# 219-221 Roxton Rd | Toronto, ON Schematic Design

Monday, July 8, 2024



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job title 219-221 Roxton Rd

client
Land Services Group

sheet title Rendering

drawn by

checked by **PJ** 

scale

issue date April 17, 2020





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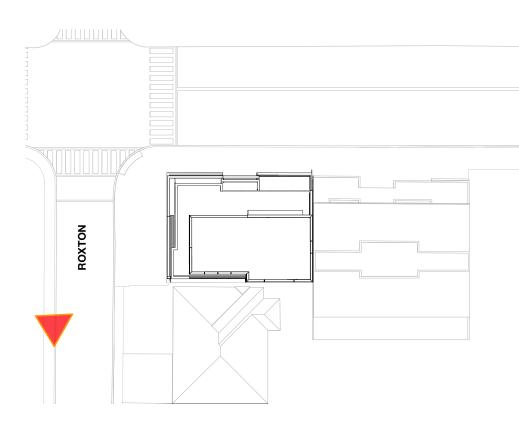
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job title 219-221 Roxton Rd

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Land Services Group

sheet title Rendering 01

drawn by **AZD** 

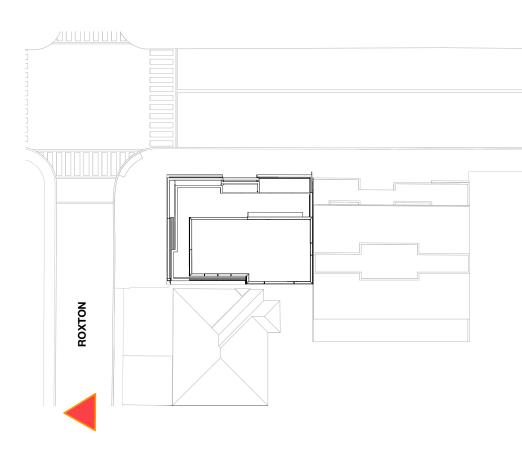
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job title 219-221 Roxton Rd

client Land Services Group

sheet title Rendering 01

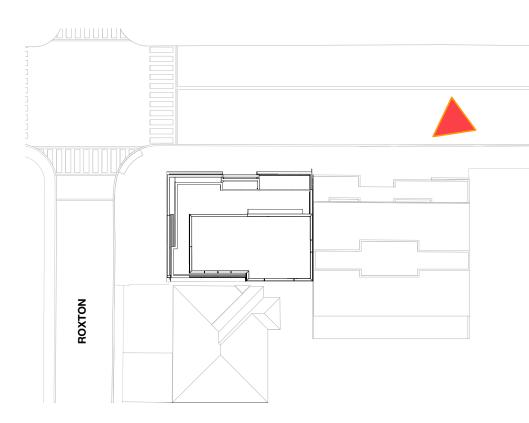
drawn by **AZD** 

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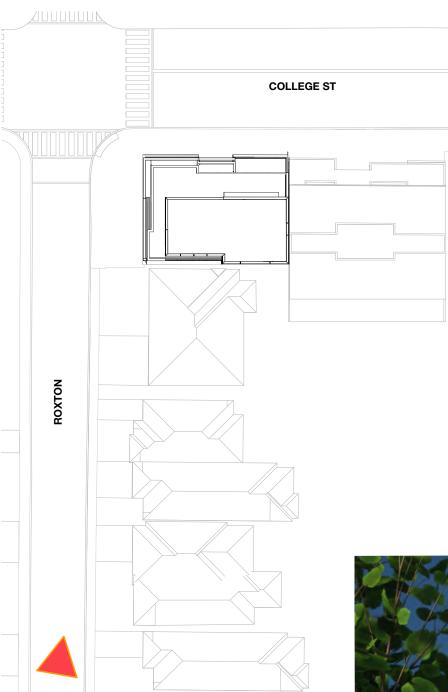
sheet title Rendering 01

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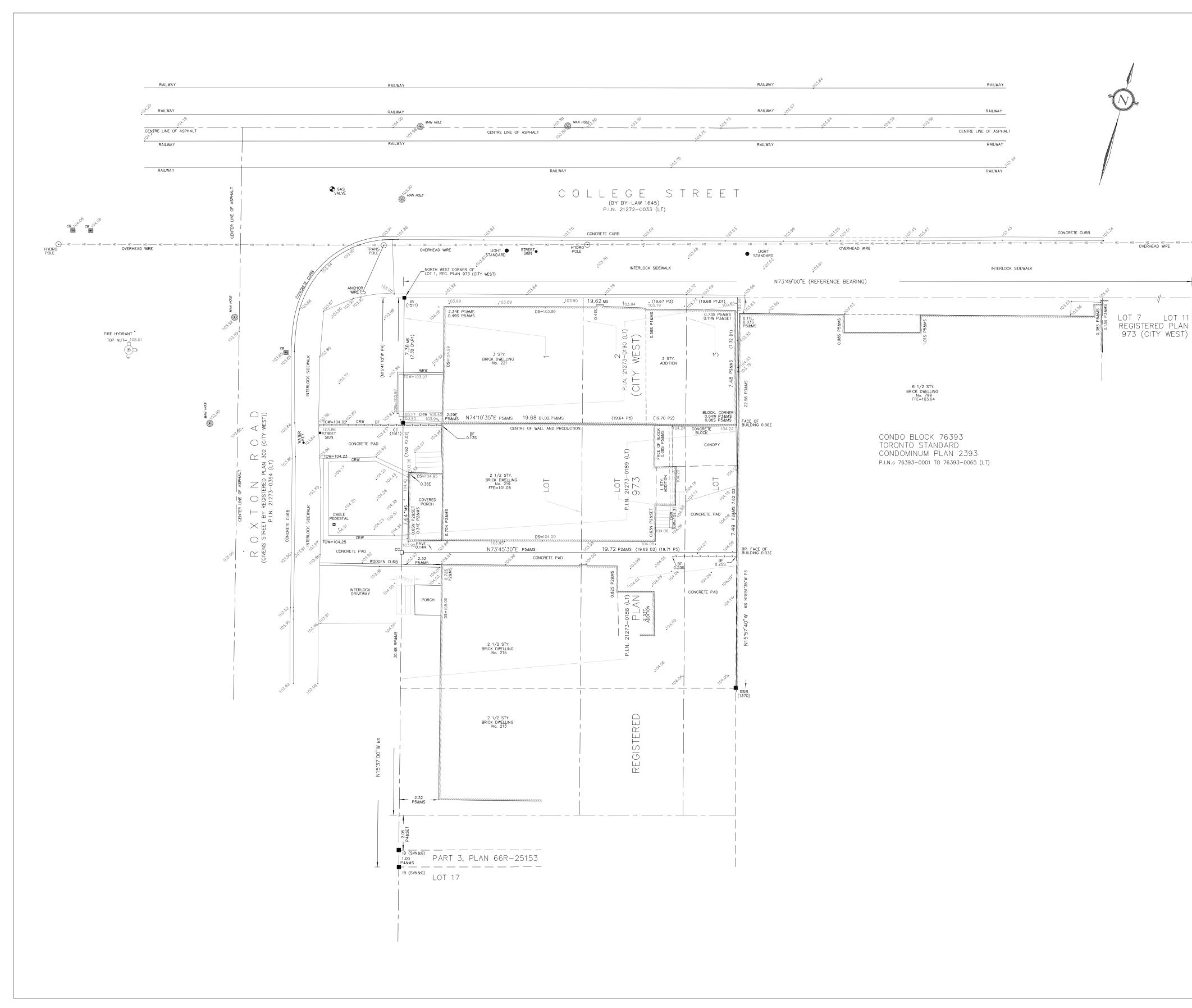
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sheet title Rendering Street Views

checked by
PJ

issue date April 17, 2020

job number **2306** 



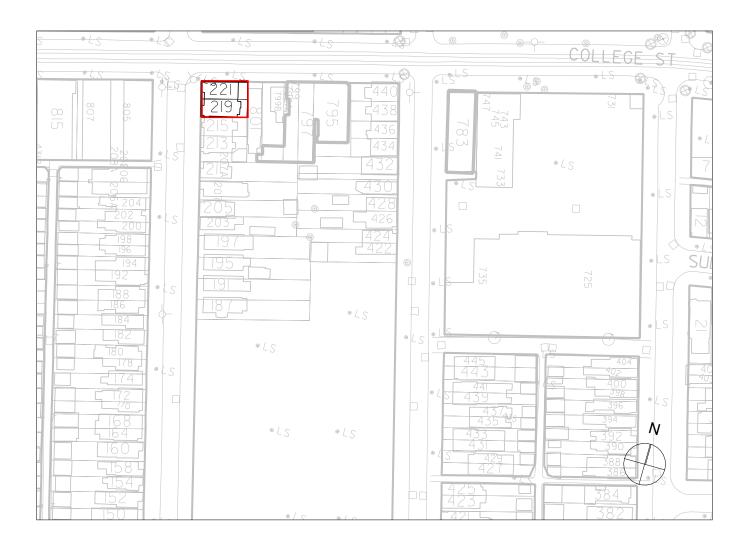
HYDRO POLE POLE POLE BRICK DWELLING No. 440	SURVEYOR'S REAL PROPERTY REPORT PART 1 PART 0F LOTS 1, 2 AND REGISTERED PLAN 973 (CI IN THE CITY OF TORONTO SCALE & NOTES Scale 1:100 COPYRIGH 2022 METRIC DISTANCES SHOWN ON THIS PLAN ARE IN METRES ALTIMAP LAND SURVEYORS INC. COPYRIGH 2022 METRIC DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048 ELEVATION NOTE ELEVATION NOTE ELEVATION NOTE BEARINGS ARE GRED AND ARE DERIVED FROM CITY OF TORONTO B No. 030623 HAVING A PUBLISHED ELEVATION OF 109.290 METER BEARINGS ARE GRED AND ARE REFERRED TO THE SOUTHERLY LIM OF COLLEGE STREET AS SHOWN ON TORONTO STANDARD CONDON HAVING A BEARING OF N7349'00'E. LEGEND DEDNOTES SURVEY MONUMENT FOUND D DENOTES SURVEY NH DENOTES TO OF COULD STREE IS DENOTES SURVEY NH DENOTES TO OF OF WALL ELEVATION NHD DENOTES TO OF OF WALL ELEVATION NHD DENOTES TO OF OF WALL ELEVATION D DENOTES SURVEY DENT FOUND WALL SKM DENOTES SURVEY MONO REALEVATION D DENOTES SURVEY DENT SURVEY OR SURVEYORS INC. D DENOTES SURVEY DENT SURVEY ON CARE ELEVATION D DENOTES SURVEY WINTERS, MAUGHAN & GLENDAY D DENOTES PLAN BY ALTIMAP LAND SURVEYORS INC. OLS. SWAGO DENOTES NERGENEED PLAN 973 (CITY WEST) P1 DENOTES NERGENEED PLAN 973 (CITY WEST) P1 DENOTES NE	TY WEST) AL DATUM ENCHMARK S. IIT MINIUM PLAN 2393 O.L.S. 393 O.L.S.	
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Municipal Address	221 Rox
Mai noipai / taai ooo	

SITE	Site Area			294.8	sm	3,173	sf
	College St Frontage			19.6	m	64.4	f
	Roxton Rd Frontage			15.0	m	49.2	f
BUILDING HEIGHT	Established Grade			TB	Dm		
BUILDING HEIGHT	Building Height				50 m		
	Stories			8+			
<b>GROSS FLOOR AREA</b>	Residential GFA			1,599	sm	17,212	sf
	Commercial GFA			90	sm	967	sf
	Total GFA			1,689	sm	18,179	sf
FLOOR SPACE INDEX	Residential FSI			5.42			
	Commercial FSI			0.30			
	Total FSI			5.73			
		unit cour	nt	% of tot	al		
UNIT COUNT	Studio	3		12%			
	1BD	14		56%			
	2BD	7		28%			
	3BD	1		4%			
	Total Unit Count	25					
		_					
		require		provide		4 4 7	of
AMENITY SPACE	Indoor	50	sm	42 59	sm	447 630	sf sf
	Outdoor	50	sm	- 59	sm	030	
	Total Amenity Space	100	sm	100	sm	1,077	sf
<b>VEHICLE PARKING</b>	Total Parking Count	0			0		
<b>BICYCLE PARKING</b>	Long-Term Residential Bicycle Spaces	17			27	BASEMENT	
	Short-Term Residential Bicycle Spaces	2			2	GF	
	Tatal Davidantial Disuala Onesea	10			29		
	Total Residential Bicycle Spaces	19		4	29		
	Long-Term Employment Bicycle Spaces	1			1	BASEMENT	
	Short-Term Employment Bicycle Spaces	1			1	GF	
	Total Employment Bicycle Spaces	2			2		
LOADING	Type 'G' Loading Space	0			0		
	Type 'B' Loading Space	0			0		

### oxton Rd







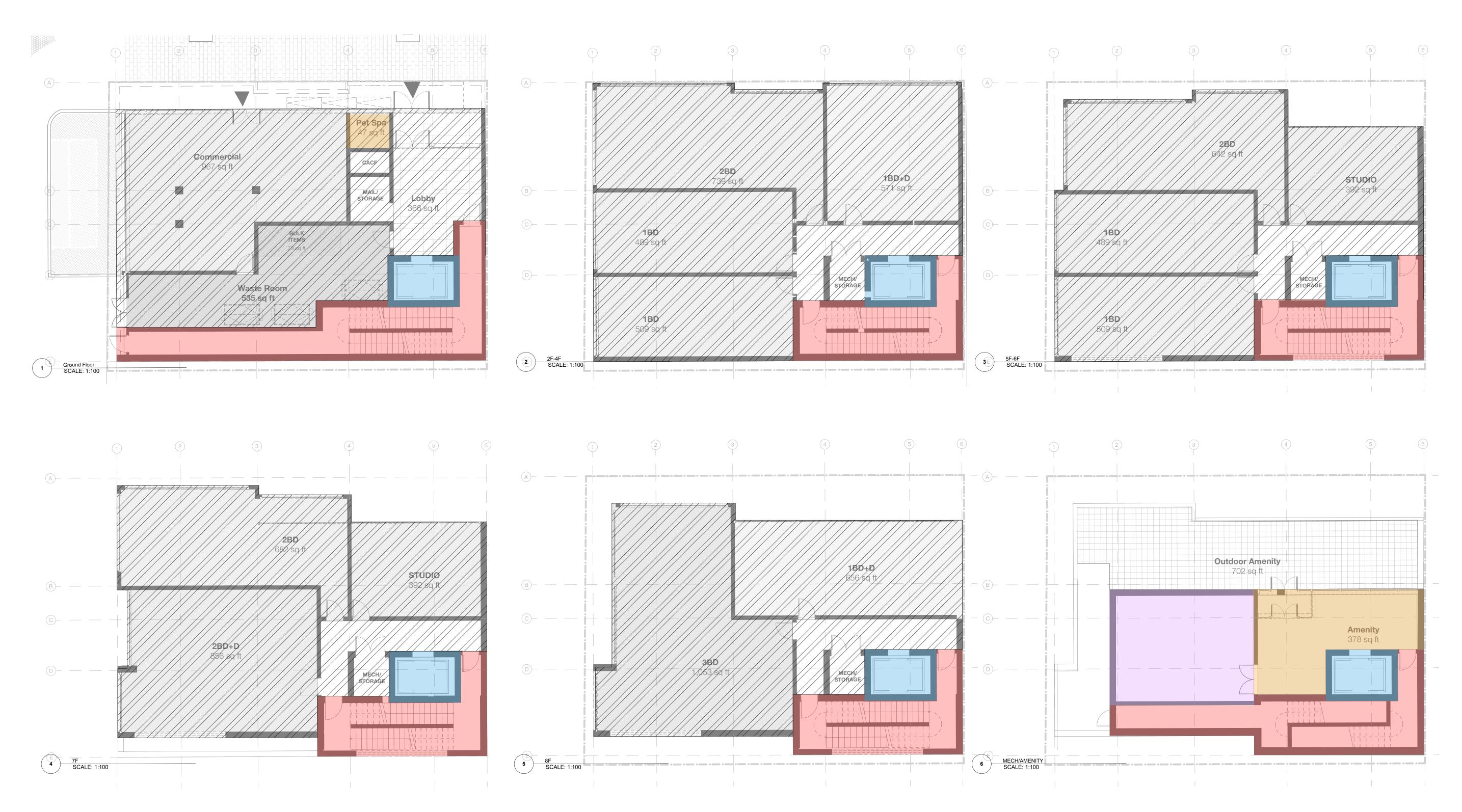


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job title 219-221 Roxton Rd client Land Services Group sheet title 3D views drawn by AZD checked by PJ issue date April 17, 2020 job number scale 2306





### 10.5.40.40 Floor Area (City of Toronto Zoning By-law 569-2013)

### (4) Gross Floor Area (GFA) Calculations for an Apartment Building

In the Residential Zone category, the gross floor area of an apartment building is reduced by the area in the building used for: (A) parking, loading and bicycle parking below established grade;

- (B) required loading spaces and required bicycle parking spaces at or above established grade;
- (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) indoor amenity space required by this By-law;
- (F) elevator shafts;
- (G) garbage shafts;
- (H) mechanical penthouse; and
- (I) exit stairwells in the building.



MECHANICAL PENTHOUSE

EXIT STAIRWELL

INDOOR AMENITY

ELEVATOR SHAFT

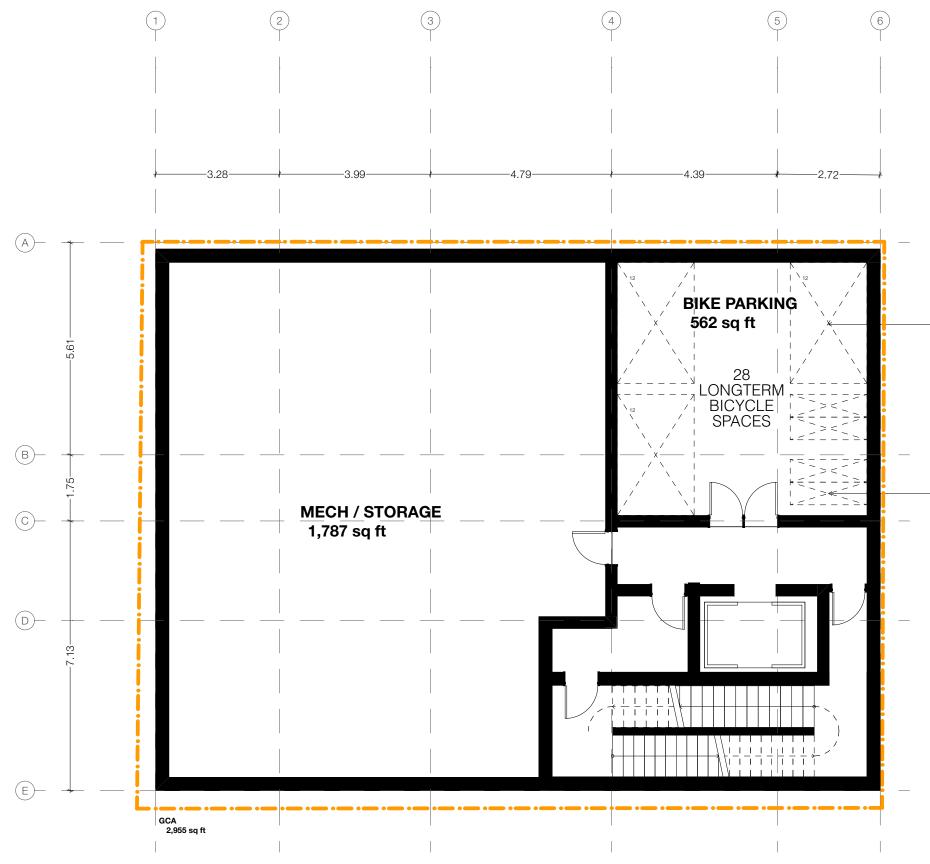
GROSS FLOOR AREA

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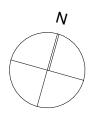
job title		
219-221 Roxton Rd		
client		
Land Services Group	)	
sheet title		
Deductions GFA		
drawn by	checked by	
AZD	PJ	
issue date		
April 17, 2020		
job number	scale	
2306		





24 LONG TERM – STACKED BICYCLE SPACES

4 SPACES TO – ACCOMODATE LARGE BICYCLES



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job title 219-221 Roxton Rd

client Land Services Group

sheet title Basement

drawn by **AZD** 

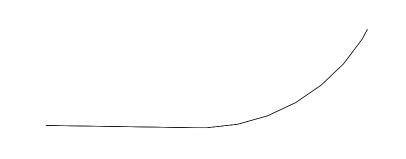
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issue date April 17, 2020

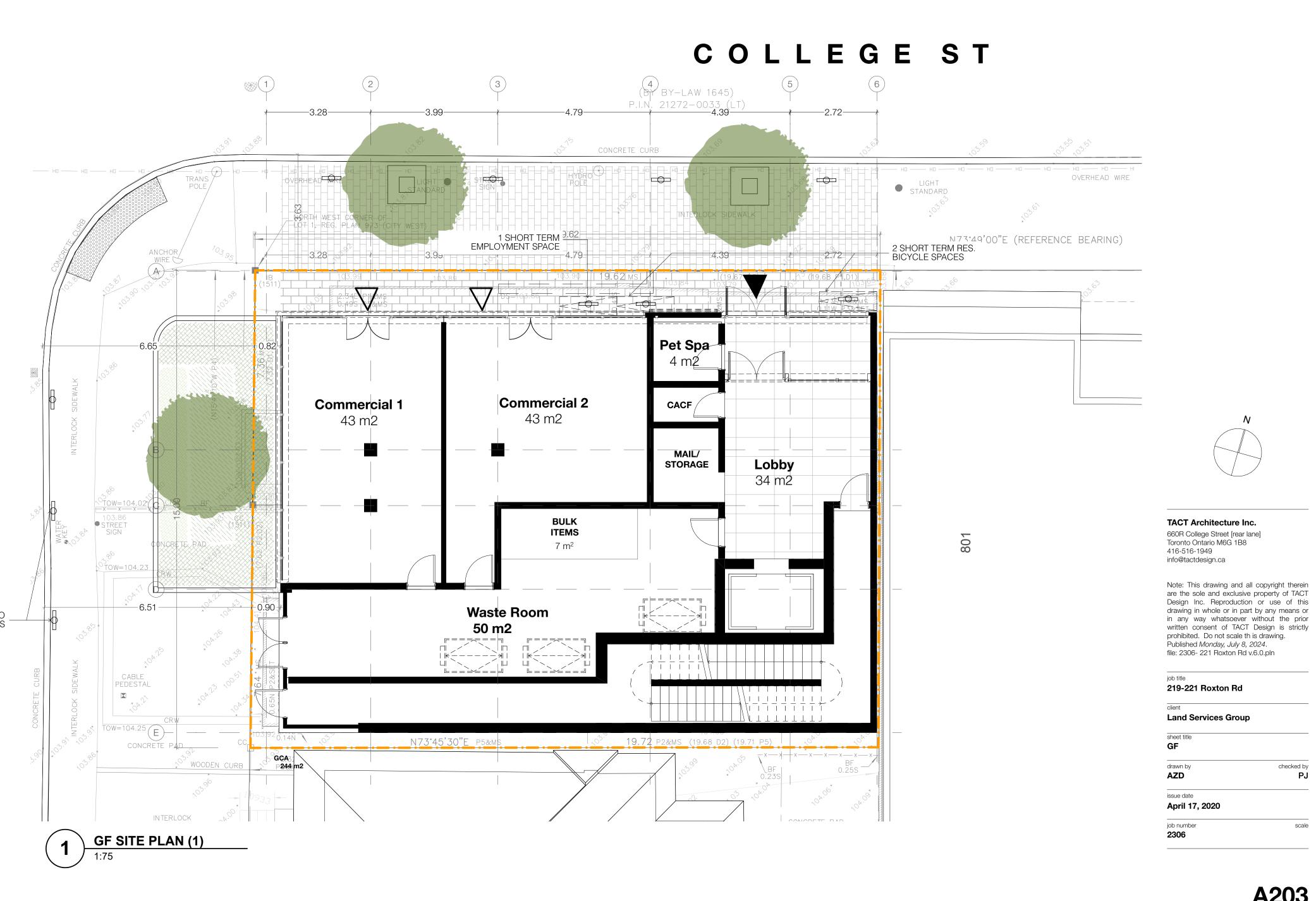
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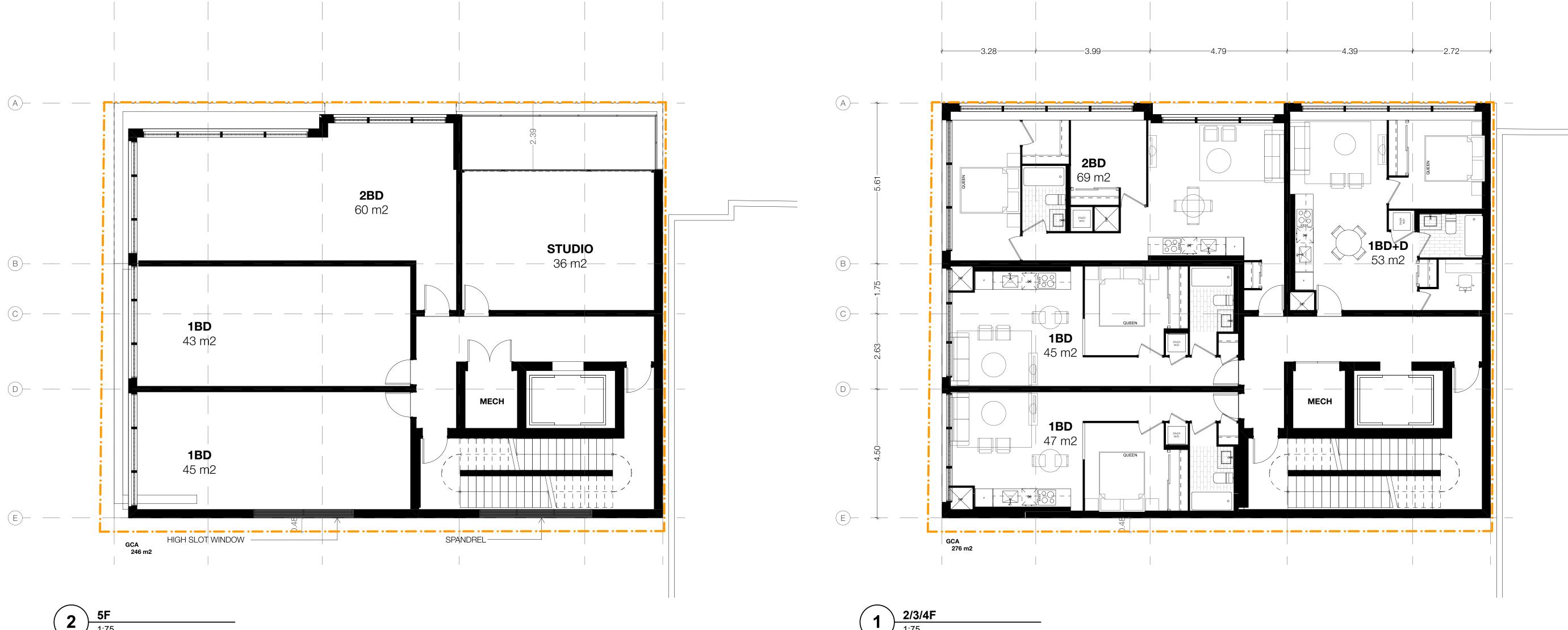
BICYCLE RINGS REFER TO LANDSCAPE DRAWINGS



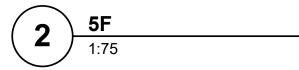
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1:75



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job title 219-221 Roxton Rd

client Land Services Group

sheet title 2F, 3F, 4F, 5F

drawn by **AZD** 

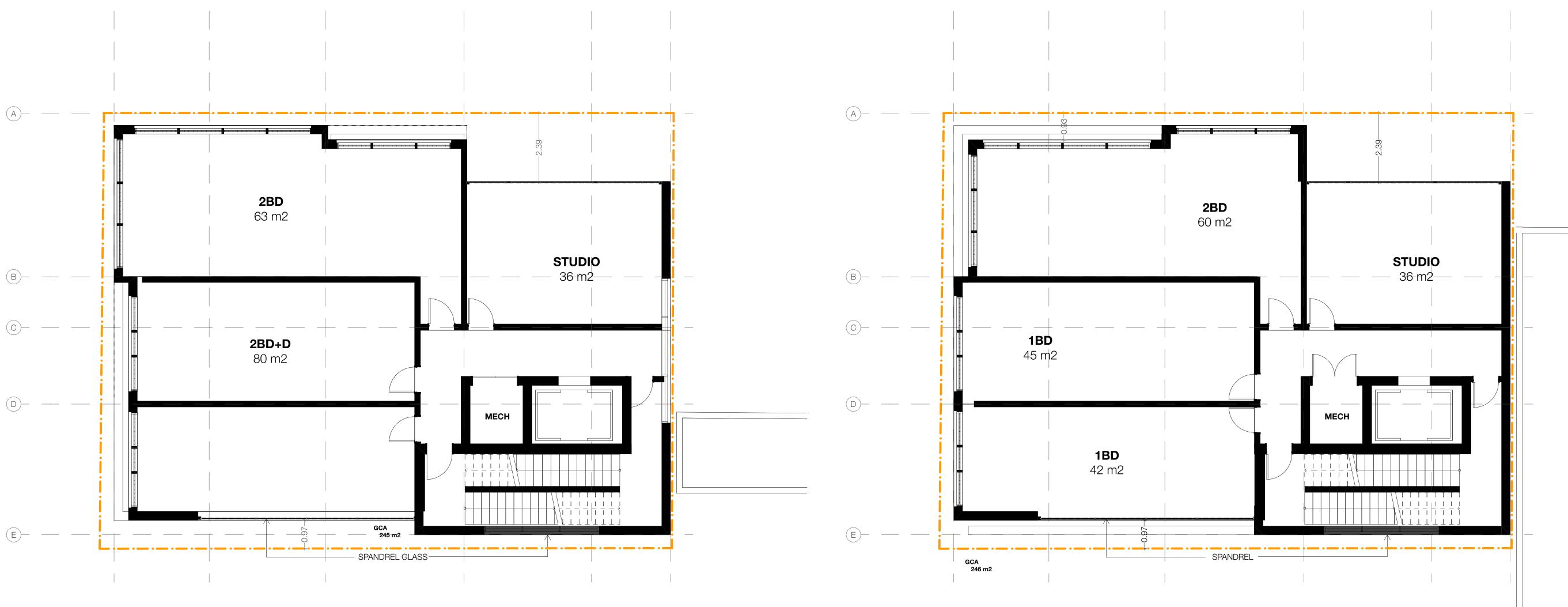
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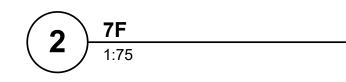
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6F

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sheet title 6/7F

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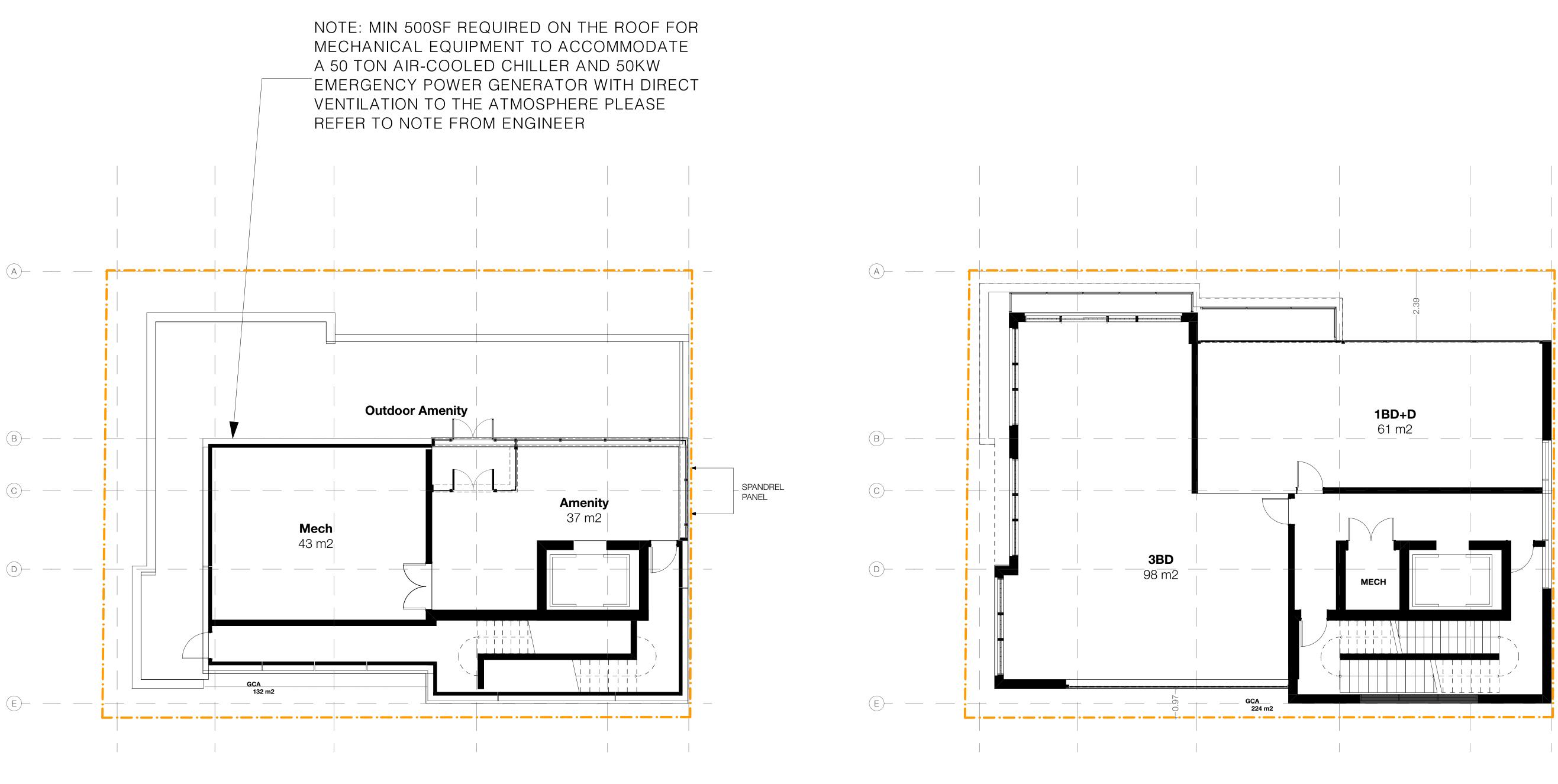
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scale

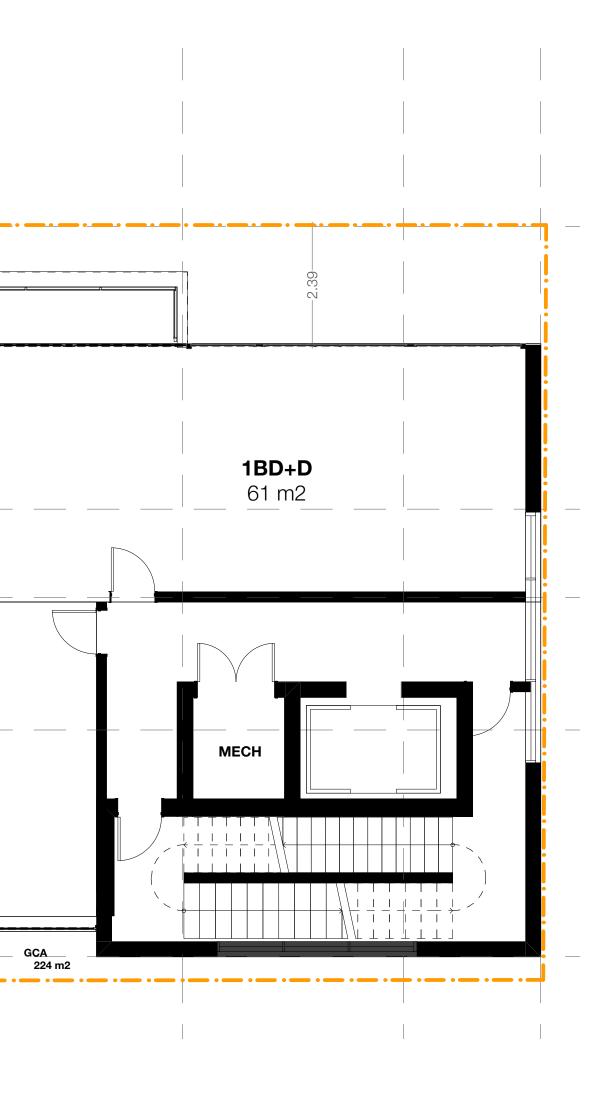
issue date April 17, 2020

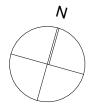






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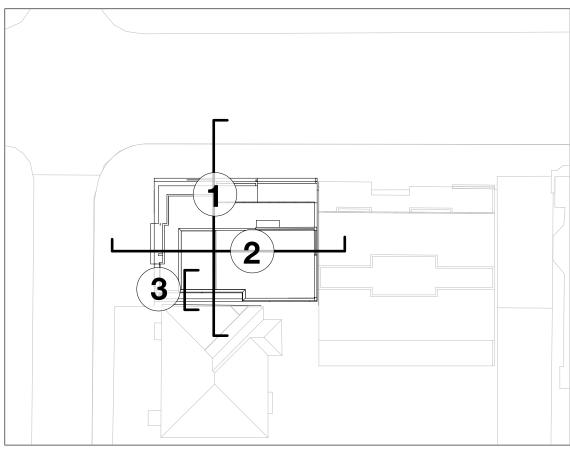


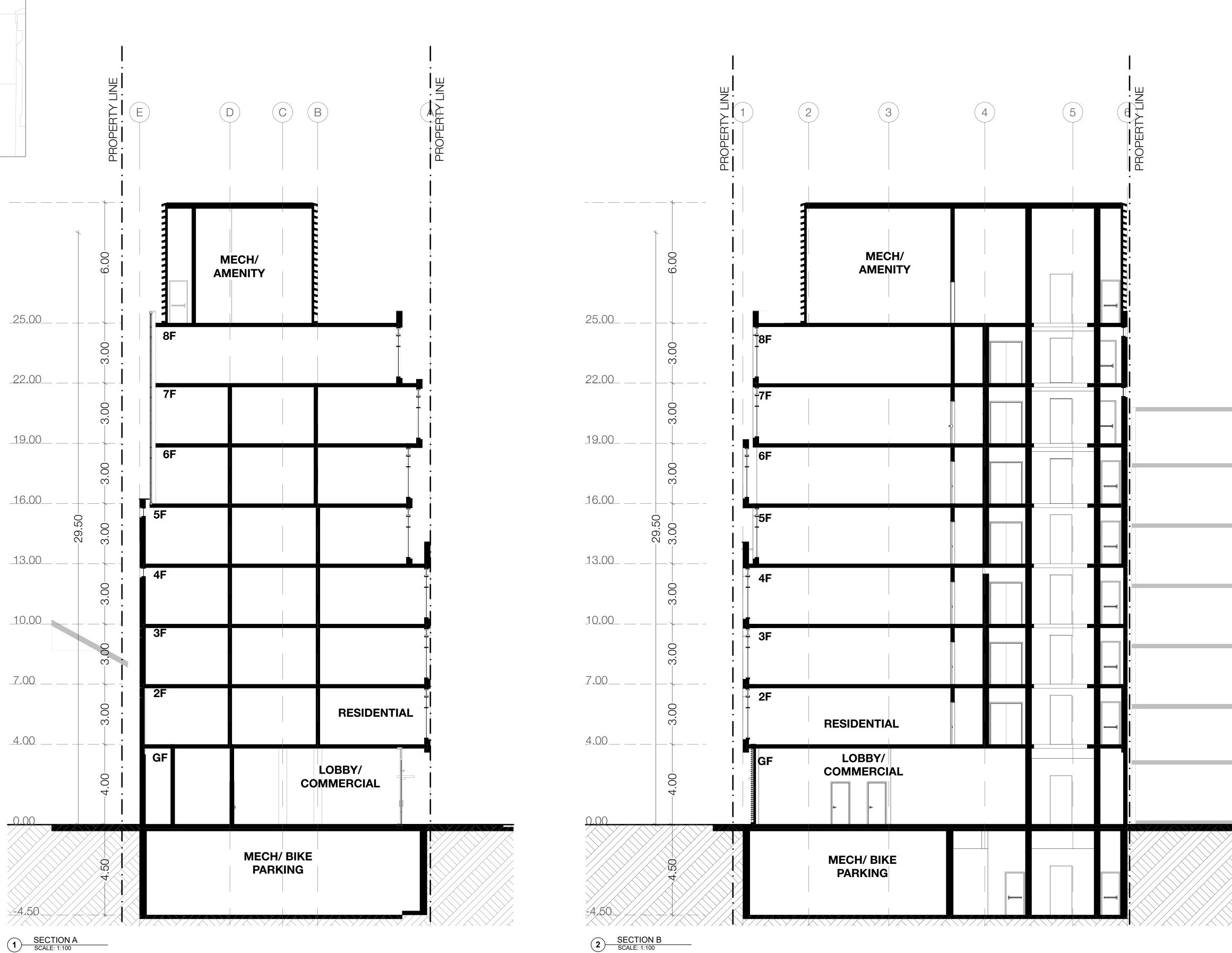
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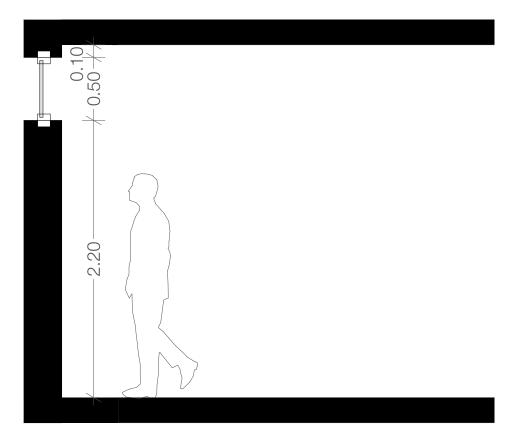
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job title 219-221 Roxton Rd client Land Services Group sheet title 8F / Amenity/Mech drawn by **AZD** checked by PJ \_\_\_\_\_ issue date April 17, 2020 ----job number **2306** scale











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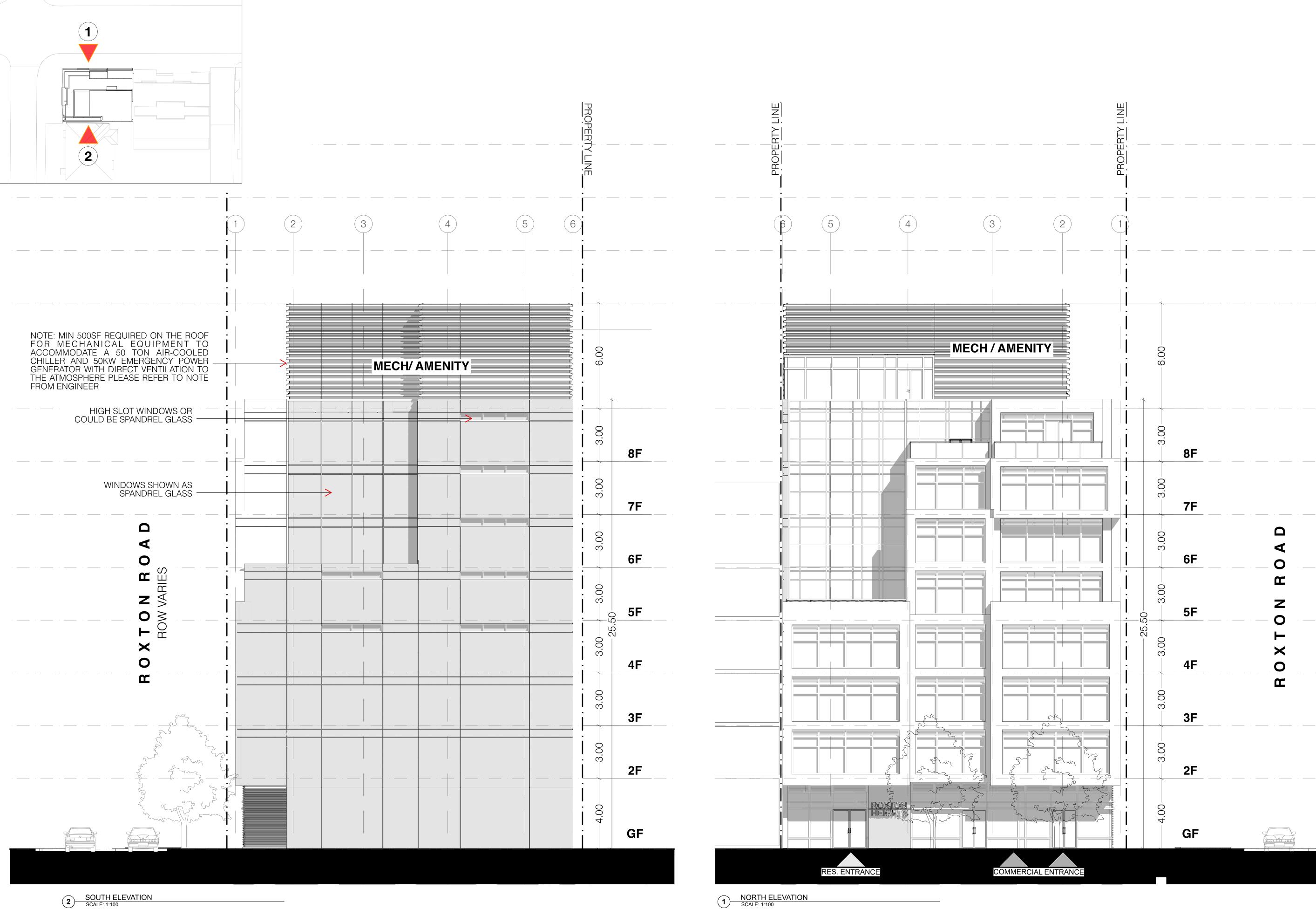
sheet title Sections

drawn by **AZD**  checked by **PJ** 

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job title 219-221 Roxton Rd client Land Services Group sheet title **N/S ELEVATIONS** checked by drawn by AZD ----issue date April 17, 2020

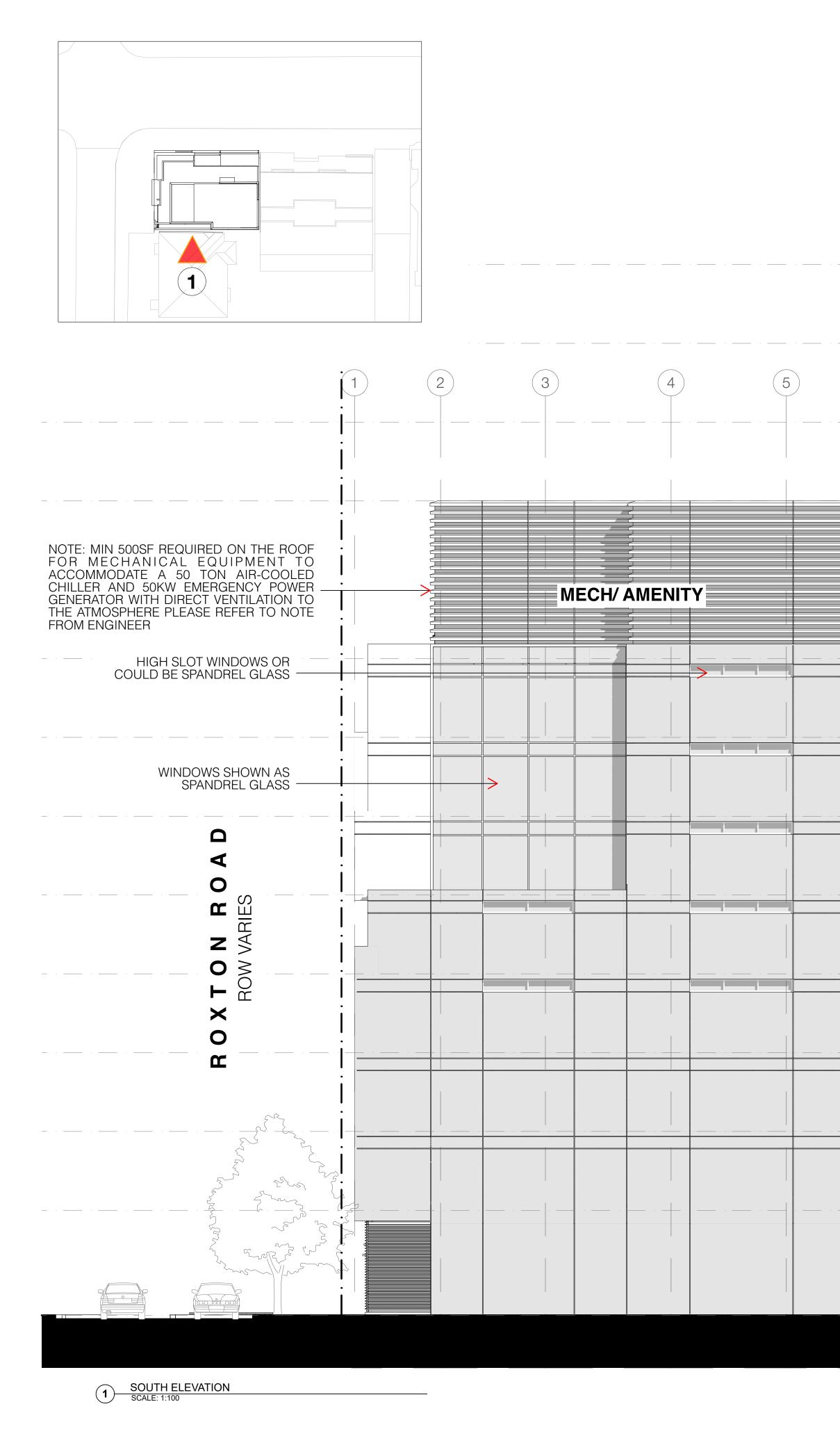
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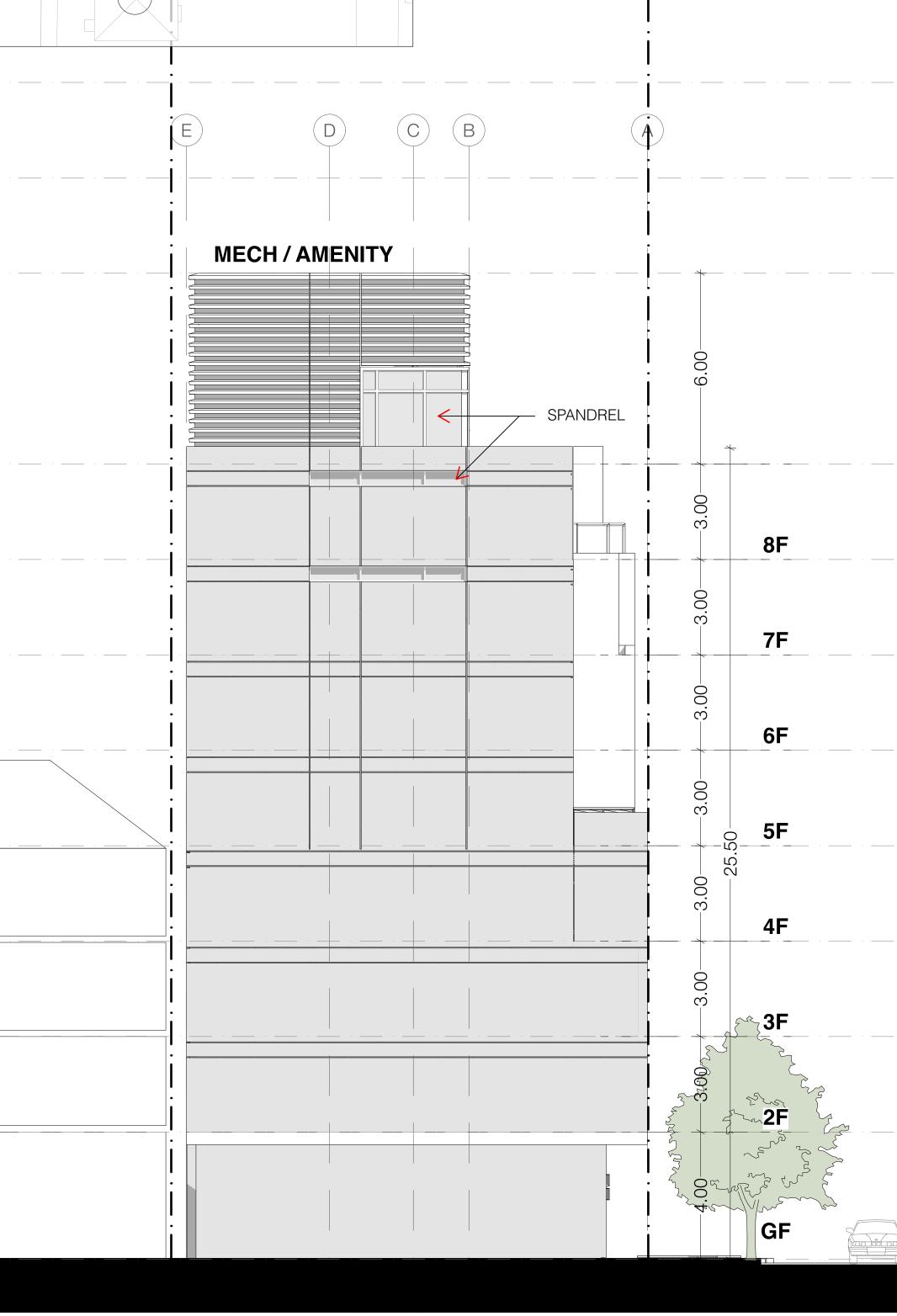
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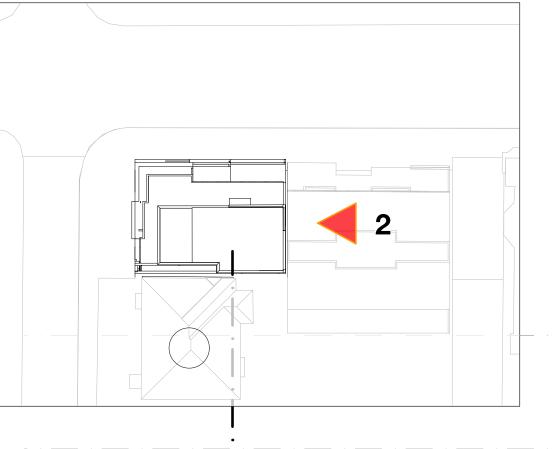
sheet title 240703 - Elevation/ Spandrel Windows checked by drawn by AZD PJ issue date

April 17, 2020

job number **2306** 











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neet title 240703 - Elevation/ Spandrel Windows drawn by checked by

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