

PUBLIC APPENDIX "B"

141 ROEHAMPTON
Project Statistics - SETTLEMENT
 January 19, 2024

BUILDING INFORMATION	
Building Height:	5th Storey
By law 569-2013	
Site Area	2,957 m ²
Gross Floor Area	47,617.3 m ²
FGR	16.19

Unit Count										
Note:	Levels	STUDIO	1B	1B+D	1B+D(F)	2B	2B*	2B+D	3B	Total Units
		0%	67%	8%	0%	16%	0%	0%		15.06%
										10.0%
Total Above & Below Grade		0	510	57	0	118	0	1	72	758
				75				15		10

GFA - By-law 569-2013	
Total Gross Floor Area	(m ²)
	47,617.3

Amenity					
INDOOR	OUTDOOR	POPS /OPEN SPACE	TOTAL		
(m ²)	(sf)	(m ²)	(sf)	(m ²)	(sf)
914.3	9,846.9	402.2	4,328.5	517.2	5,564.9
				1,834.0	19,741.3

Storage	
	(m ²) (sf)
806.5	8,661.5

ZONING SUMMARY

AMENITY		
TOWER A		Provided (m ²)
Indoor Amenity Space (m ²):	1,21	915
Outdoor Amenity Space (m ²):	0,53	402
POPs/Outdoor Open Space (m ²):	0,68	517
Total Amenity/POPs Provided		1,834

PARKING - REQUIRED		
Rate		Required
Residential Occ No Min.		0
Residential Visi	-0,01 / Unit	
Car Share		0
TOTAL REQUIRED		9

BIKE PARKING - REQUIRED			
Rate			Required
Residential Occ	0,9 / unit		683
Residential Visi	0,1 / unit		76
TOTAL			759

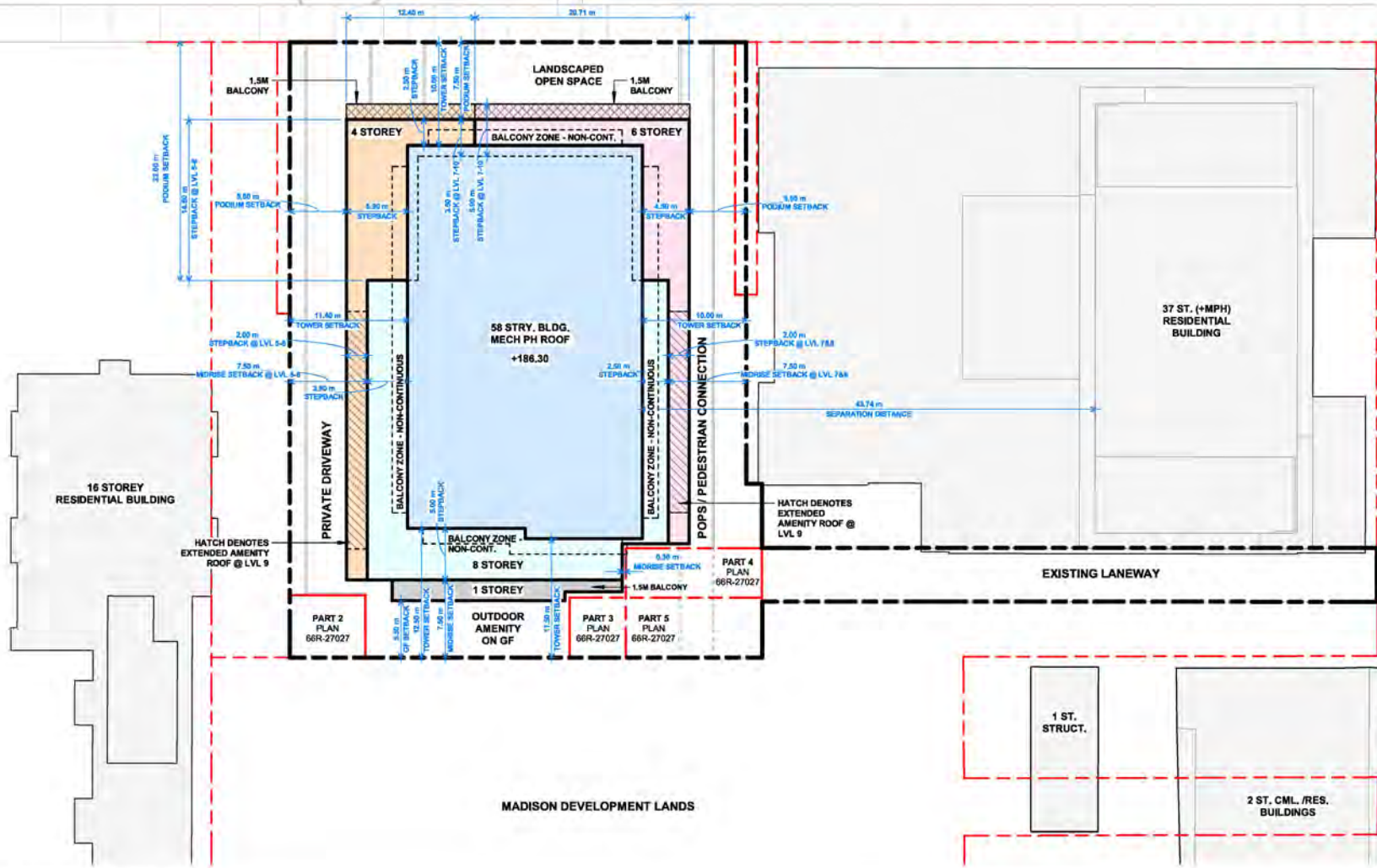
PARKING - PROVIDED					
	P03	P02	P01	L01	TOTAL
Residential Occupant*	30	43	15	0	88
Residential Visitor*	0	0	9	0	9
Pickup / Drop-off	0	0	8	2	10
TOTAL	30	43	32	2	107
EV Spaces	30	43	15	2	90

BIKE PARKING - PROVIDED						
	P03	P02	P01	L01	L02	TOTAL
Residential Occupant**	133	111	30	0	409	683
Residential Visitor	0	0	79	0	0	79
TOTAL	133	111	109	0	409	762
% of Net Floor Area	8,4%	7,8%	16,2%	5,7%		

*Including a minimum 5 accessible parking stalls

Garbage and Recycling		Required	Provided
Waste Storage Room			
1st 50 units	25	= 25 m ²	
Remaining Units	184,08	= 184 m ²	
Total	209,08	209 m²	210 m²
Bulky Items			
	10	= 10 m ²	10 m ²
Total		219 m²	220 m²
Total Bins Required			
Garbage	1 per 50 units	= 15 bins	
Recycling	1 per 50 units	= 15 bins	
Organic	1 per 100 units	= 8 bins	
Total	38	38 bins	38 bins
Staging Area Required			
TOTAL	66.1 m²	66 m²	125 m²

ROEHAMPTON AVE.



REDPATH AVE.

MADISON DEVELOPMENT LANDS

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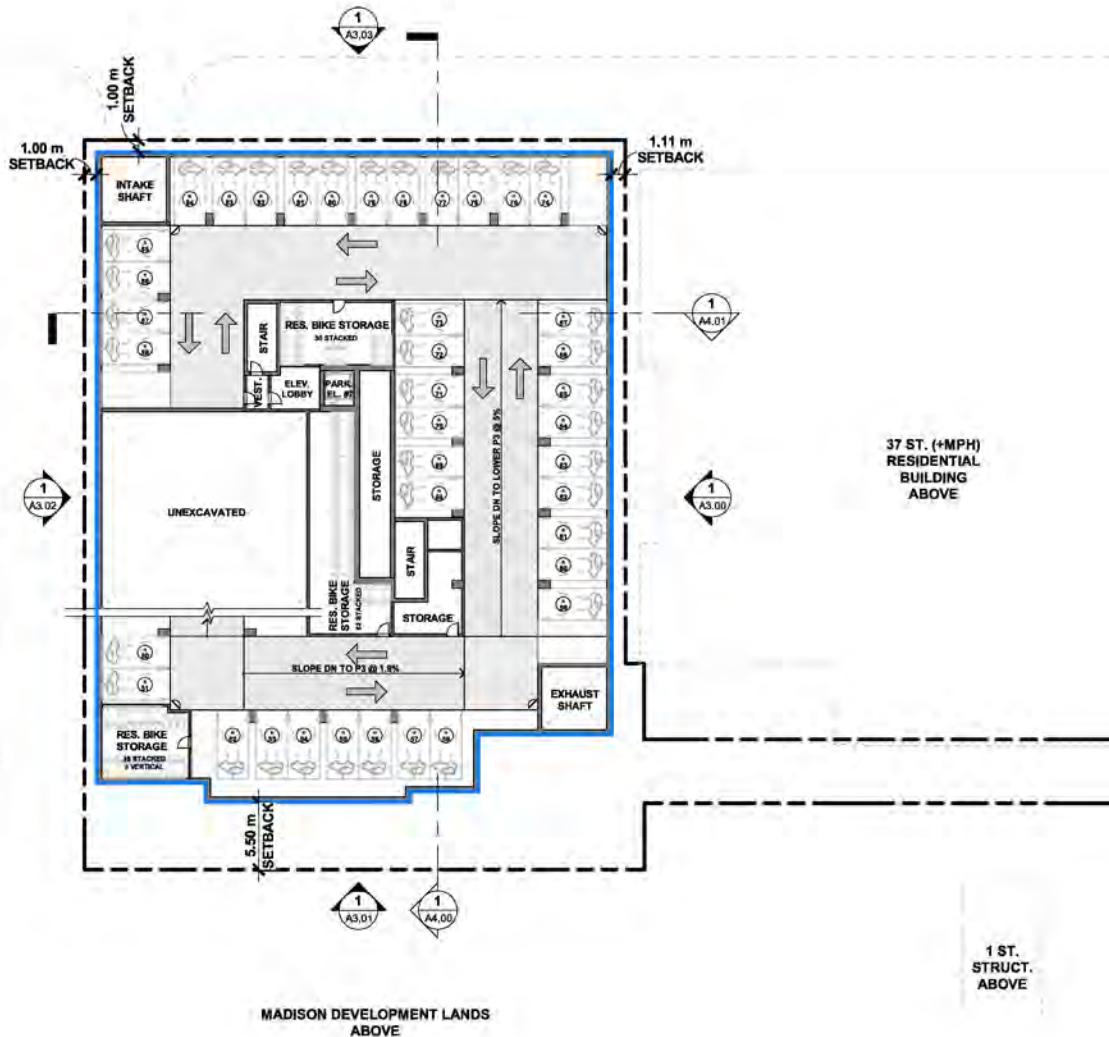
LIFETIME DEVELOPMENTS

 141 ROEHAMPTON AVENUE

SITE PLAN - ROOF PLAN

Project number 22-08
 Date 2024-01-19
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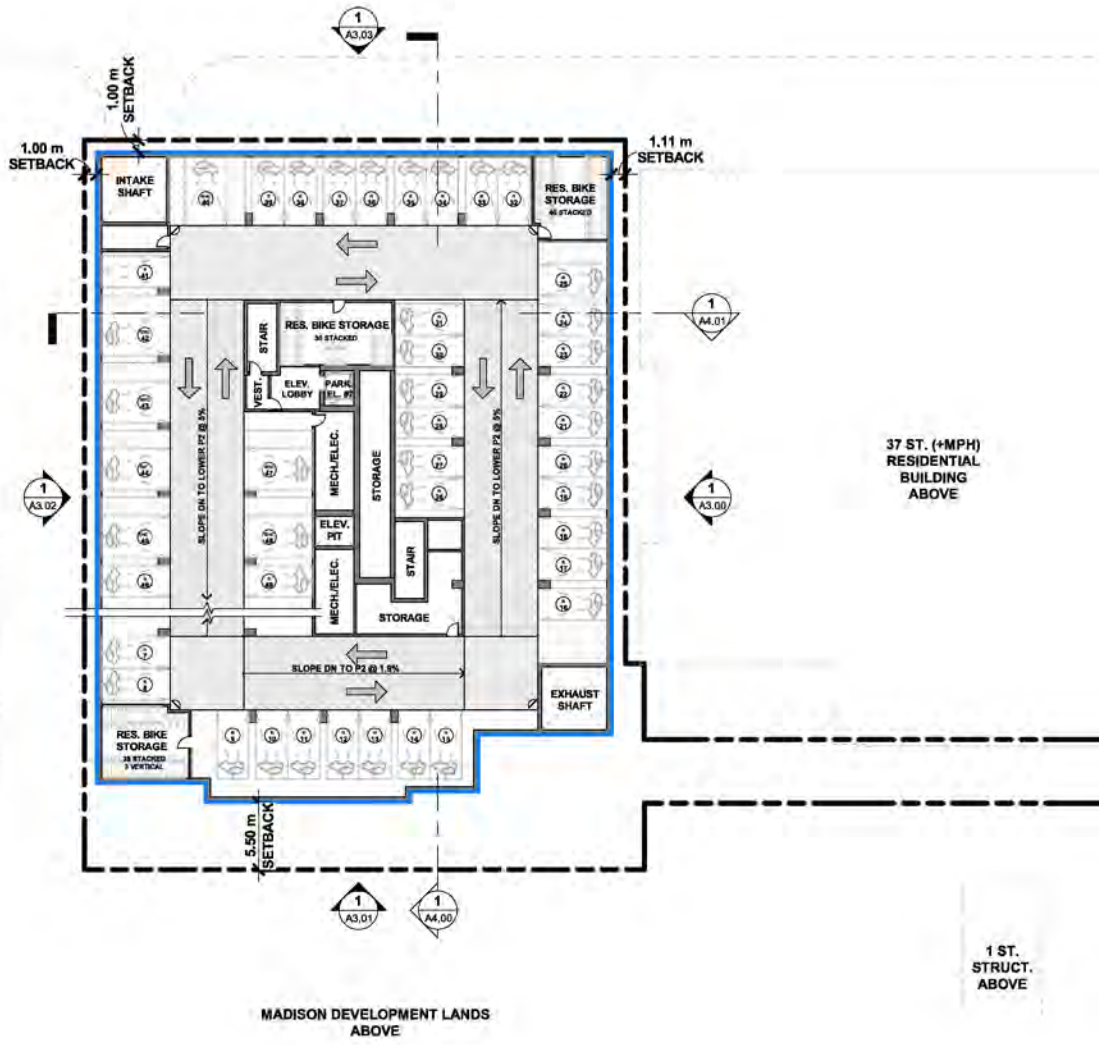
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PARKING LEVEL P3

Project number 22-08
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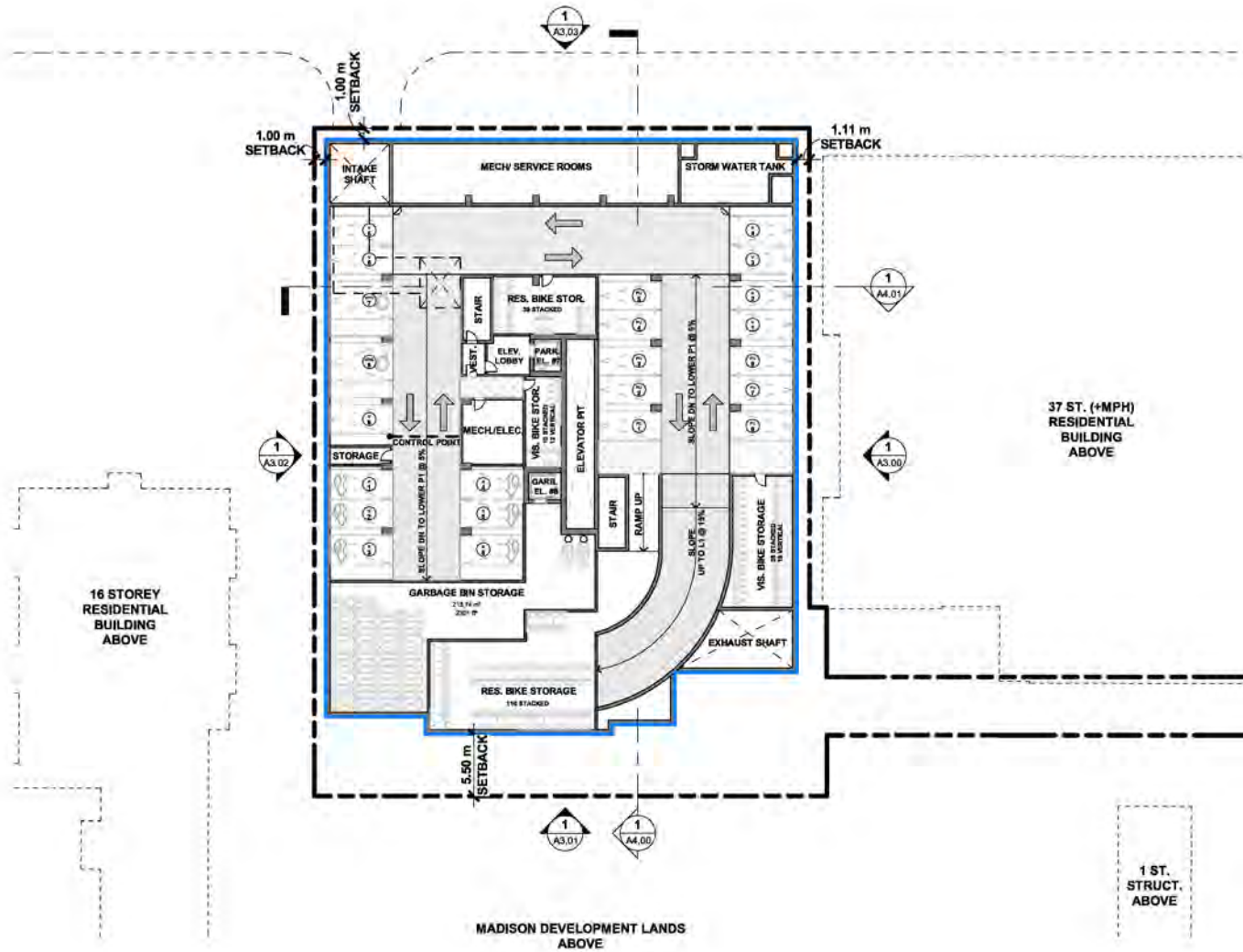
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PARKING LEVEL P2
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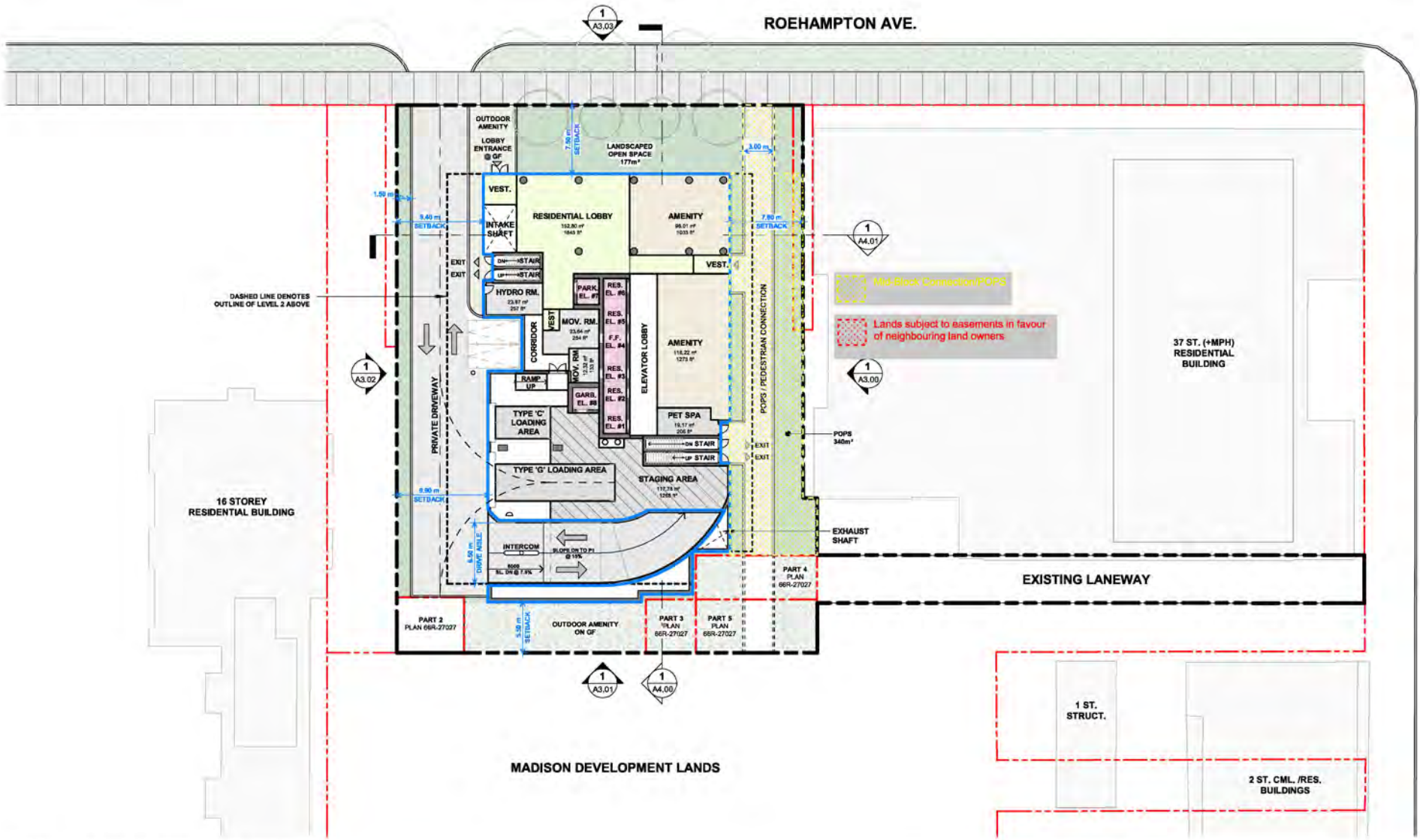
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PARKING LEVEL P1

Project number 22-08
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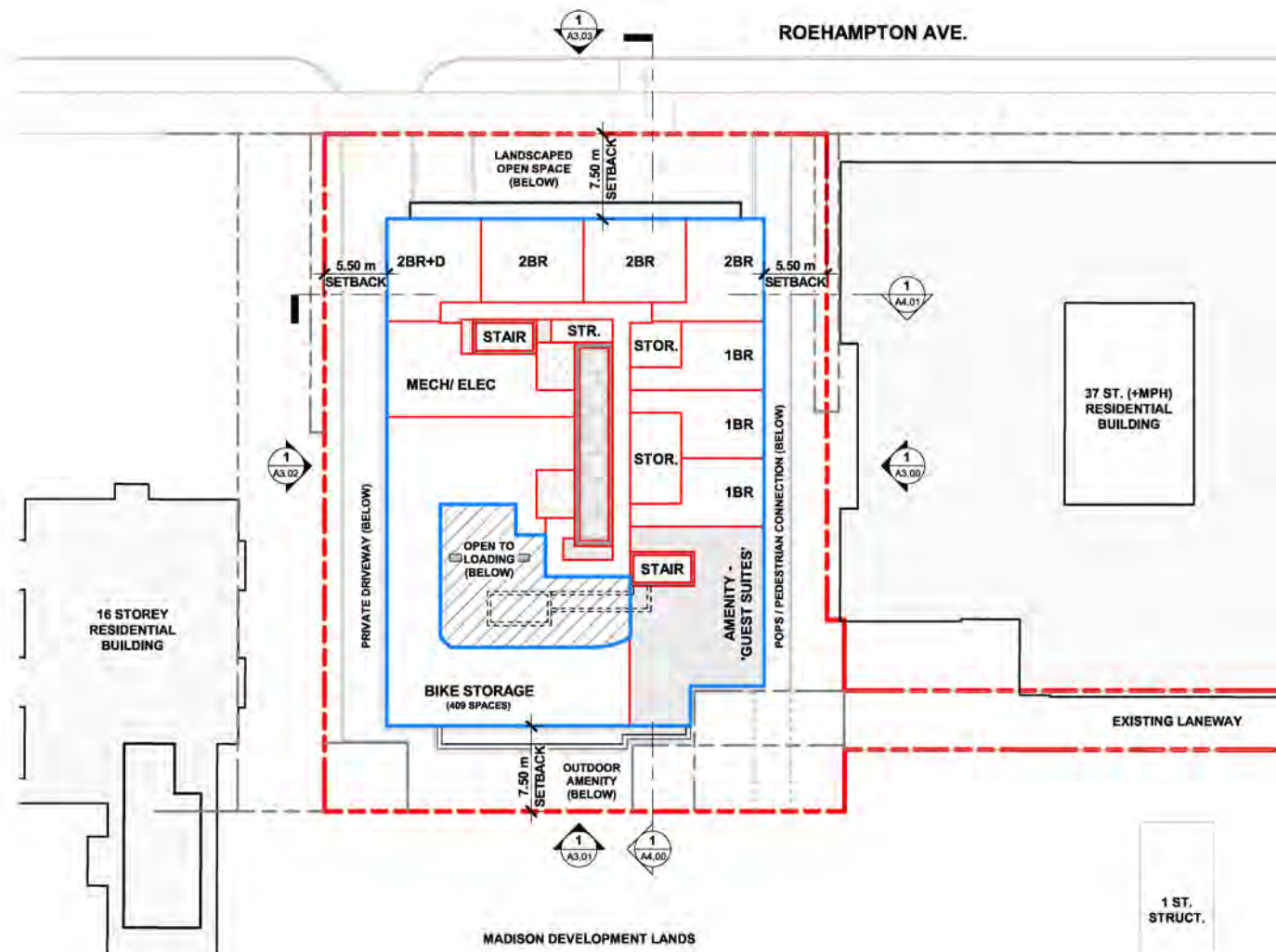
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 141 ROEHAMPTON AVENUE

LEVEL 1 FLOOR PLAN

Project number 22-08
 Date 2024-01-19
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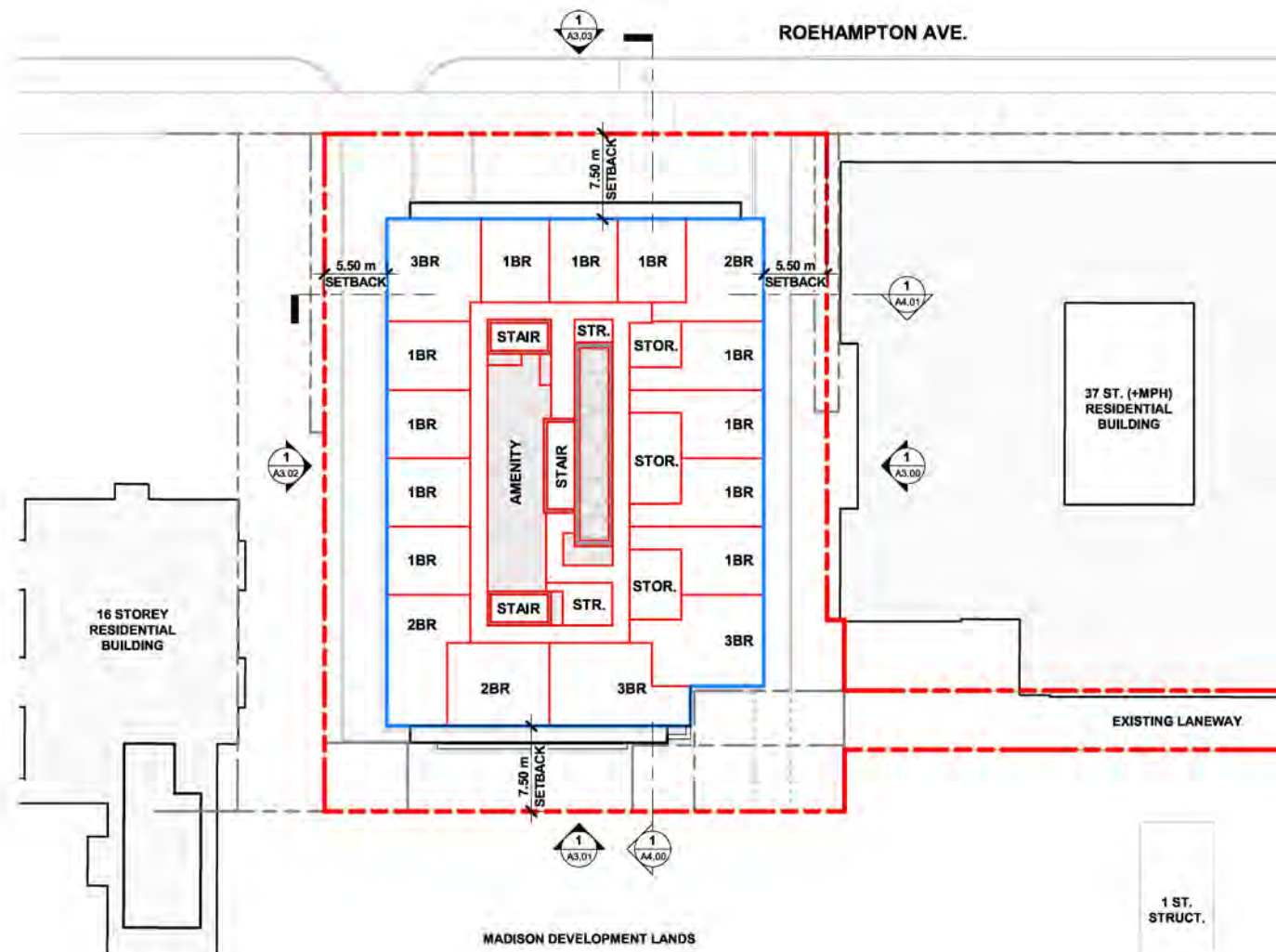
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LEVEL 2 FLOOR PLAN

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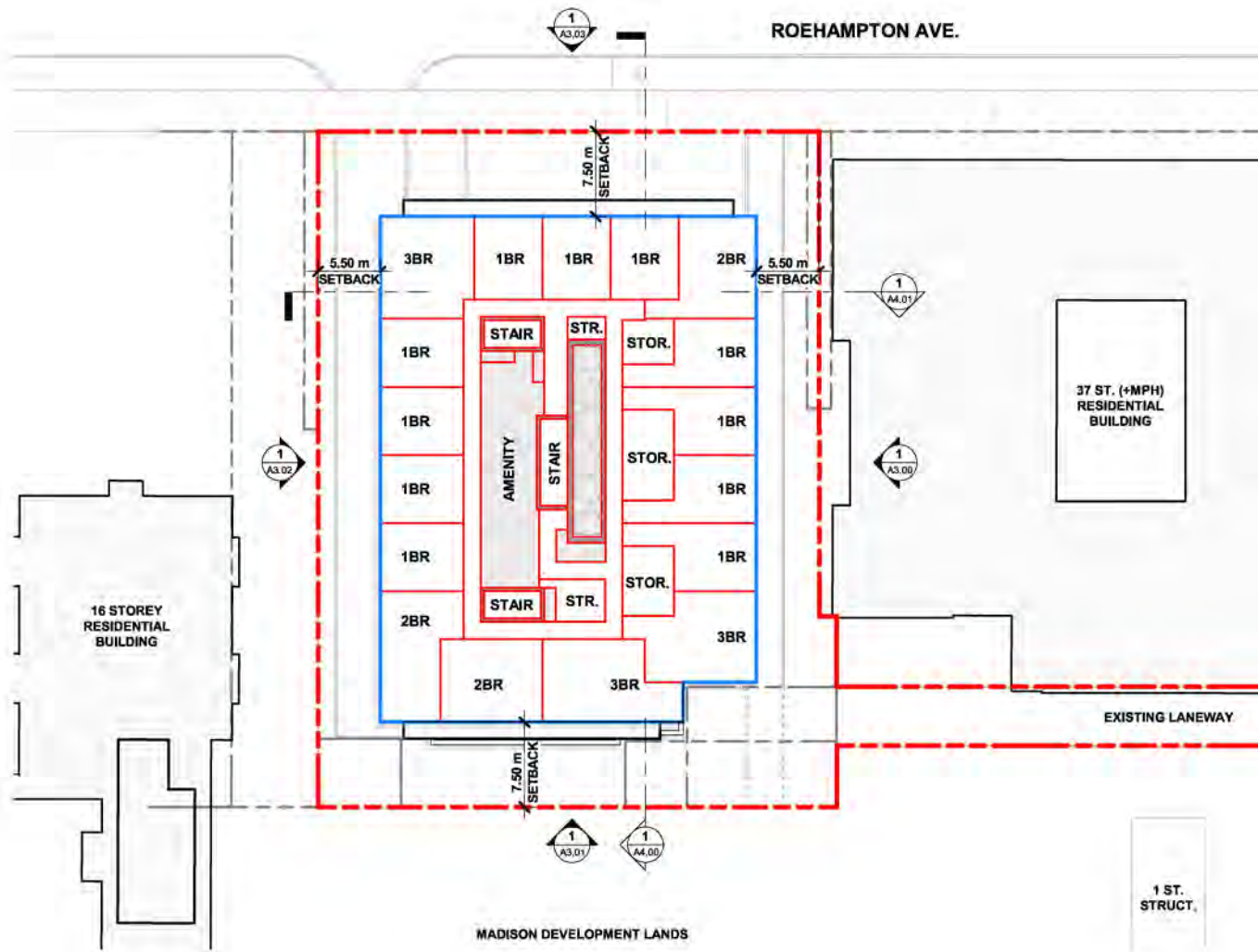
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LEVEL 3 FLOOR PLAN

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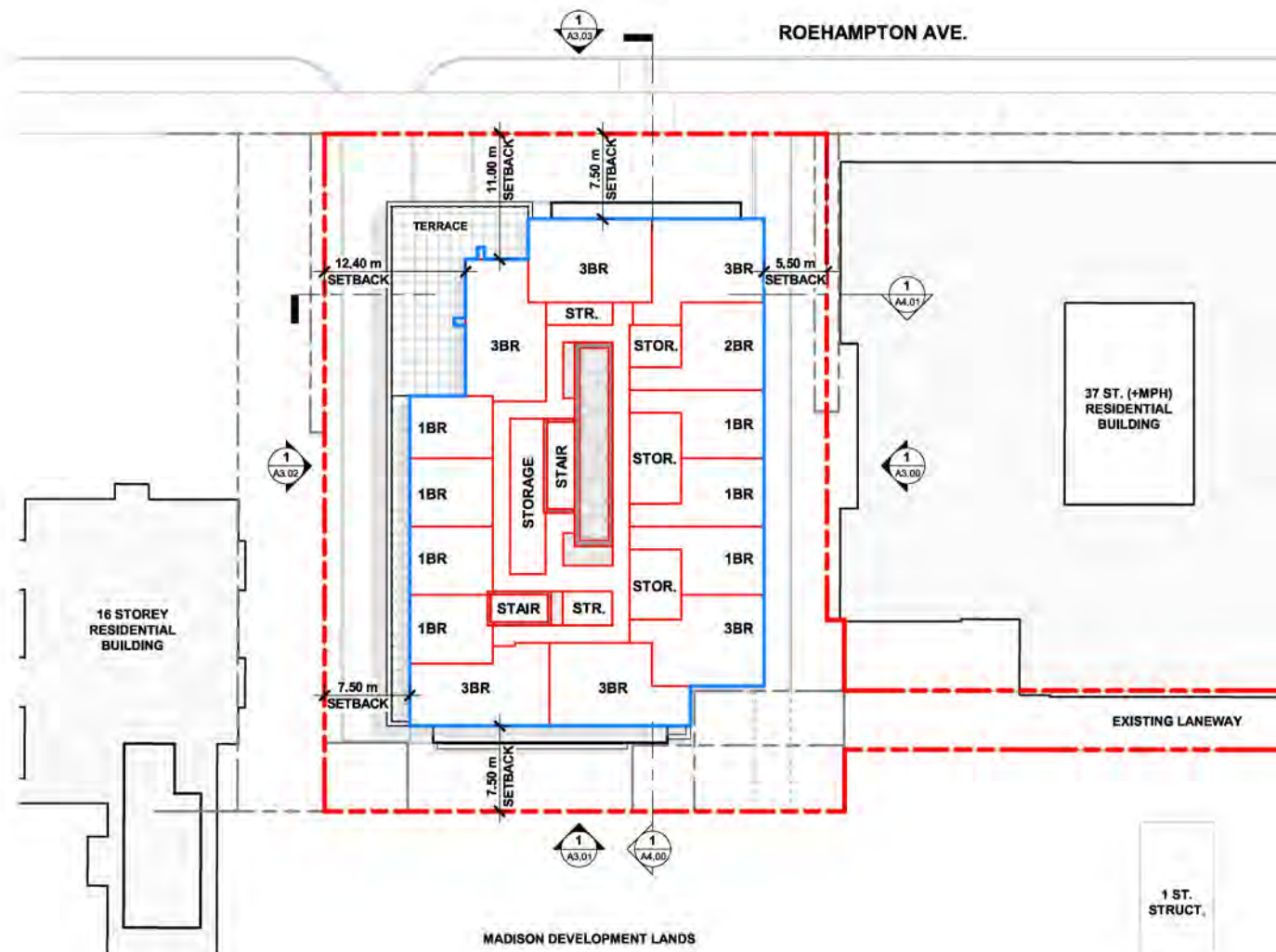
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LEVEL 4 FLOOR PLAN

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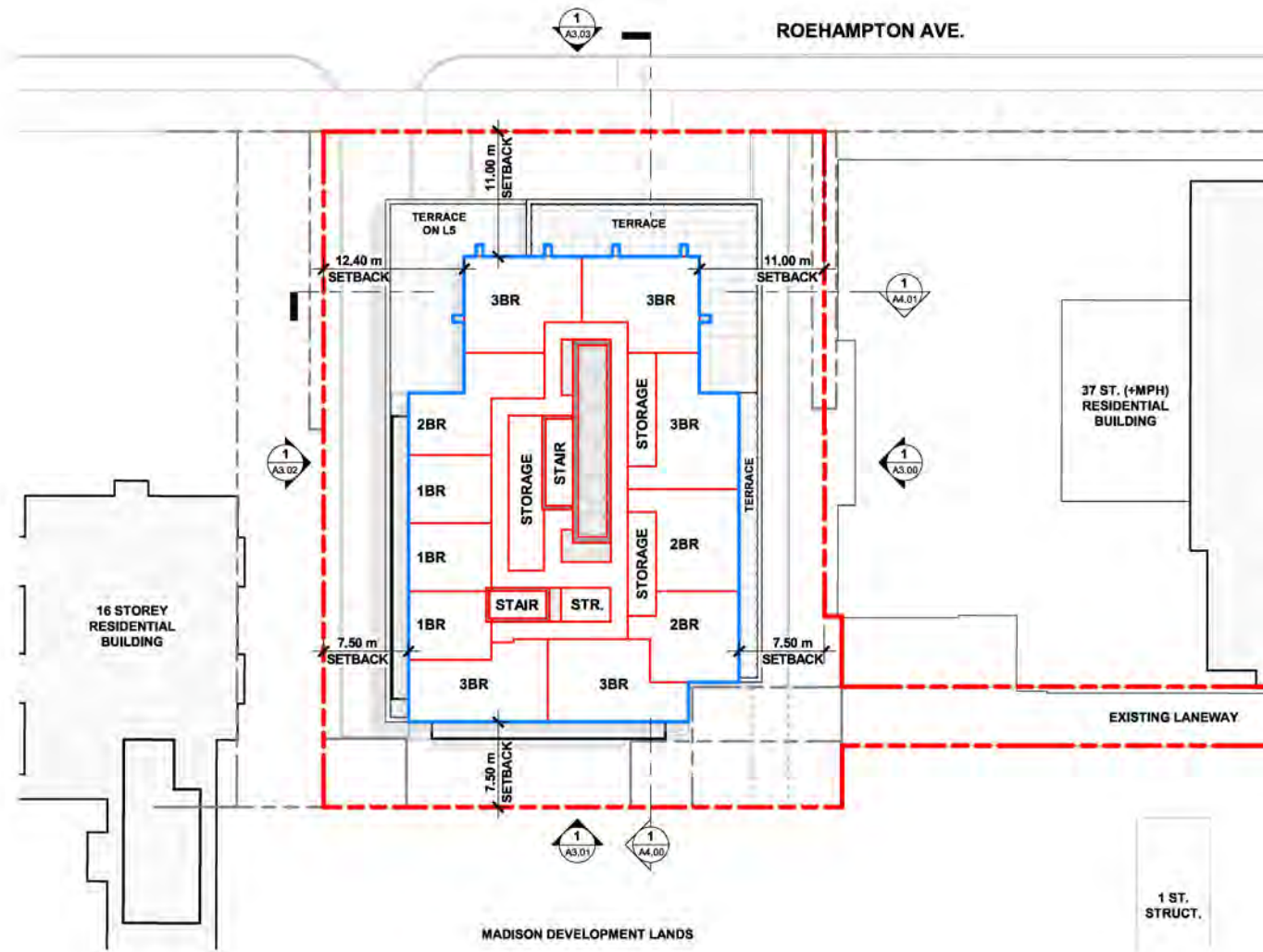
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LEVEL 5 FLOOR PLAN

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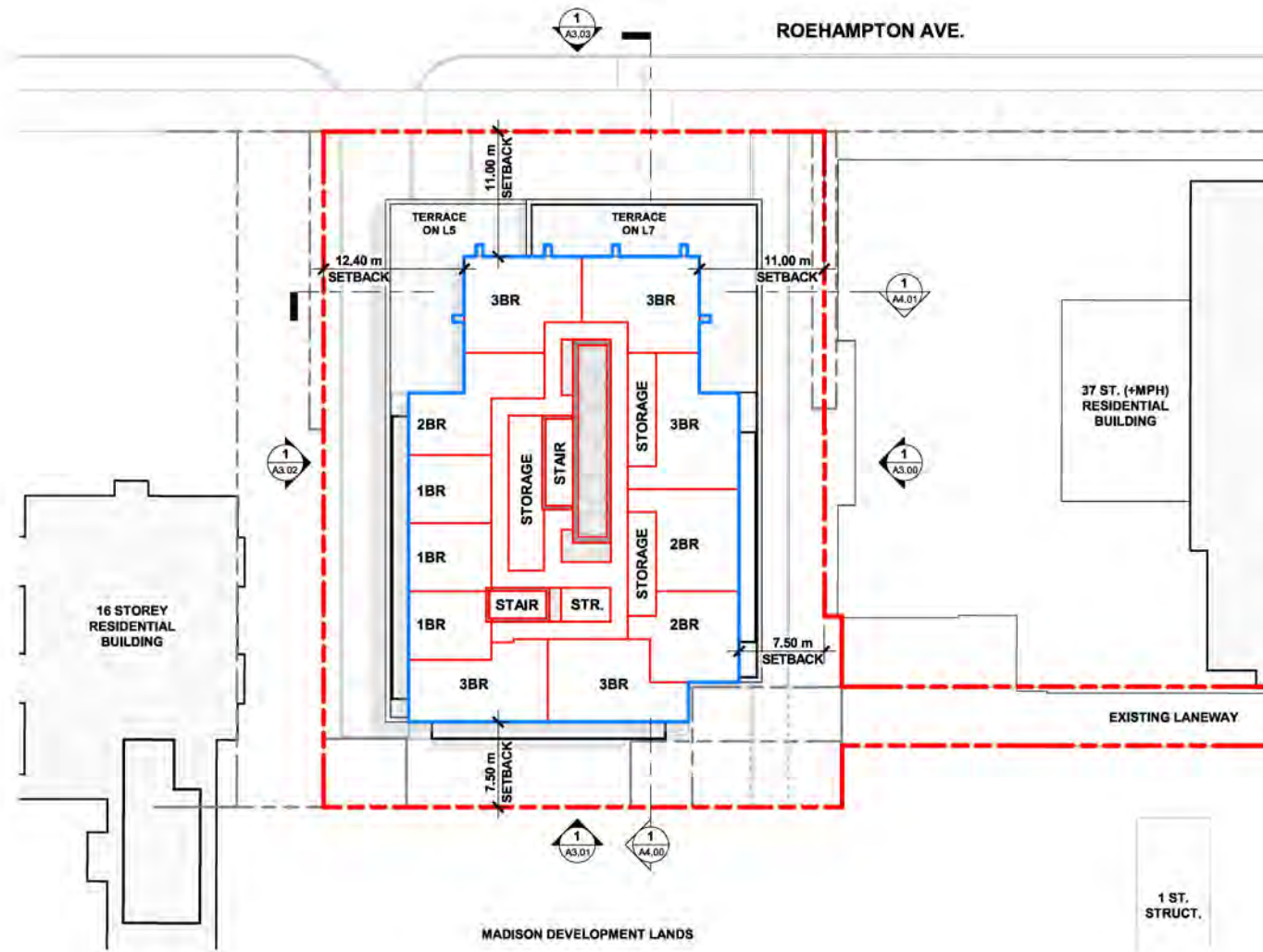
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LEVEL 7 FLOOR PLAN

Project number 22-05
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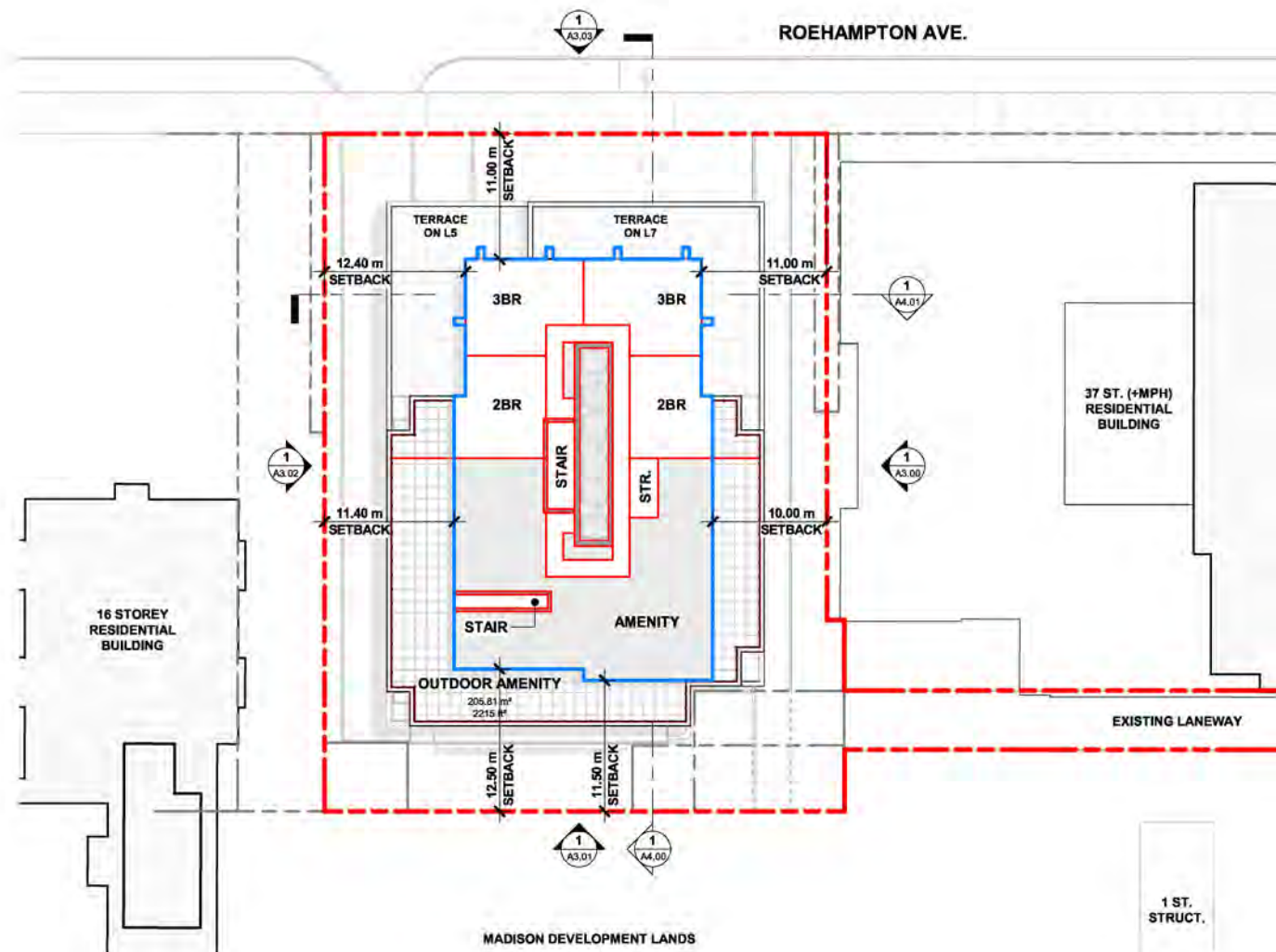
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LEVEL 8 FLOOR PLAN

Project number 22-05
Date 2023-01-19
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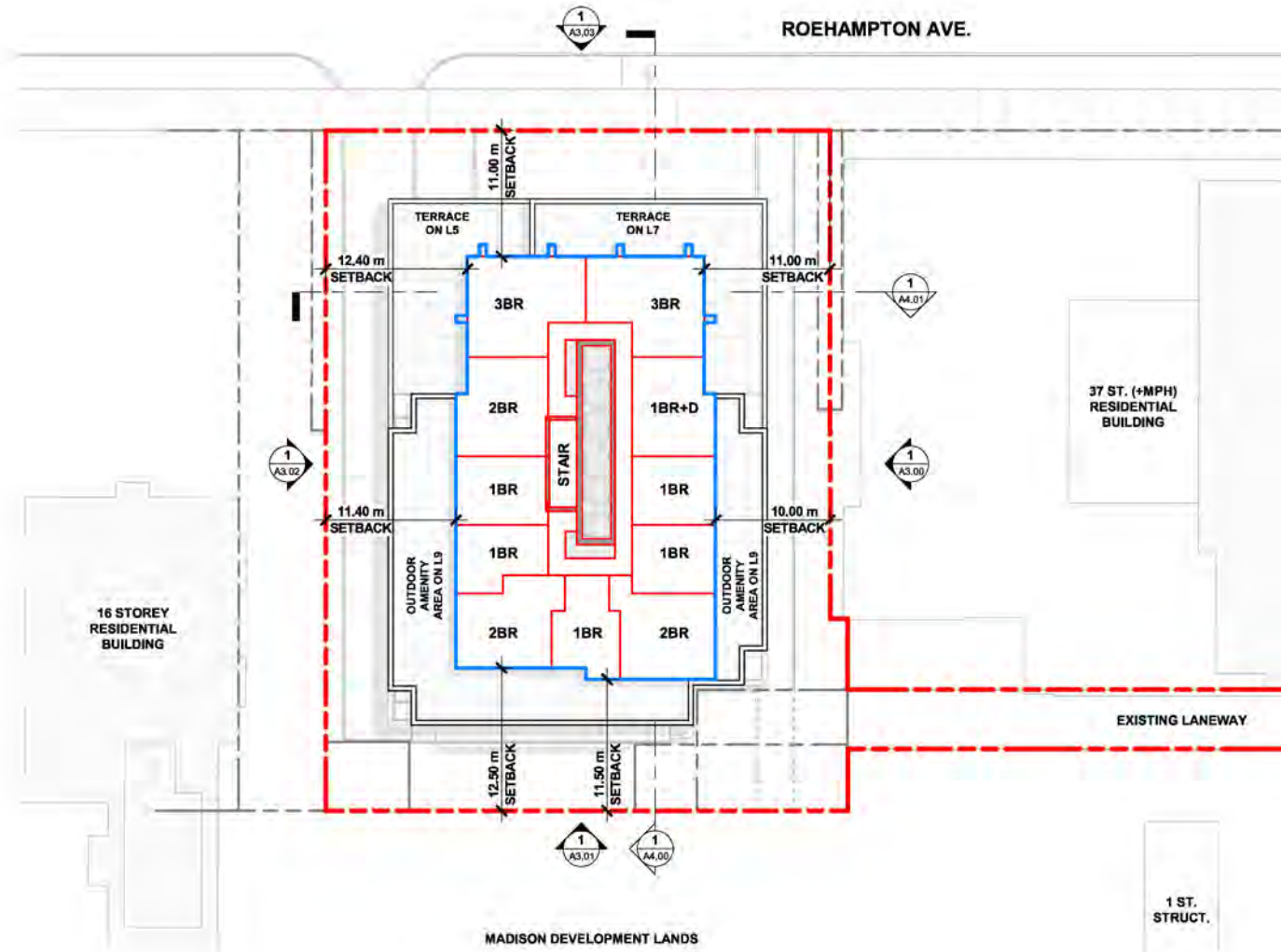
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LEVEL 9 FLOOR PLAN

Project number 22-08
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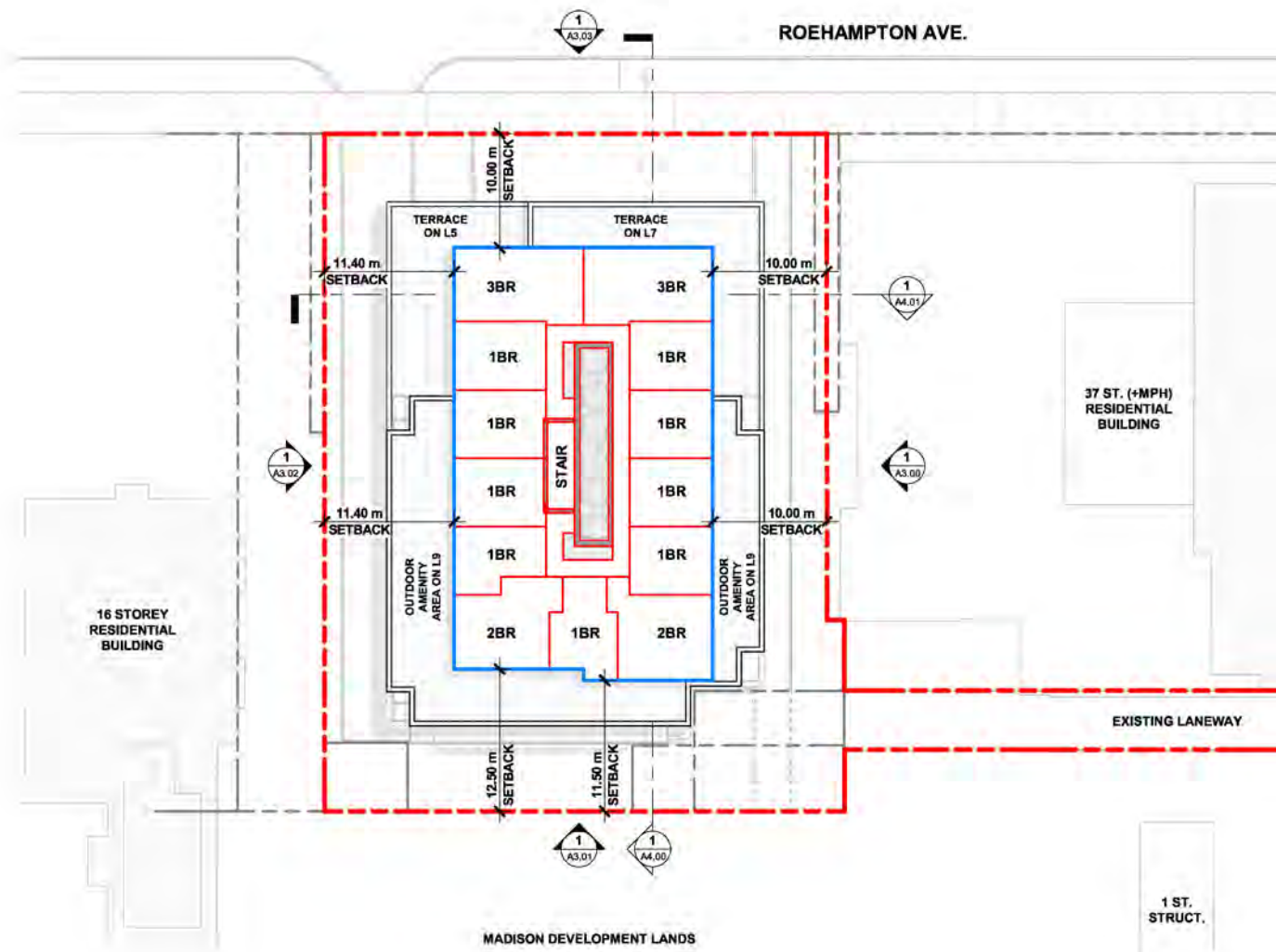
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LEVEL 10 FLOOR PLAN

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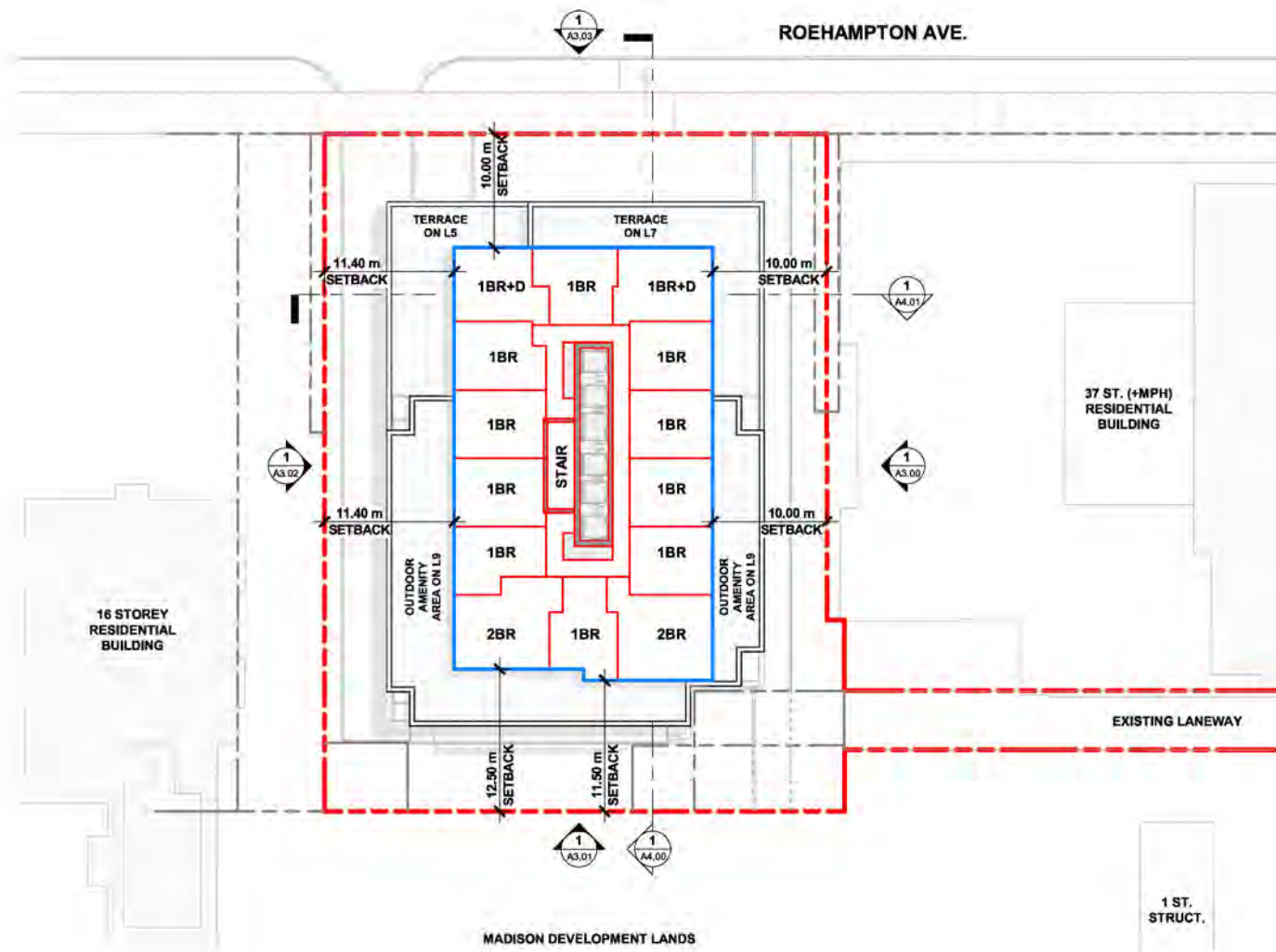
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TYP. TOWER - LEVELS 11 - 30

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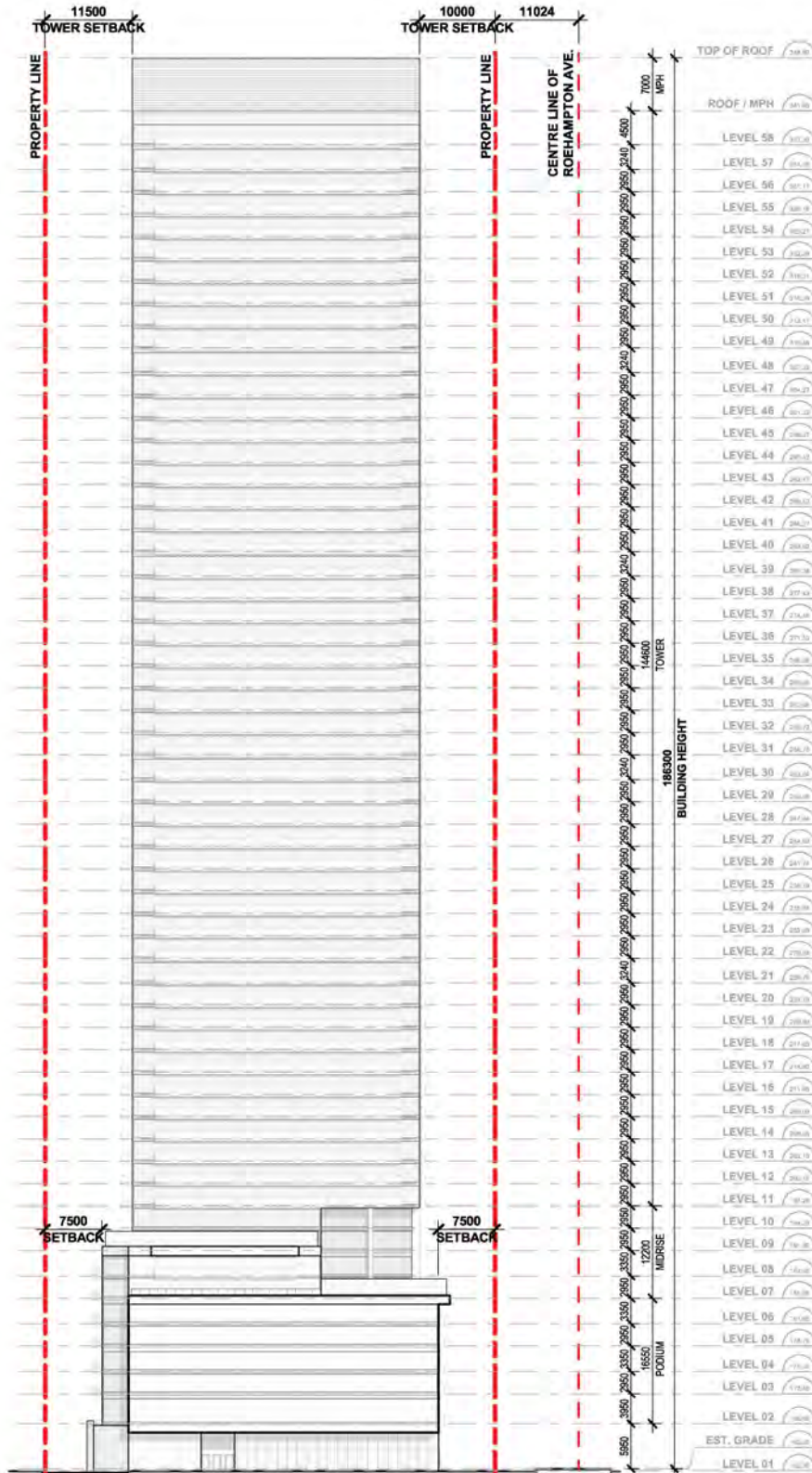
Lifetime
 DEVELOPMENTS
 141 ROEHAMPTON AVENUE

TYP. TOWER - LEVELS 30 - 58

Project number 22-05
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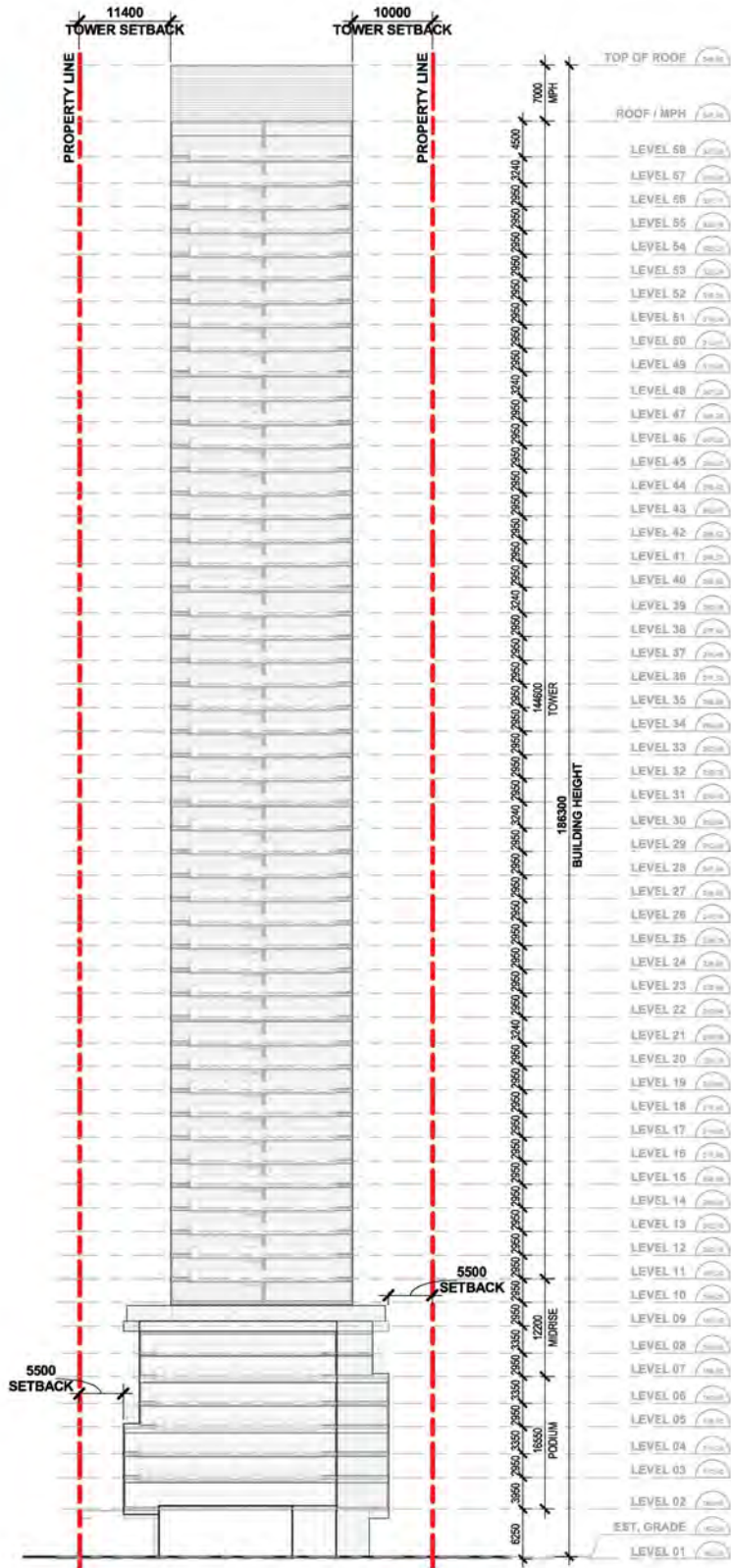
EAST ELEVATION

Project number 22-08
Date 2023-01-19
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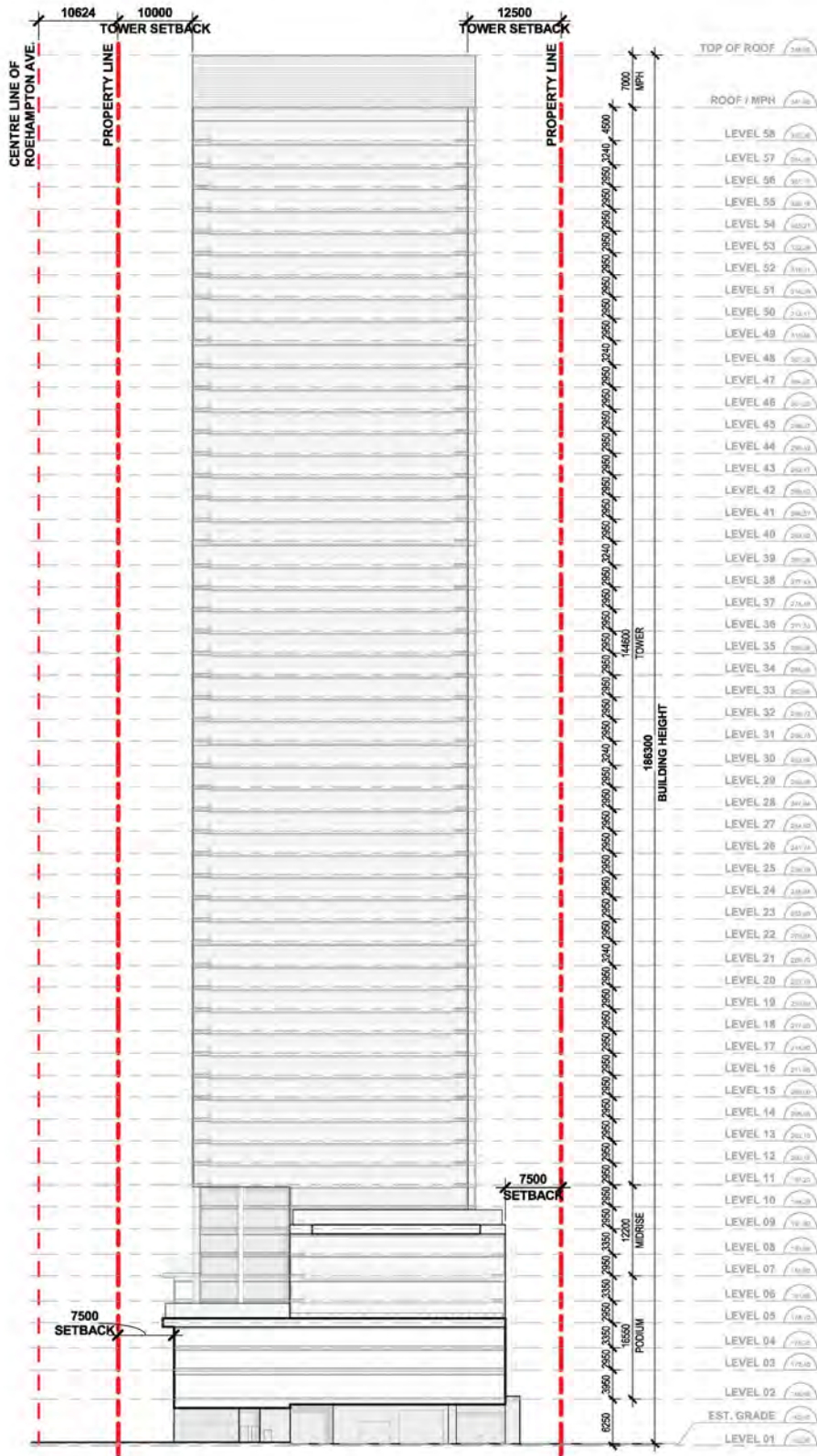
SOUTH ELEVATION

Project number 22-08
Date 2023-01-19
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Scale

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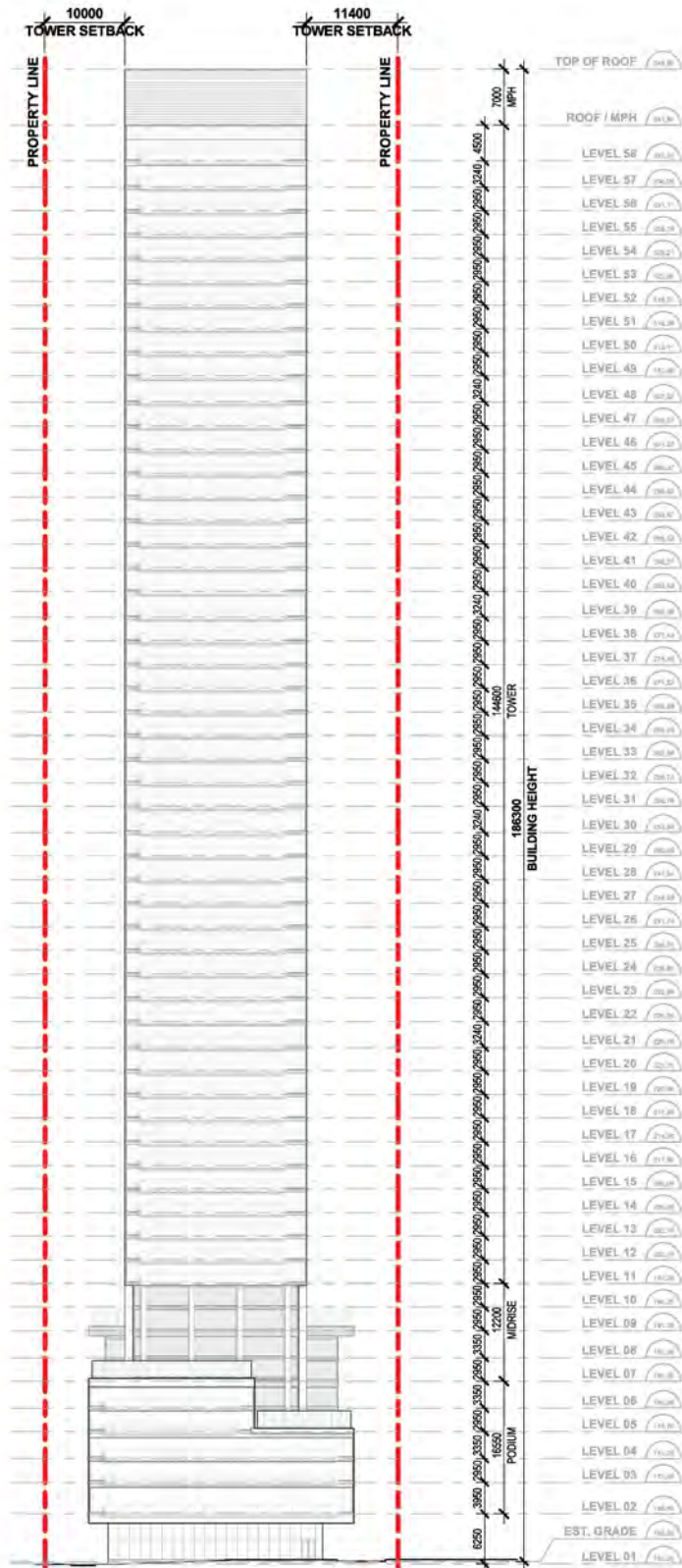
WEST ELEVATION

Project number 22-08
 Date 2023-01-19
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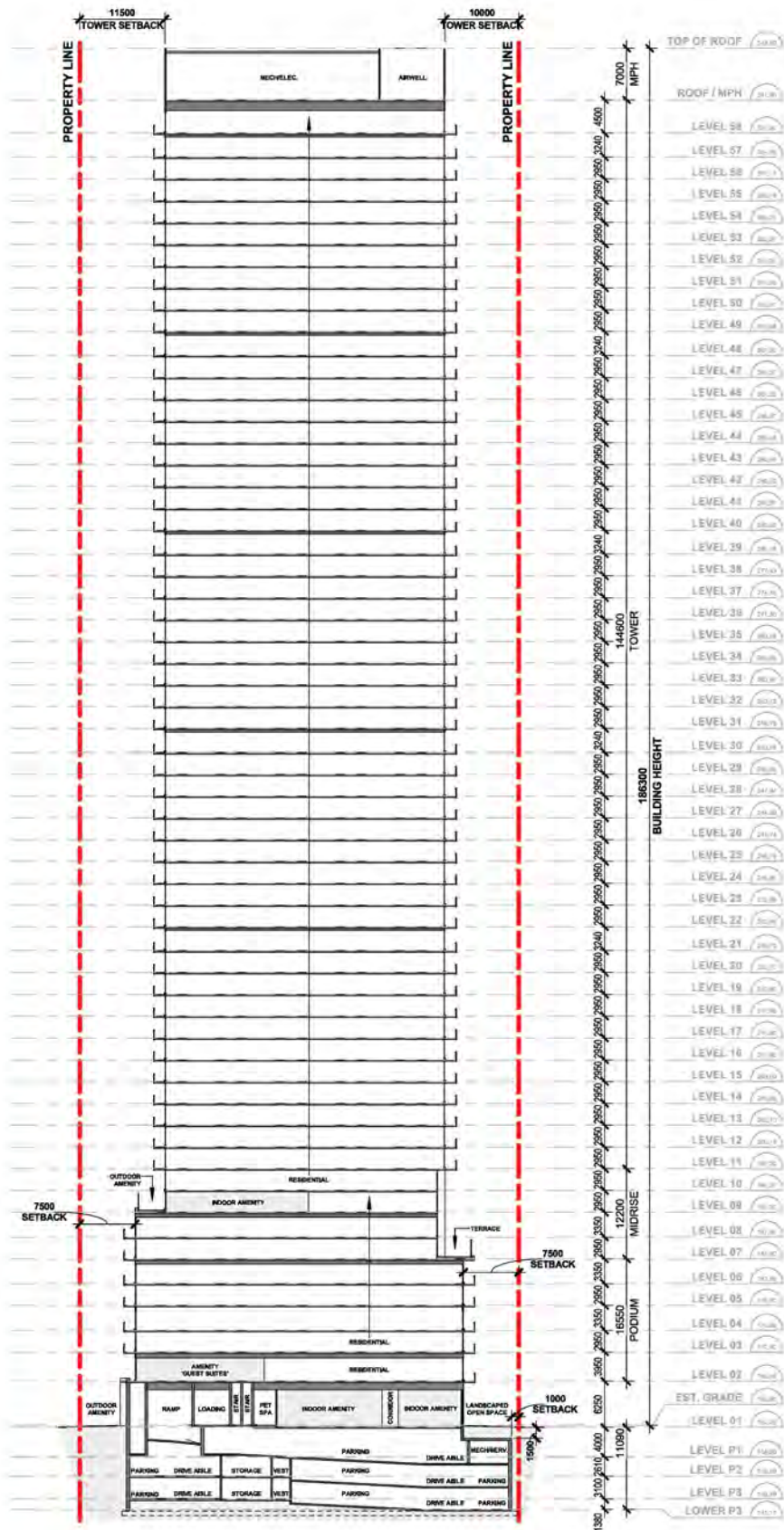
NORTH ELEVATION

Project number 22-08
Date 2023-01-19
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A3.03

Scale

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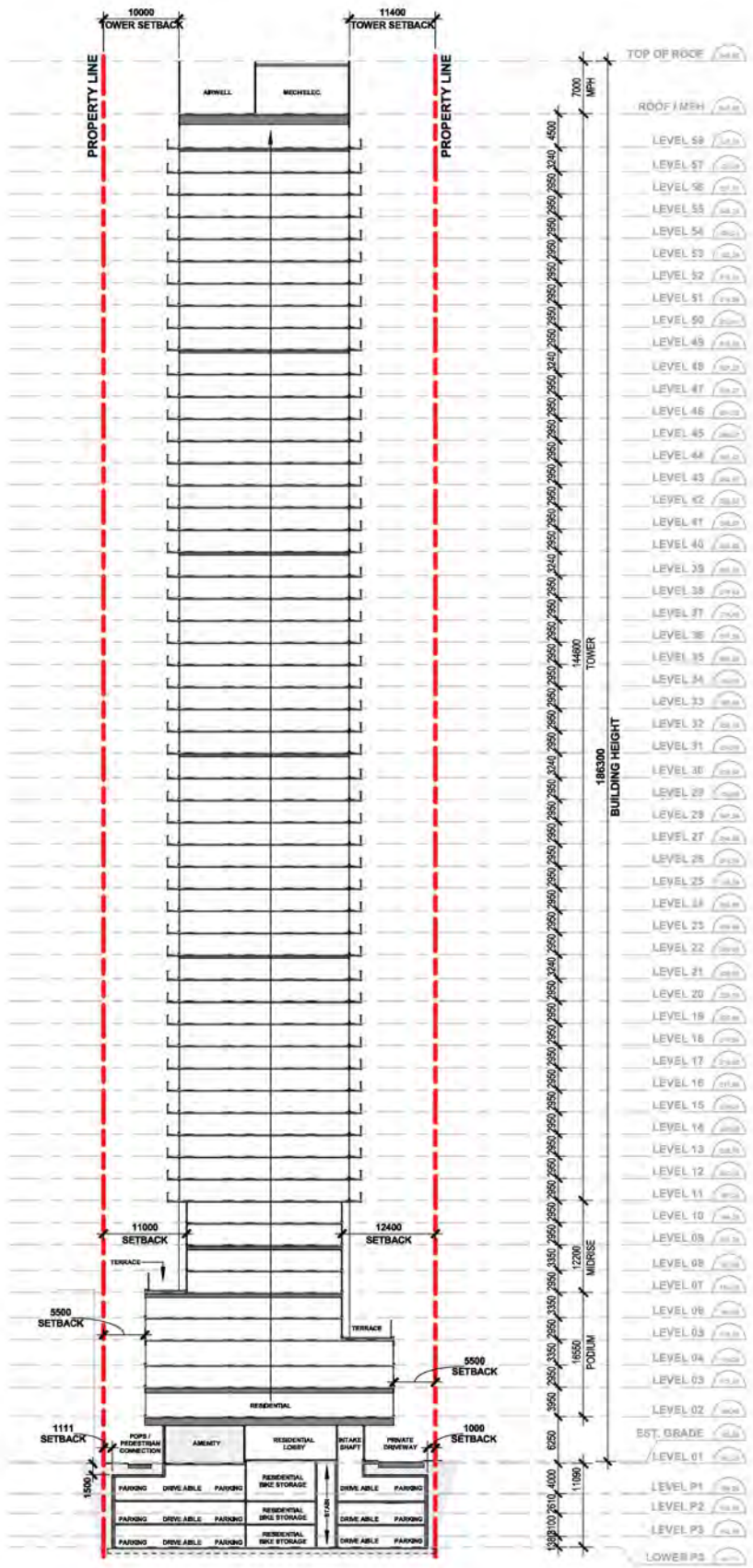
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BUILDING SECTION A-A

Project number 22-08
 Date 2024-01-19
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 141 ROEHAMPTON AVENUE

BUILDING SECTION B-B

Project number 22-08
 Date 2024-01-19
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A4.01

1 : 600

Authority: Ontario Land Tribunal Decision and Order issued on _____ and final approval on _____, in Tribunal File OLT-23-000479

CITY OF TORONTO

BY-LAW XXXX-2023

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2023 as 141 Roehampton Avenue.

Whereas the Ontario Land Tribunal, by its Decision issued on _____ and its Order issued on _____, in respect of Tribunal File OLT-23-000479, upon hearing an appeal under Section 34(11) of the Planning Act, R.S.O. 1990, c. P13, as amended, determined to amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year _____ as 141 Roehampton Avenue; and

Whereas the Ontario Land Tribunal has the authority pursuant to Section 34 of the Planning Act, as amended, to pass this By-law; and

Whereas pursuant to Section 39 of the Planning Act, as amended, the council of a municipality may, in a by-law passed under Section 34 of the Planning Act, authorize the temporary use of land, buildings or structures for any purpose set out therein that is otherwise prohibited in the by-law; and

The Ontario Land Tribunal Orders:

1. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law.
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law 569-2013, Chapter 800 Definitions.
3. Zoning By-law 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lands outlined by heavy black lines from a zone label of R (d2.0) (x912) to a zone label of R (d2.0) (x [exception number]) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.2.10 Exception Number ~ so that it reads:

(####) Exception R ~

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On 141 Roehampton Avenue, if the requirements of Clause 6 and Schedule A of By-law [Clerks to insert By-law ##] are complied with, a

building or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (AA) below:

- (B) Despite Regulations 10.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 162.50 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite Clause 40.10.30.40, no maximum lot coverage applies;
- (D) Despite Regulations 10.5.40.10(1) and 10.10.40.10(1), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 3 of By-law [Clerks to insert By-law ##];
- (E) Despite Regulations 10.5.40.10(2), (3) and (4), and (C) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law [Clerks to insert By-law ##]:
 - (i) equipment and **structures** used for the functional operation of the **building**, such as electrical, utility, mechanical and ventilation equipment including heating, cooling or ventilating equipment, mechanical penthouse, elevator overruns, enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, vents, water supply facilities to a maximum of 8.0 metres;
 - (ii) structures that enclose, screen or cover the elements listed in (i) above to a maximum of 2.0 metres;
 - (iii) **building** maintenance units and window washing equipment, by a maximum of 9.0 metres;
 - (iv) elements or structures associated with outdoor **amenity space**, including but not limited to fences, screens and fixed outdoor furniture, privacy screens, dividers, railings, guardrails, fences, canopies, awnings and elements associated with a **green roof** to a maximum of 3.0 metres;
 - (v) architectural and ornamental elements, parapets, exterior wall surfaces, window projections, flues, stacks, lighting fixtures, transformer vaults, fire safety equipment and servicing and gas meters, to a maximum of 2.0 metres; and
 - (vi) Exterior stairs, ramps or elevating devices to a maximum of 3.0 metres;
- (F) Regulation 10.10.40.30(1)(B) restricting the maximum **building depth** of an **apartment building** does not apply;

- (G) Despite Regulation 10.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** on the lot is 50,000 square metres;
- (H) Despite Regulation 40.10.40.10(5), the required minimum height of the first **storey** is 3.3 metres;
- (I) Despite the definition of storey, a mezzanine level, amenity and mechanical penthouse level is not considered a storey.
- (J) In addition to the elements which reduce gross floor area listed in Regulation 40.5.40.40(3), the following elements also reduce the gross floor area of a building:
- (i) Storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms at or above grade.
 - (ii) Hallways, elevator vestibules, storage rooms containing **bicycle parking spaces**, and garbage rooms in the **basement**
- (K) Despite Regulation 10.10.40.50(1), **amenity space** on the lot shall be provided in accordance with the following:
- (i) a minimum of 1.20 square metres for each **dwelling unit** shall consist of indoor **amenity space**; and
 - (ii) a minimum of 400 square metres shall consist of outdoor **amenity space**;
 - (iii) no more than 25% percent of the outdoor component may be a **green roof**;
 - (iv) indoor **amenity space** may include guest suites that do not exceed an aggregate **interior floor area** of 100 square metres; and
 - (v) for the purpose of this exception, guest suites do not constitute **dwelling units**;
- (L) Despite Regulation 10.5.40.70(1) and Clause 10.10.40.70, the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law **[Clerks to insert By-law ##]**;

- (M) Despite Clause 10.5.40.60 and (H) above, the following elements may encroach into the required minimum **building setbacks** and **main wall separation distances** as follows:
- (i) railings, divider screens and balcony platforms, to a maximum of 2.0 metres;

balconies to maximum of 1.5 metres provided they are in the area as shown on Diagram 4 of By-law [Clerks to insert By-law ##];
 - (ii) terraces, terrace platforms, elements or structures associated with outdoor **amenity space**, including but not limited to fences, screens and fixed outdoor furniture, privacy screens, dividers, railings, guardrails, parapets, landscape planters to a maximum of 2.0 metres;
 - (iii) architectural and ornamental elements, exterior wall surfaces, window projections, flues, stacks, lighting fixtures, transformer vaults, fire safety equipment and servicing and gas meters, and canopies and awnings to a maximum of 2.0 metres; and
 - (iv) ramps or elevating devices providing barrier free access by a maximum of 2.0 metres;
 - (v) cladding added to the exterior surface of the **main wall** of a **building**, by a maximum of 1.0 metres;
 - (vi) window projections, by a maximum of 0.5 metres; and
 - (vii) air conditioners, satellite dishes, antennae, vents, and pipes by a maximum of 1.0 metres;
- (N) Despite Regulation 10.5.50.10(5), no strip of soft **landscaping**, which may include a fence, shall be required along any part of a lot **line** abutting another lot in the Residential Zone category;
- (O) Despite Regulation 10.5.80.30(1), a surface **parking space** must be at least 1.0 metres from all main walls of an **apartment building**;
- (P) Despite Regulation 10.5.100.1(4), a driveway for an **apartment building** may have a maximum total width of 7.0 metres;
- (P) Despite regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided and maintained on the lot in accordance with the following rates:
- i. a minimum of 0.01 residential visitor **parking spaces**;
 - ii. a maximum of 0.3 spaces for each bachelor **dwelling unit**;

- iii. a maximum of 0.5 spaces for each one bedroom **dwelling unit**;
 - iv. a maximum of 0.8 spaces for each two bedroom **dwelling unit**;
and
 - v. a maximum of 1.0 spaces for each three or more bedroom **dwelling unit**;
- (Q) Despite Regulation 200.5.1.10(2), a maximum of 15 percent of the **parking spaces** provided may be small car **parking spaces** with a minimum width of 2.6 metres, length of 5.2 metres and vertical clearance of 1.8 metres;
- (R) Despite Regulations 200.5.1.10(2)(A)(i) and 200.5.1.10(2)(A)(iv), maximum 15 percent of the provided parking spaces may be either:
- (i) small car parking spaces with a minimum width of 2.6 metres, length of 5.2 metres and vertical clearance of 2.0 metres; and
 - (ii) be obstructed as described in Regulation 200.5.1.10(2)(D) without being required to provide additional width for the obstructed sides of the parking space;
- (S) Despite regulations 200.5.1.10(2)(A)(iv) and (D), electric vehicle infrastructure, including electrical vehicle supply equipment, does not constitute an obstruction to a **parking space**.
- (T) Despite Regulation 15.5.80.1, the required visitor **parking spaces** may be provided on a non-exclusive basis and within a **public parking garage**.
- (U) Despite Regulations 200.15(1) and 200.15.10(1), a minimum of 1 accessible **parking spaces** must be provided and maintained on the lot in accordance with the following:
- (i) a minimum length of 5.6 metres;
 - (ii) a minimum width of 3.4 metres;
 - (iii) a minimum vertical clearance of 2.1 metres; and
 - (iv) the entire length of an accessible **parking space** must be adjacent to a 1.5 metre wide accessible barrier free aisle or path on one side of the accessible **parking space**
- (V) Despite Regulation 200.15.1(4), Accessible **parking spaces** must be within 20 metres of a barrier free entrance to a **building** or passenger elevator that provides access to the first storey of the **building**;
- (W) Despite Regulation 230.5.10.1(5)(A) and Table 230.5.10.1(1), **bicycle parking spaces** must be provided and maintained on the lot in accordance

with the following:

- (i) A minimum of 0.9 “long-term” bicycle parking spaces must be provided for each **dwelling unit**; and
 - (ii) A minimum of 0.1 “short-term” bicycle parking spaces must be provided for each dwelling unit;
- (X) Despite Regulations 230.5.1.10(9) and (10), a “long-term” bicycle parking space may be provided in a **stacked bicycle parking space** arrangement, in any combination of vertical, horizontal, or stacked positions, may be located in a secured room, locker, or enclosure or area on any floor of a **building** and may be located below, at or above grade;
- (Y) Despite Regulation 230.10.1.20(2), a “short-term” bicycle parking space may be provided in a **stacked bicycle parking space** arrangement, in any combination of vertical, horizontal, or stacked positions, may be located outdoors or indoors, including with a secured room or enclosure, or combination thereof and may be provided on any level above or below grade, and may be located more than 30.0 metres from a pedestrian entrance to the **apartment building** on the lot;
- (Z) Despite regulation 230.5.1.10(4)(C), a stacked bicycle parking space may be provided in with the following minimum dimensions;
 - (i) a minimum length of 1.2 metres;
 - (ii) a minimum width of 0.2 metres; and
 - (iii) a minimum vertical clearance of 1.2 metres;
- (AA) Despite Regulation 220.5.10.1(2), a minimum of 1 Type "G" **loading space** must be provided and maintained;
- (BB) None of the provisions of By-law No. 569-2013 shall apply to prevent a temporary sales office for the purposes of marketing, rental, leasing and sale of the **dwelling units** on the lands;

Prevailing By-laws and Prevailing Sections: (none apply)

- 5. Despite any existing or future severances, partition or division of the lands subject to this Exception, the provisions of this Exception will apply to the whole of the lands as if no severance, partition or division had occurred.

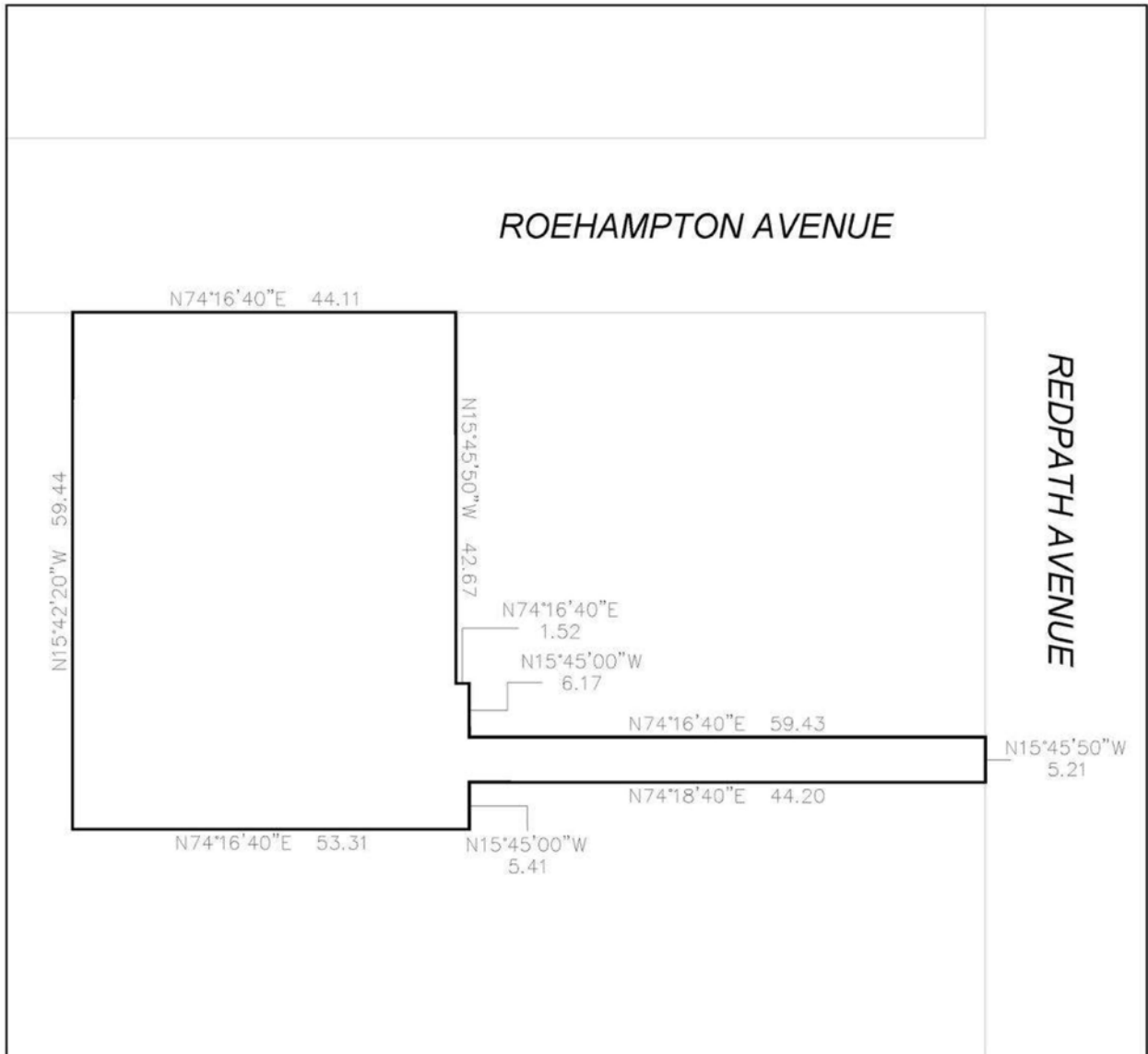
7
City of Toronto By-law xxx-2023

Enacted and passed on [month day, year].

Frances Nunziata,
Speaker

John Elvidge,
City Clerk

(Seal of the City)



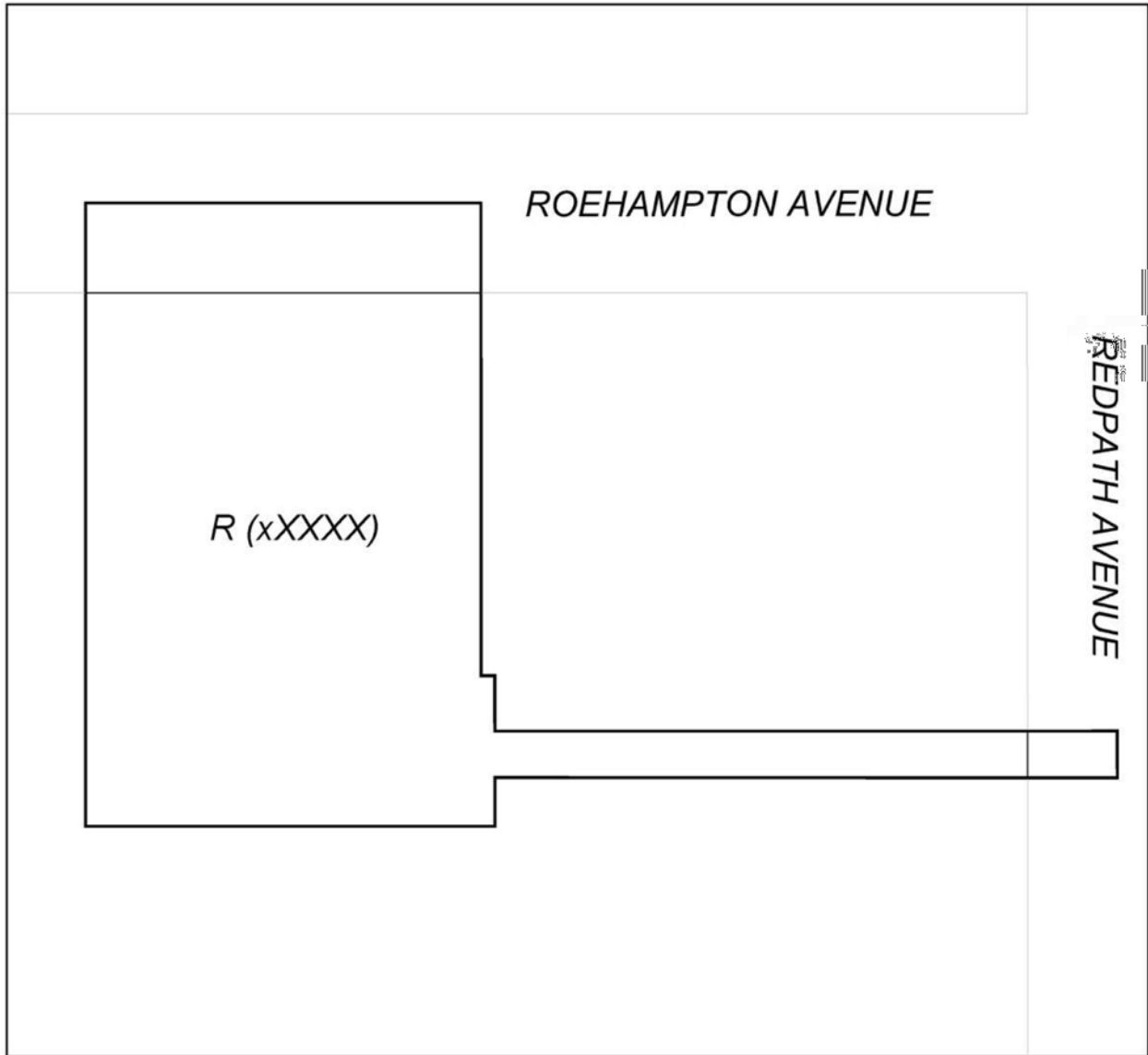


Diagram 2

141 Roehampton Avenue

File #22 _____



Not to Scale

