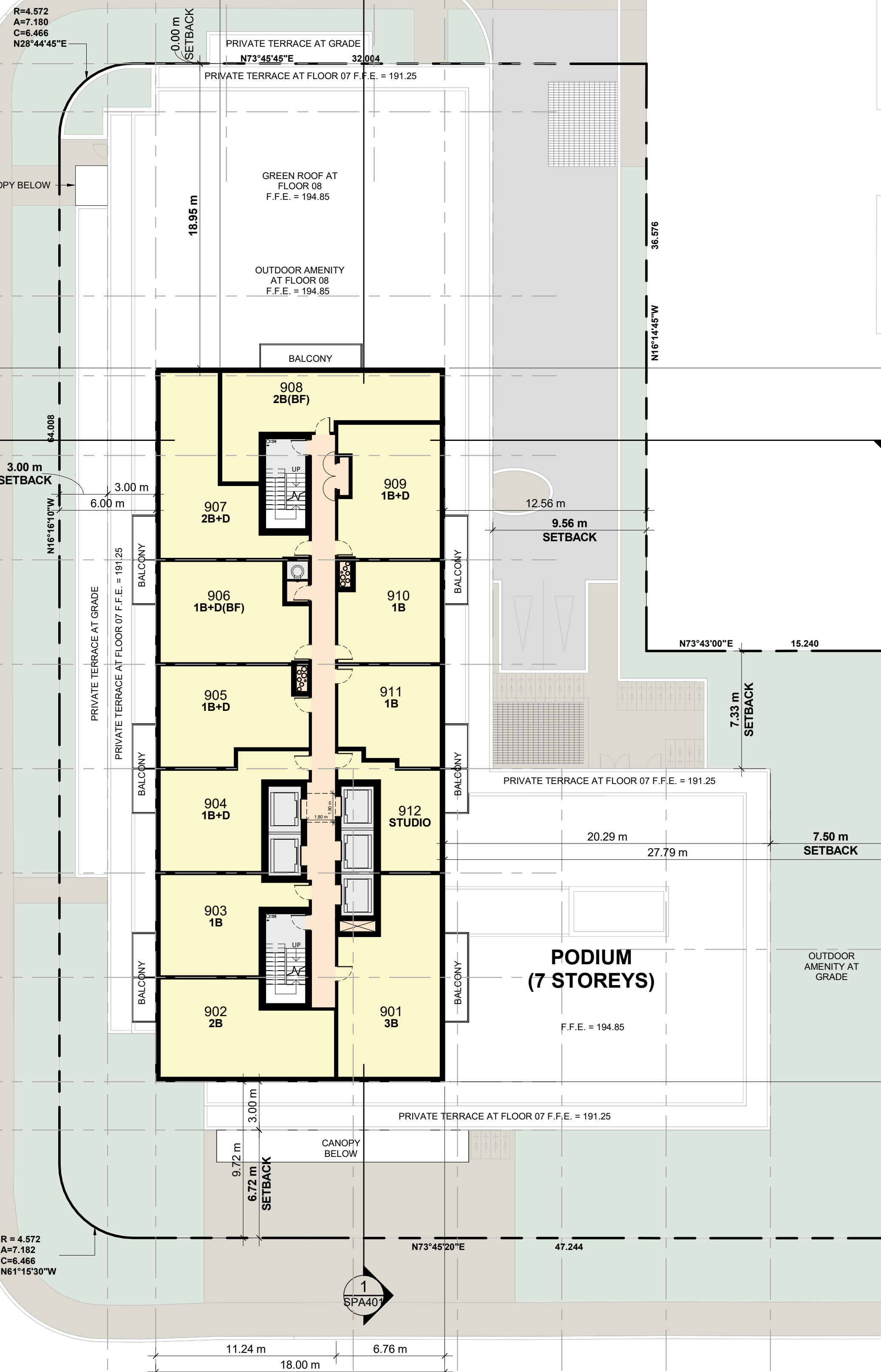
141 LYON CT

822 ROSELAWN AVE

ROSELAWN AVE

LYON CT

PODIUM  
(7 STOREYS)  
F.F.E. = 194.85



2023-11-29 11:34:33 AM

1 FLOOR 09-33  
SPA158 1 : 200

#	DATE	ISSUED FOR SETTLEMENT	DESCRIPTION	BY
1	2023-11-29	ISSUED FOR SETTLEMENT		JAY

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

DRAWING  
**FLOOR 09-33**

PROJECT NO. 16.151RZ	
PROJECT DATE 2023-11-29	
DRAWN BY MDM	
CHECKED BY LLE	
SCALE 1 : 200	

DRAWING NO. **SPA158** REV. **1**

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145 LYON CT

141 LYON CT

822 ROSELAWN AVE

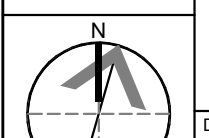
ROSELAWN AVE

LYON CT

#	DATE	ISSUED FOR SETTLEMENT	DESCRIPTION	BY
1	2023-11-29	ISSUED FOR SETTLEMENT		AYU

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

DRAWING  
**UPPER AND LOWER MECHANICAL/  
 RESIDENTIAL FLOORS**

PROJECT NO. 16.151RZ	
PROJECT DATE 2023-11-29	
DRAWN BY MDM	
CHECKED BY LLE	
SCALE 1 : 200	

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### EXTERIOR FINISHES LEGEND

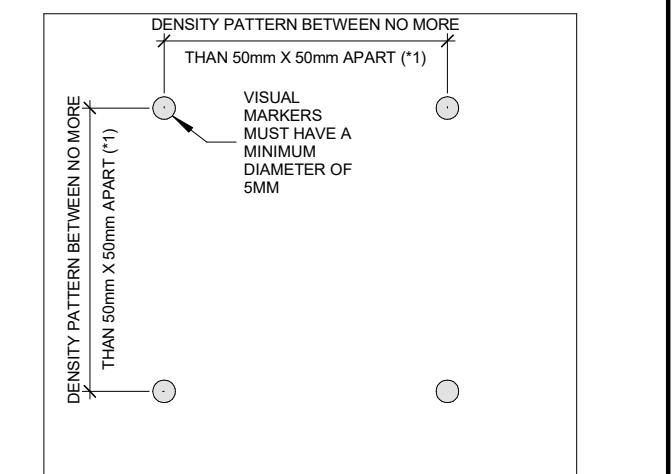
1	BRICK
2a	METAL PANELS - LIGHT GREY
2b	METAL PANELS - MEDIUM GREY
2c	METAL PANELS - DARK GREY
3	ALUMINUM MULLIONS - DARK GREY
4a	CLEAR GLAZING
4b	FRITTED GLASS
5a	RAILING GLASS - CLEAR
5b	RAILING GLASS - FRITTED/TINTED
6a	SPANDREL - MEDIUM GREY
6b	SPANDREL - DARK GREY

### BIRD FRIENDLY GUIDELINES

GENERAL NOTES IN ACCORDANCE WITH THE BIRD-FRIENDLY DEVELOPMENT GUIDELINES (FIRST 16 METERS ABOVE GRADE AND 4 METERS ABOVE GREEN FEATURE):

- PROVISION OF VISUAL MARKERS
  - VISUAL MARKERS TO ALERT BIRDS WILL BE PROVIDED, INCREASING THE SOLID TO GLASS RATIO OF GLAZING BY PROVIDING A TIGHTER GLAZING GRID IS ONE METHOD CONSIDERED, OTHERS ARE:
    - APPLICATION OF FILM AND DECALS TO THE GLASS
    - MUTING REFLECTIONS IN THE GLASS THROUGH THE USE OF INTERNAL SCREENS PLACED CLOSE TO THE GLASS SURFACE.
    - CANOPIES LOCATED ALONG THE BUILDING FACADE TO PROVIDE ADDITIONAL MUTING OF REFLECTED IMAGES
    - USE CERAMIC FRIT PANEL GLASS FROM AGC FOR ALL VISION GLASS ON LEVEL 1 & 2

- REDUCTION OF LIGHT POLLUTION
  - REDUCTION OF LIGHT POLLUTION FROM INTERIOR LIGHTS, PARTICULARLY DURING MIGRATION PERIODS
  - SELECTION OF APPROPRIATE EXTERNAL LIGHTING FIXTURES TO ELIMINATE DIRECT UPWARD LIGHT. REDUCE SPILL LIGHT AND OPTIMIZE USEFUL LIGHT.



DETAIL NOTES:  
1. FRITTED GLASS WILL BE TREATED WITH A DENSITY PATTERN OF VISUAL MARKERS NO MORE THAN 50mm X 50mm APART FOR THE FIRST 16M ABOVE GRADE. (TORONTO GREEN STANDARD EC4.1)

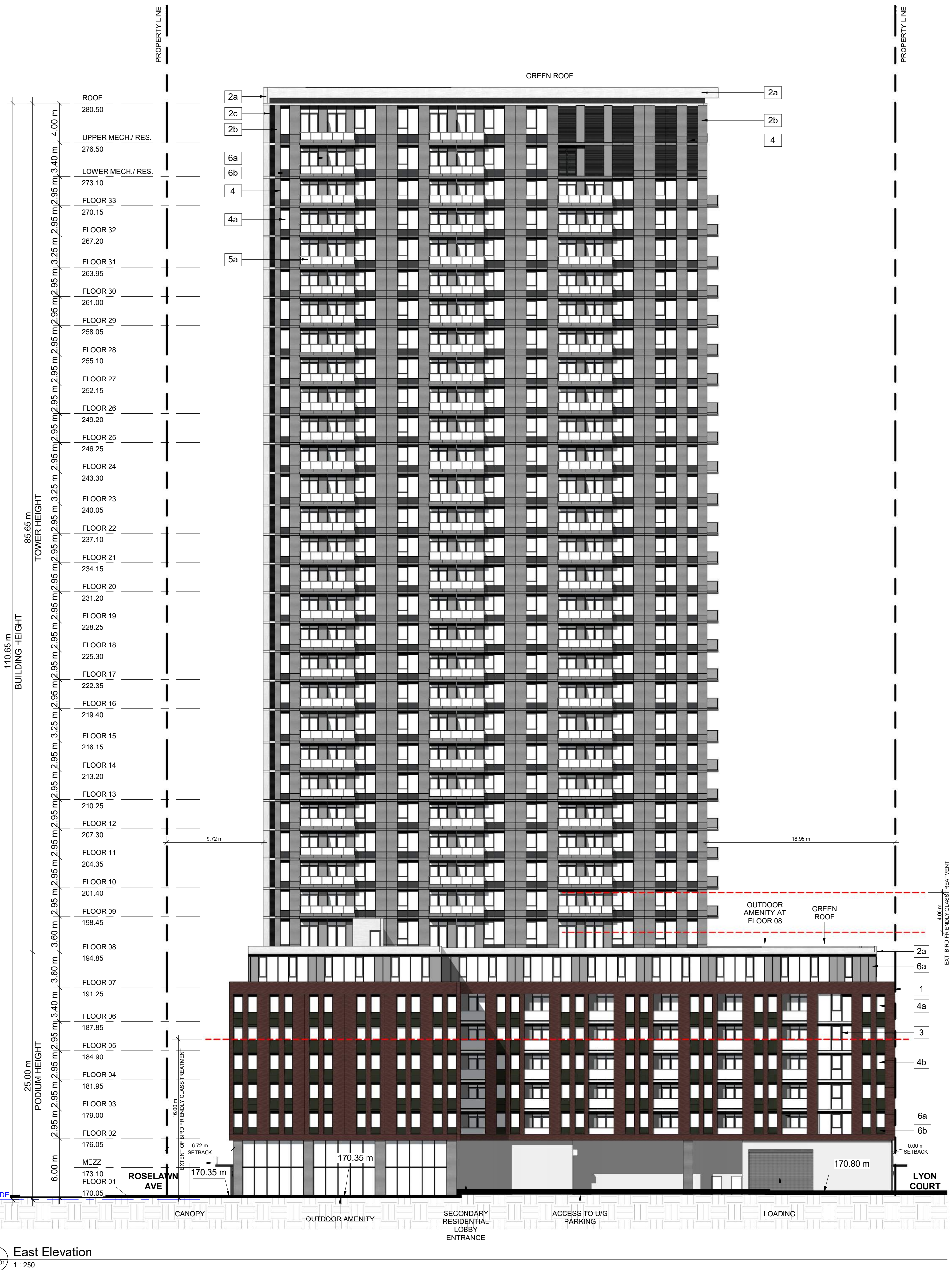
#	DATE	ISSUED FOR SETTLEMENT	DESCRIPTION	AYU	BY
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PROJECT  
**Roselawn Ave. + Lyon Court**  
836, 838 Roselawn Ave. and 131 Lyon Court,  
Toronto, Ontario

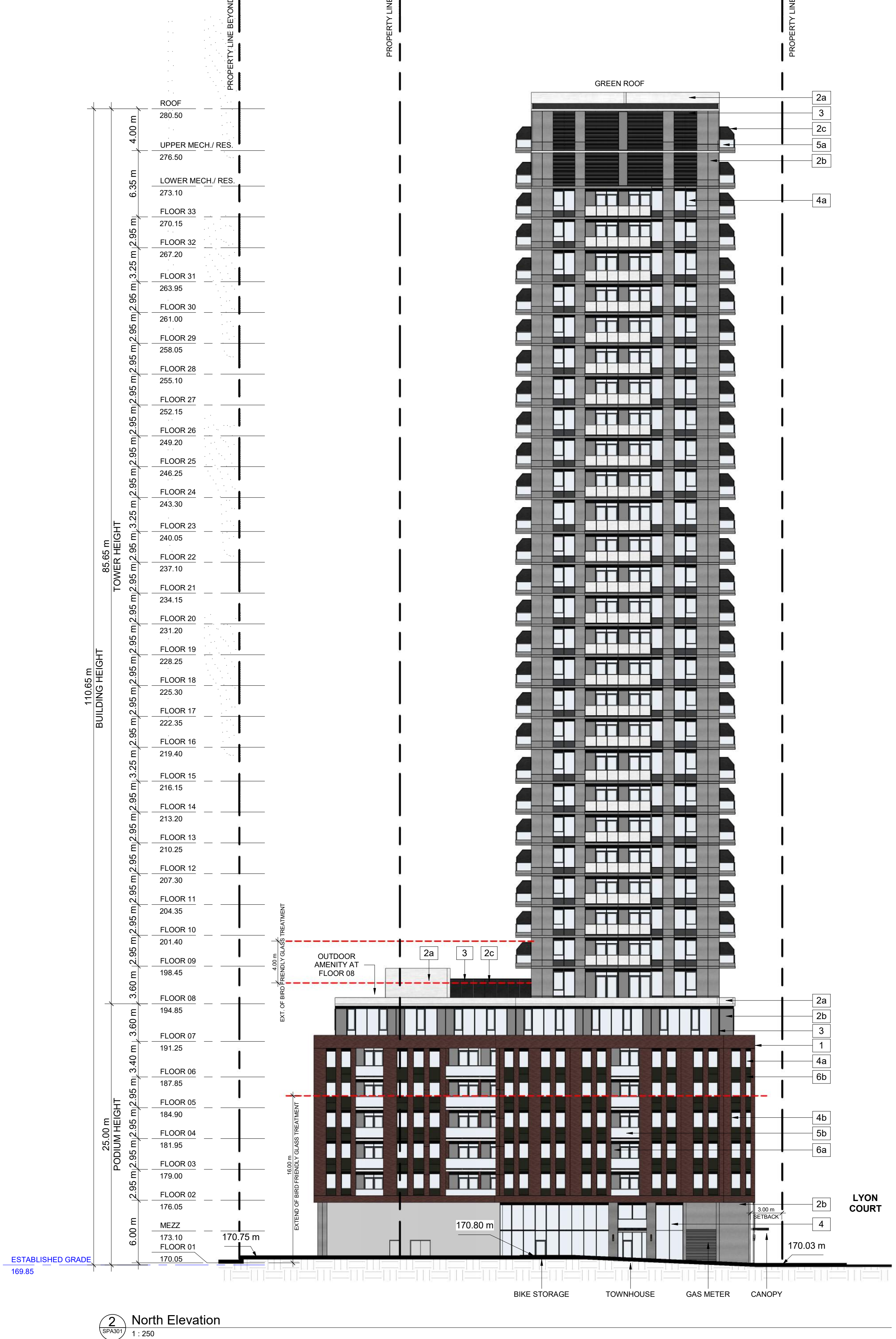
### ELEVATIONS

PROJECT NO.	16.151RZ
PROJECT DATE	2023-11-29
DRAWN BY	MDM
CHECKED BY	AYU
SCALE	1:250

DRAWING NO.	REV.
SPA301	1



1 East Elevation  
1:250



2 North Elevation  
1:250

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### EXTERIOR FINISHES LEGEND

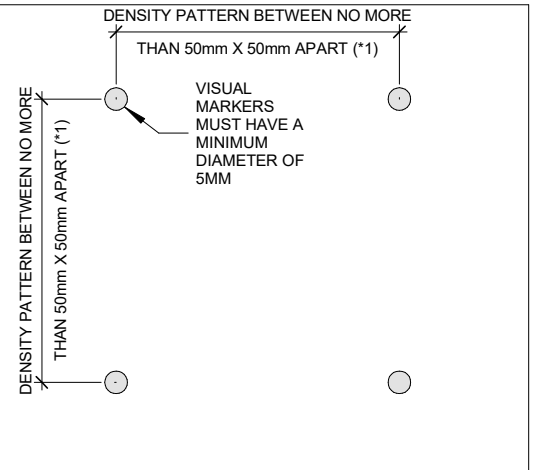
1	BRICK
2a	METAL PANELS - LIGHT GREY
2b	METAL PANELS - MEDIUM GREY
2c	METAL PANELS - DARK GREY
3	ALUMINUM MULLIONS - DARK GREY
4a	CLEAR GLAZING
4b	FRITTED GLASS
5a	RAILING GLASS - CLEAR
5b	RAILING GLASS - FRITTED/TINTED
6a	SPANDREL - MEDIUM GREY
6b	SPANDREL - DARK GREY

### BIRD FRIENDLY GUIDELINES

GENERAL NOTES IN ACCORDANCE WITH THE BIRD-FRIENDLY DEVELOPMENT GUIDELINES (FIRST 16 METERS ABOVE GRADE AND 4 METERS ABOVE GREEN FEATURE):

- PROVISION OF VISUAL MARKERS
  - VISUAL MARKERS TO ALERT BIRDS WILL BE PROVIDED, INCREASING THE SOLID TO GLASS RATIO OF GLAZING BY PROVIDING A TIGHTER GLAZING GRID IS ONE METHOD CONSIDERED, OTHERS ARE:
    - APPLICATION OF FILM AND DECALS TO THE GLASS
    - MUTING REFLECTIONS IN THE GLASS THROUGH THE USE OF INTERNAL SCREENS PLACED CLOSE TO THE GLASS SURFACE
    - CANOPIES LOCATED ALONG THE BUILDING FACADE TO PROVIDE ADDITIONAL MUTING OF REFLECTED IMAGES
    - USE CERAMIC FRIT PANEL GLASS FROM AGC FOR ALL VISION GLASS ON LEVEL 1 & 2

- REDUCTION OF LIGHT POLLUTION
  - REDUCTION OF LIGHT POLLUTION FROM INTERIOR LIGHTS, PARTICULARLY DURING MIGRATION PERIODS
  - SELECTION OF APPROPRIATE EXTERNAL LIGHTING FIXTURES TO ELIMINATE DIRECT UPWARD LIGHT, REDUCE SPILL LIGHT AND OPTIMIZE USEFUL LIGHT.



DETAIL NOTES:  
1. FRITTED GLASS WILL BE TREATED WITH A DENSITY PATTERN OF VISUAL MARKERS NO MORE THAN 50mm X 50mm APART FOR THE FIRST 16M ABOVE GRADE. (TORONTO GREEN STANDARD EC4.1)

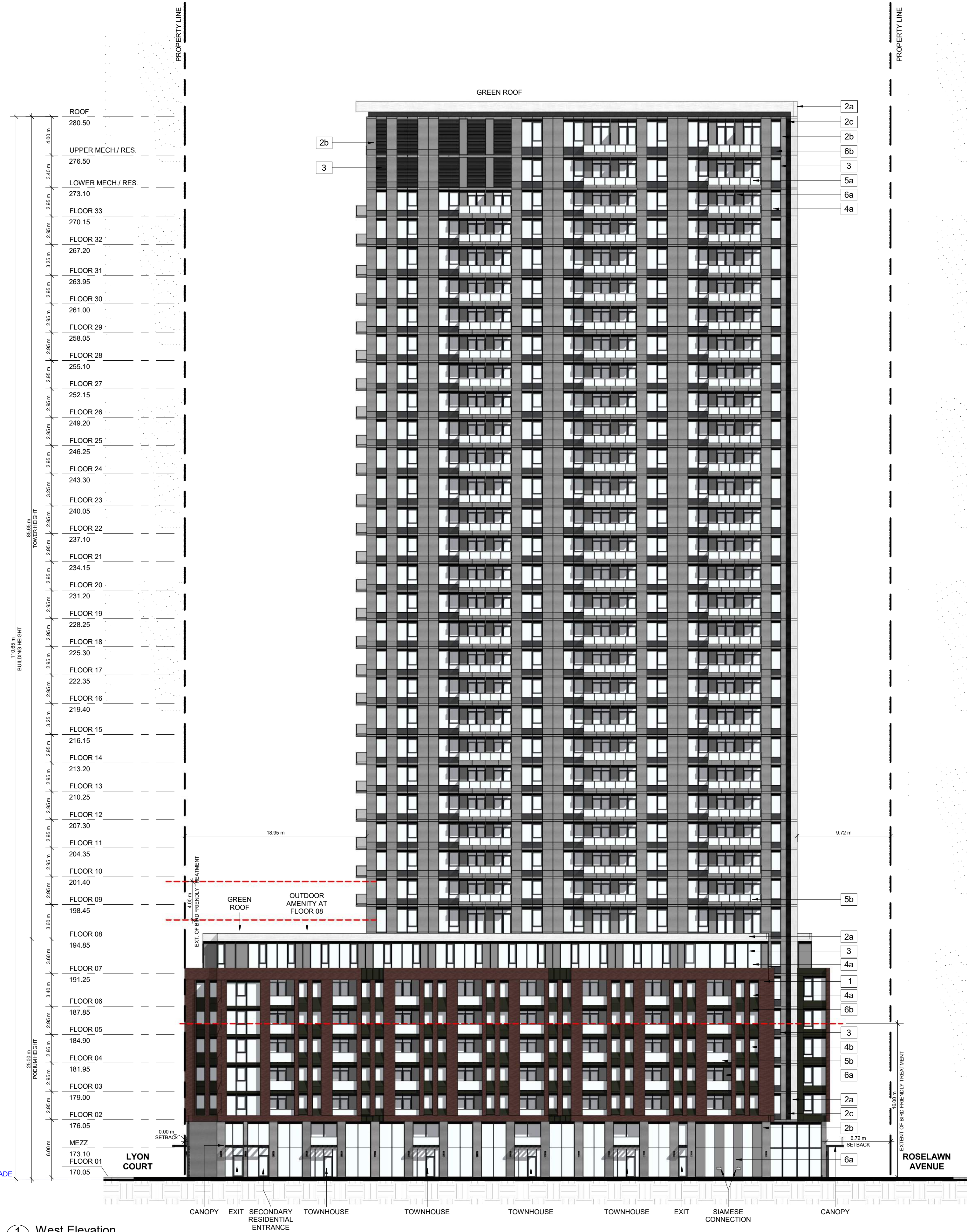
#	DATE	DESCRIPTION	BY
1	2023-11-29	ISSUED FOR SETTLEMENT	AYU

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

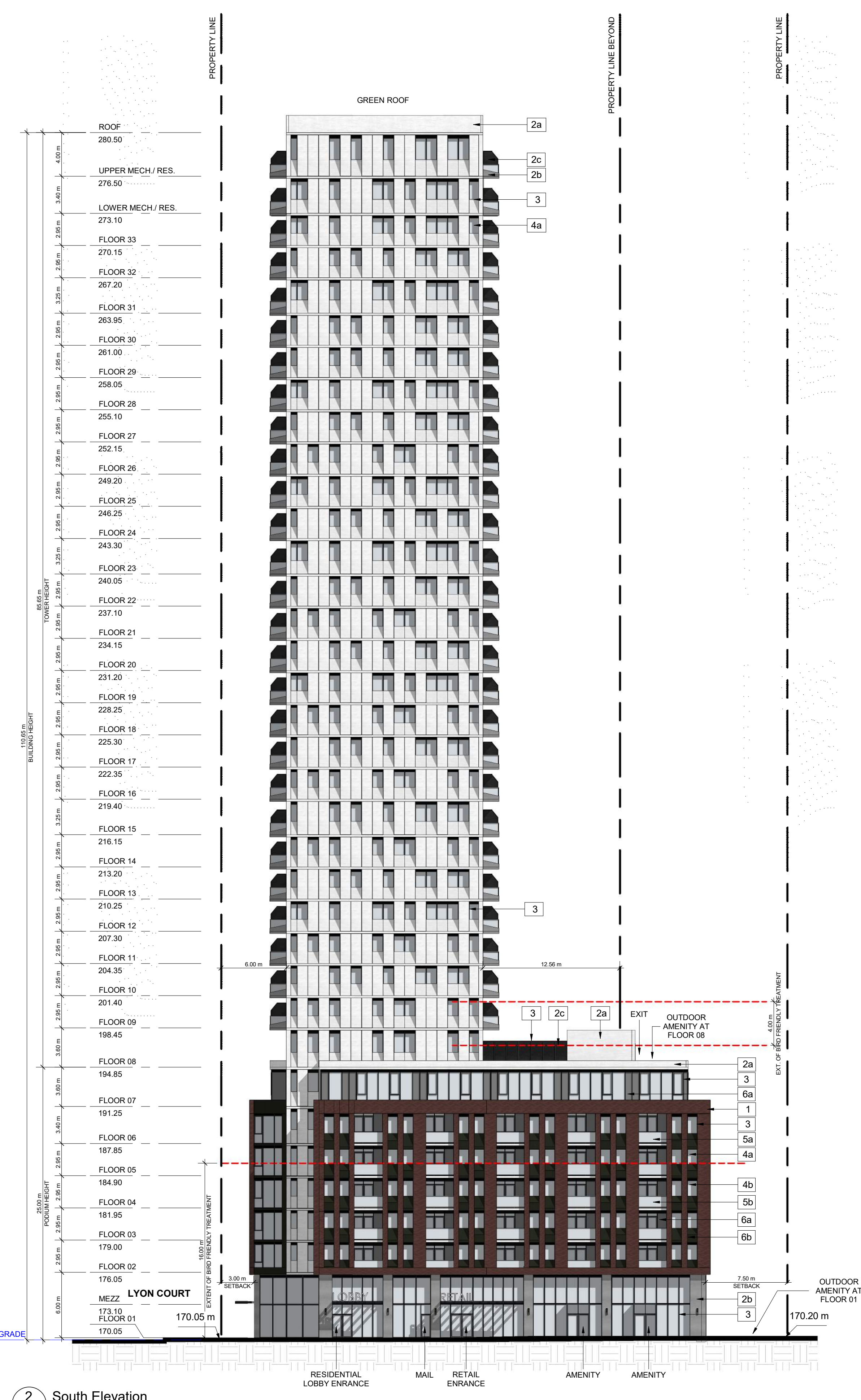
### ELEVATIONS

PROJECT NO.	16.151RZ
PROJECT DATE	2023-11-29
DRAWN BY	MDM
CHECKED BY	AYU
SCALE	1:250

DRAWING NO.	REV.
SPA302	1

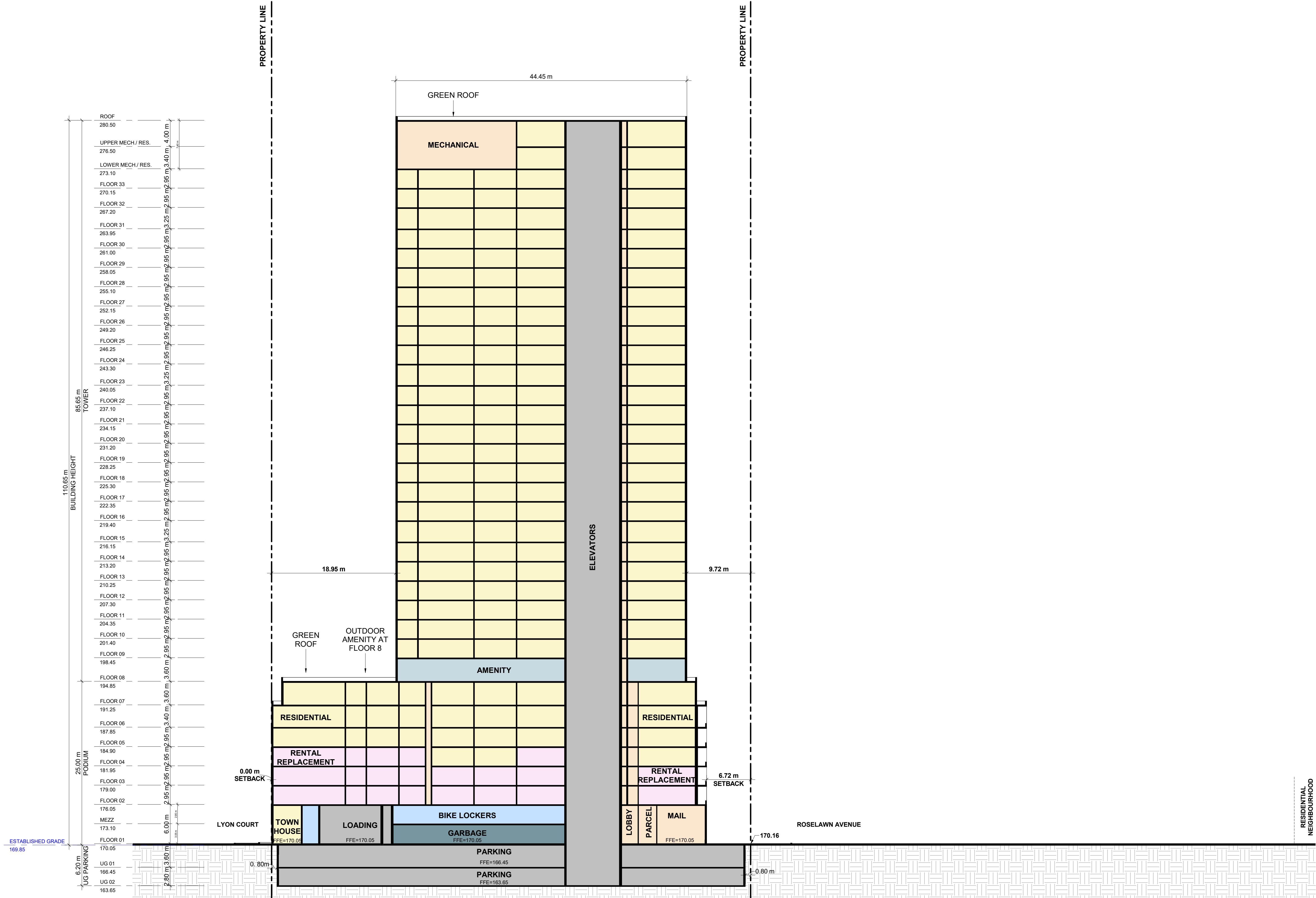


1 West Elevation  
1:250



2 South Elevation  
1:250

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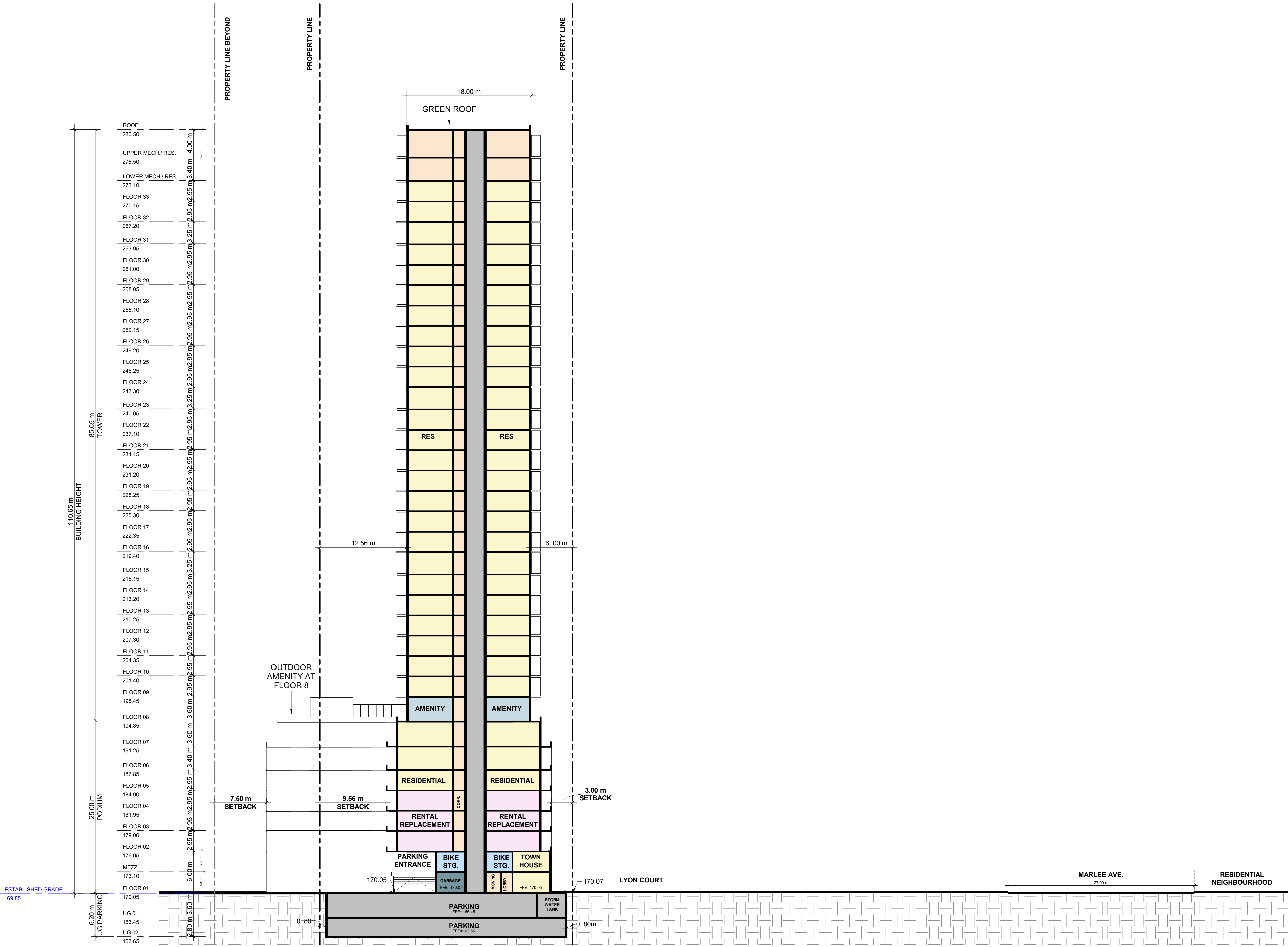
#	DATE	DESCRIPTION	BY
1	2023-11-29	ISSUED FOR SETTLEMENT	AYU

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

**DRAWING**  
**BUILDING SECTIONS**

PROJECT NO. 16.151RZ	<table border="1"> <tr> <td>DRAWN BY CZH</td> </tr> <tr> <td>CHECKED BY LLE</td> </tr> <tr> <td>SCALE 1 : 275</td> </tr> </table>	DRAWN BY CZH	CHECKED BY LLE	SCALE 1 : 275
DRAWN BY CZH				
CHECKED BY LLE				
SCALE 1 : 275				
PROJECT DATE 2023-11-29				
DRAWING NO. SPA401				
REV. 1				

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#	DATE	DESCRIPTION	BY
1	2023-11-29	ISSUED FOR SETTLEMENT	AYU

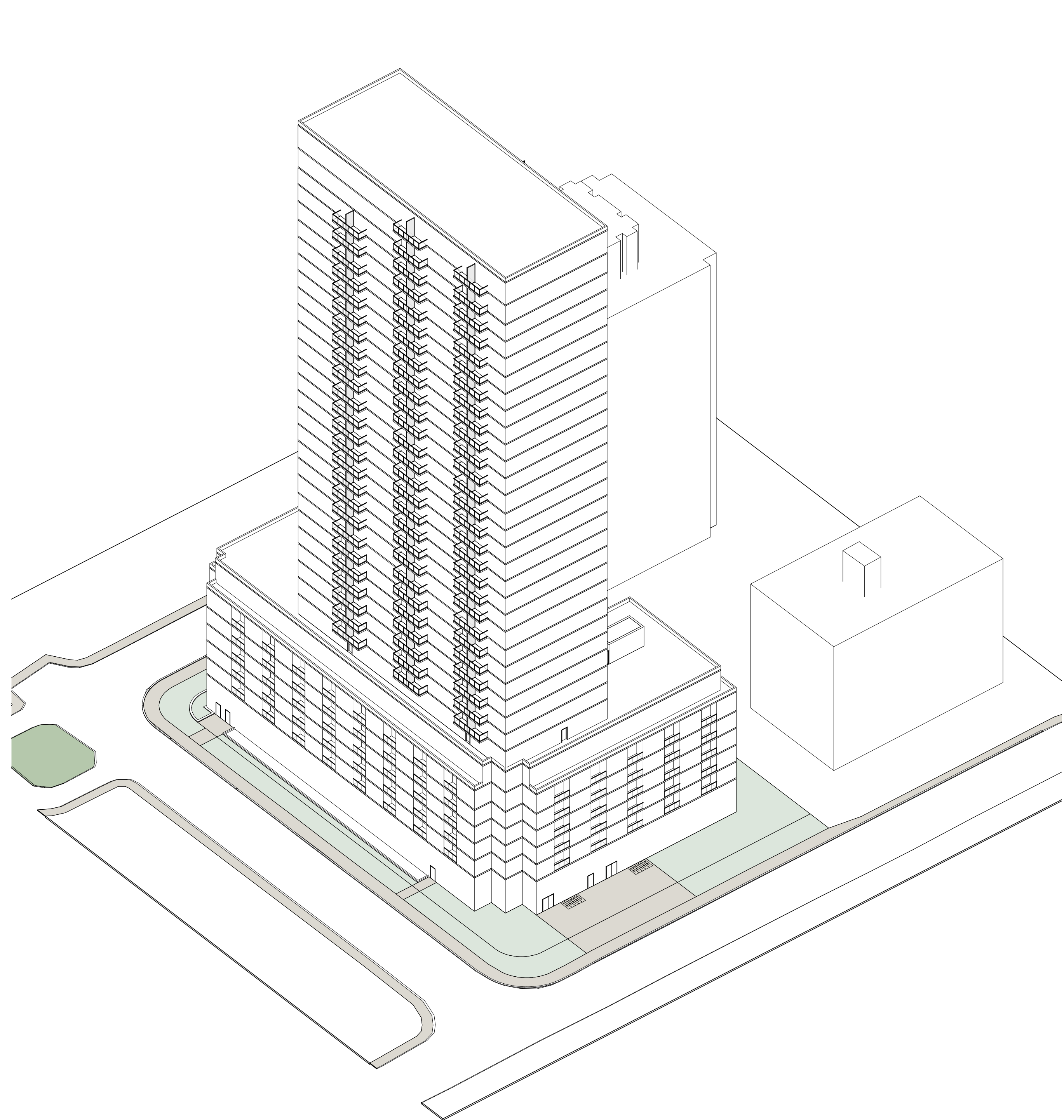
**PROJECT**  
**Roselawn Ave. + Lyon Court**  
836, 838 Roselawn Ave. and 131 Lyon Court,  
Toronto, Ontario

**DRAWING**  
**BUILDING SECTIONS**

PROJECT NO. 16.151RZ	PROJECT DATE 2023-11-29
DRAWN BY TPV	CHECKED BY AYU
SCALE 1 : 275	

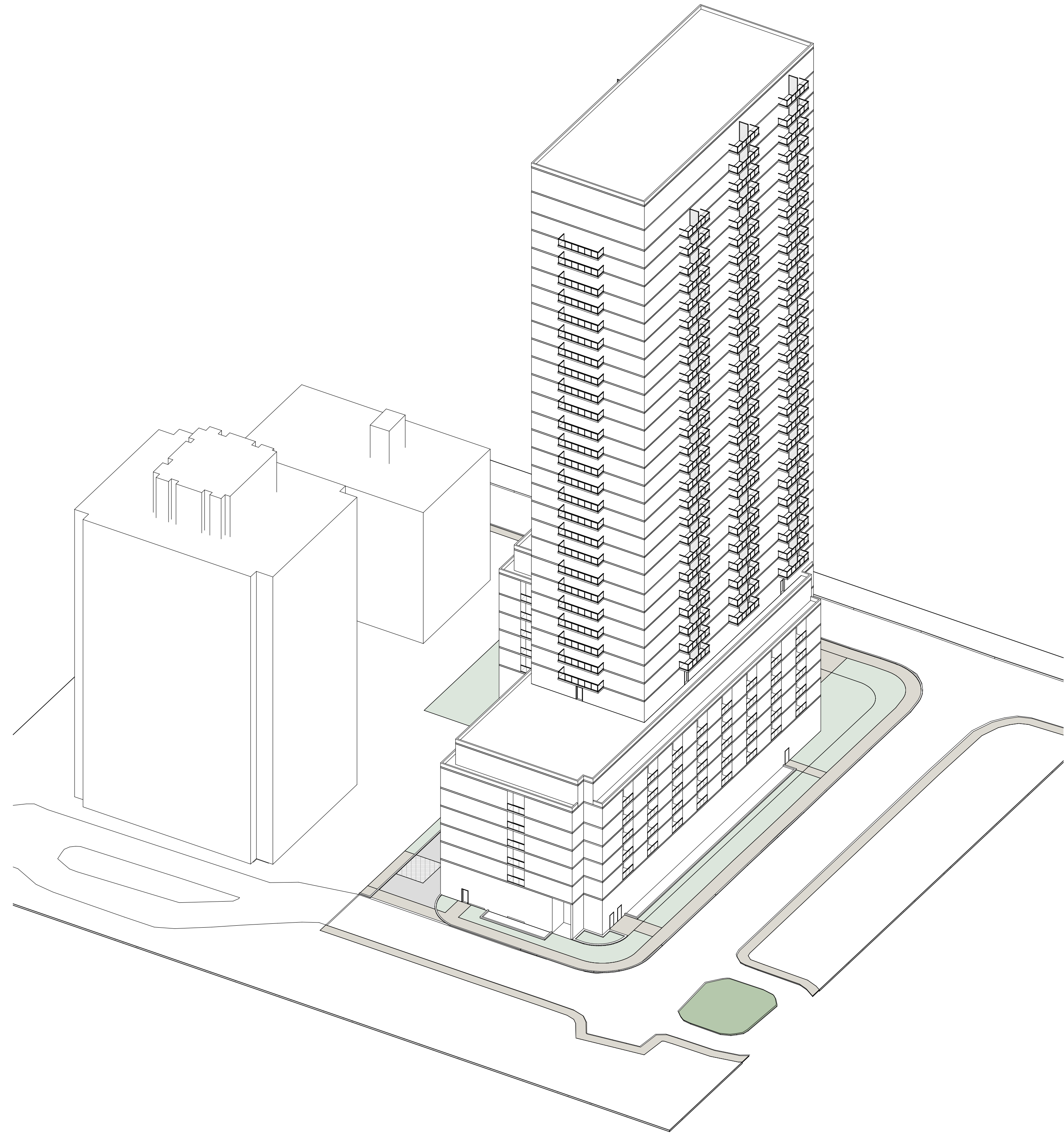
DRAWING NO. <b>SPA402</b>	REV. <b>1</b>
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1 Aerial View looking NE

SPA801



2 Aerial View looking SE

SPA801

#	DATE	ISSUED FOR SETTLEMENT	DESCRIPTION	AYU	BY
1	2023-11-29	ISSUED FOR SETTLEMENT			

**PROJECT**  
**Roselawn Ave. + Lyon Court**

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

DRAWING

**3D PERSPECTIVES**

PROJECT NO.  
 16.151RZ  
 PROJECT DATE  
 2023-11-29  
 DRAWN BY  
 LLE  
 CHECKED BY  
 AYU  
 SCALE

DRAWING NO. SPA801 REV. 1



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VIEW LOOKING NORTH-EAST

#	DATE	ISSUED FOR SETTLEMENT	DESCRIPTION	AYU	BY
1	2023-11-29				

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

DRAWING  
**3D PERSPECTIVES**

PROJECT NO. 16.151RZ	
PROJECT DATE 2023-11-29	
DRAWN BY AFI	
CHECKED BY AYU	
SCALE	

DRAWING NO. <b>SPA802</b>	REV. <b>1</b>
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