

WITHOUT PREJUDICE

219-221 Roxton Rd | Toronto, ON

Schematic Design

M o n d a y , J u l y 8 , 2 0 2 4



TACT Architecture Inc.
660R College Street (rear lane)
Toronto Ontario M6G 1B8
416-516-1949
info@tactdesign.ca

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Published Monday, July 8, 2024.
file: 2306- 221 Roxton Rd v6.0.pin

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



TACT Architecture Inc.
660R College Street (rear lane)
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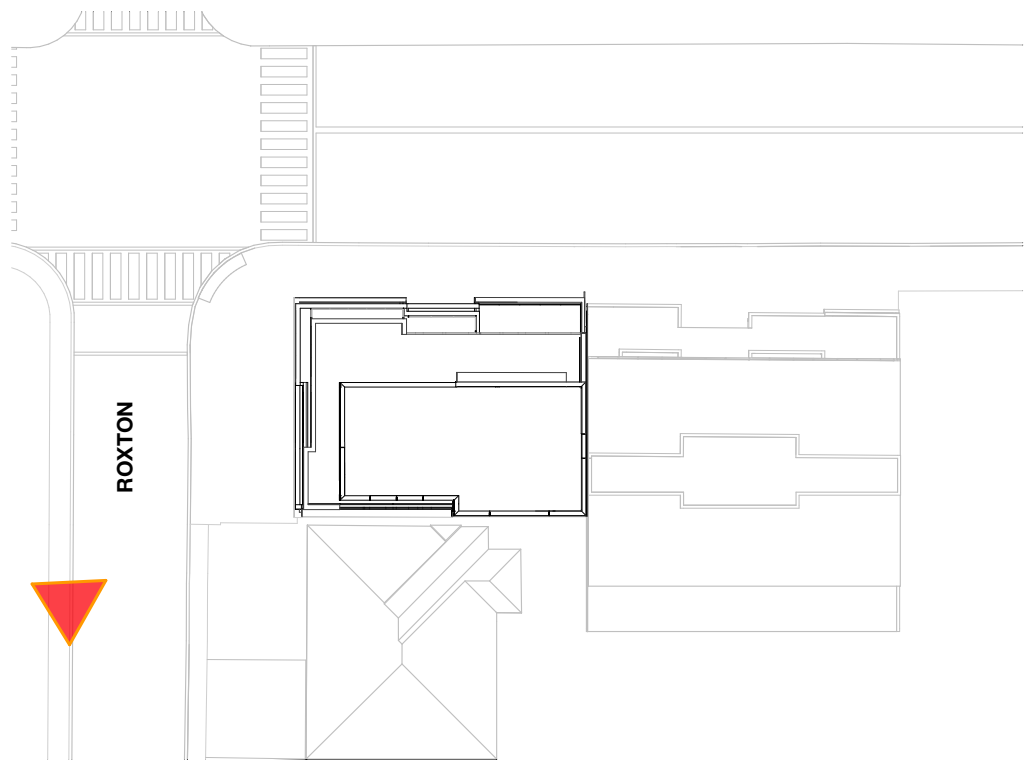
job title	
219-221 Roxton Rd	
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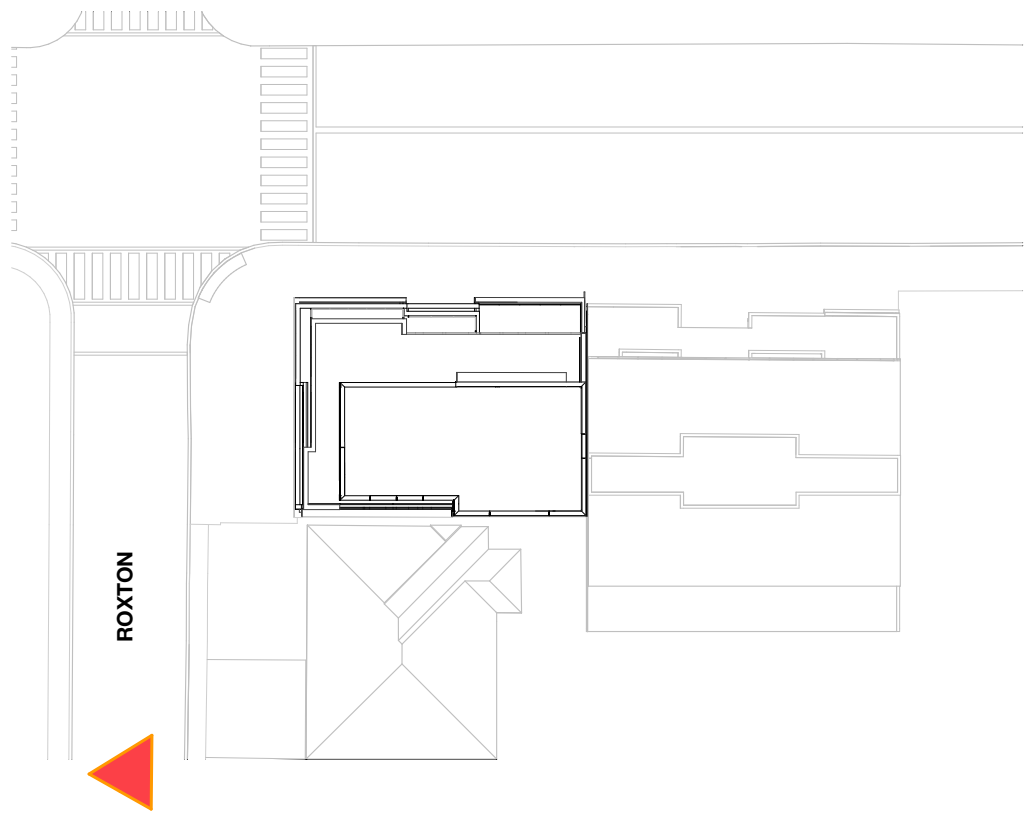
job title	
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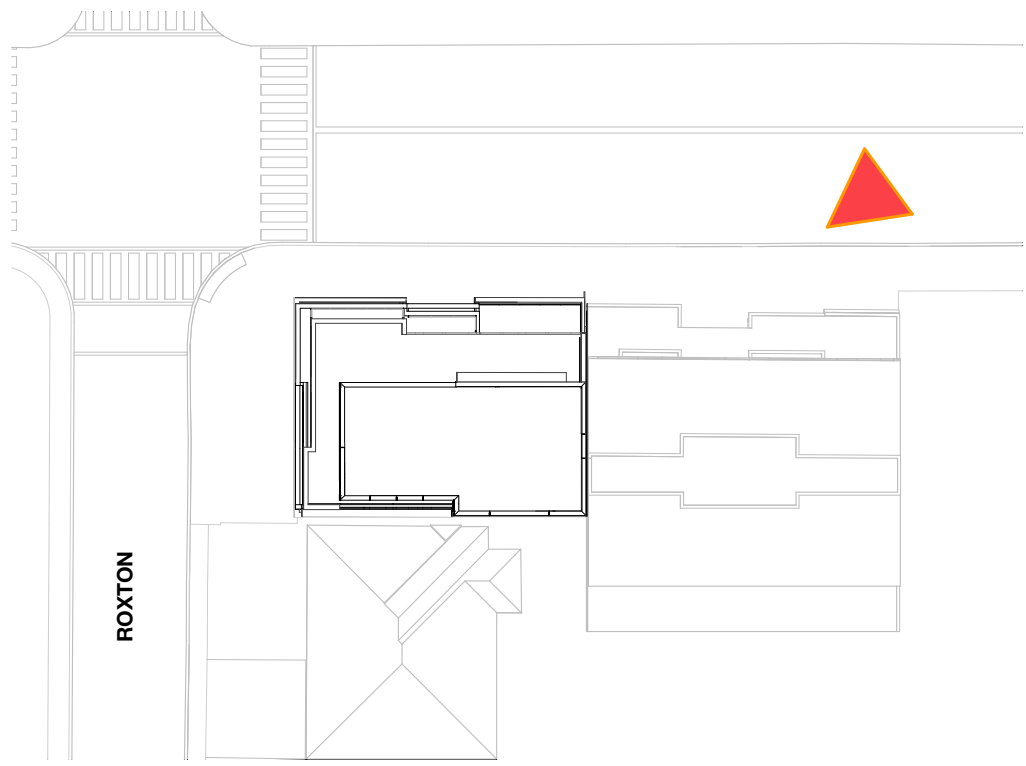
job title	
219-221 Roxton Rd	
client	
Land Services Group	
sheet title	
Rendering 01	
drawn by	checked by
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issue date	
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job title
219-221 Roxton Rd

client
Land Services Group

sheet title
Rendering 01

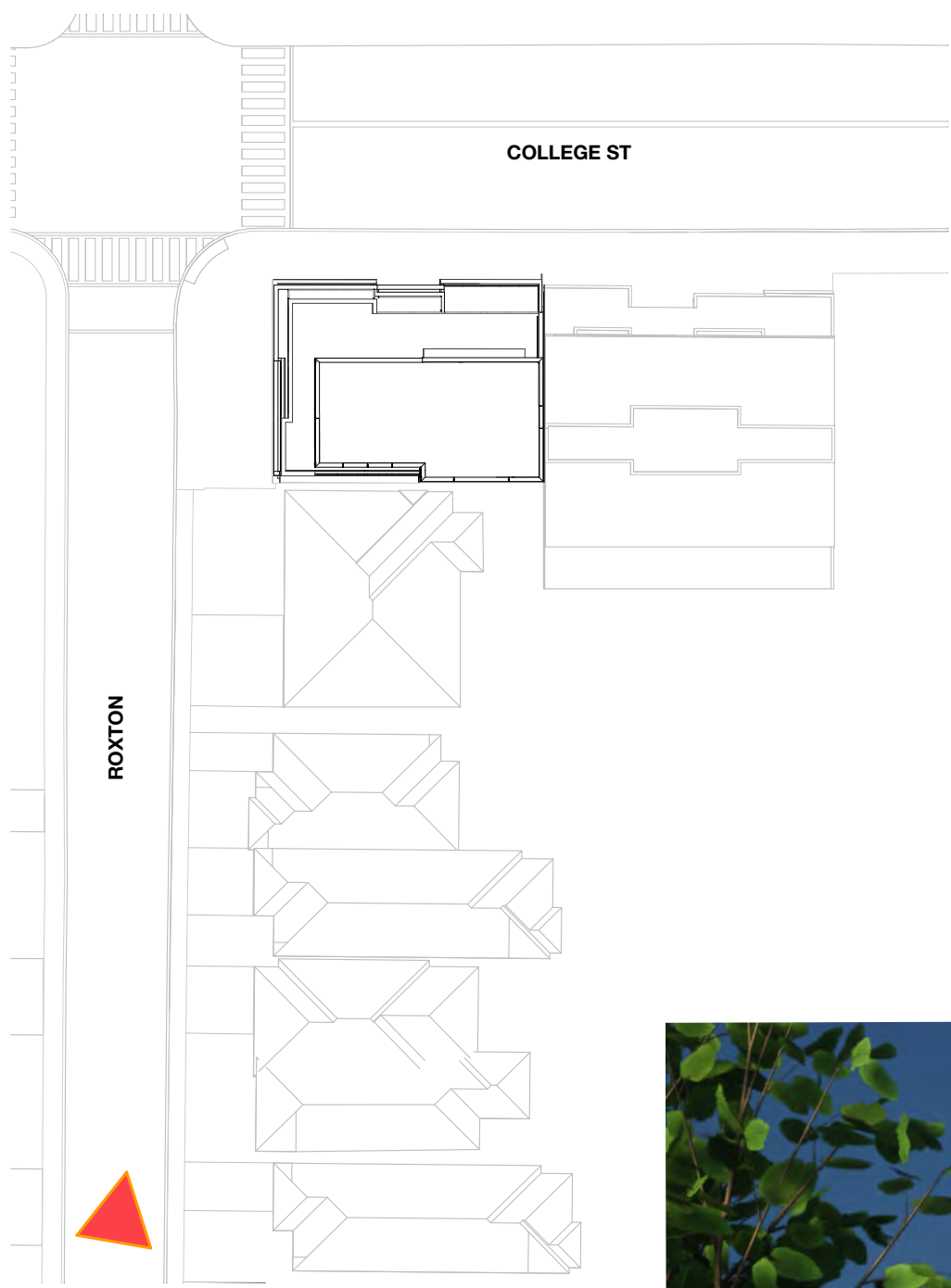
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job title	
219-221 Roxton Rd	
client	
Land Services Group	
sheet title	
Rendering Street Views	
drawn by	checked by
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issue date	
April 17, 2020	
job number	scale
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file: 2306- 221 Roxton Rd v.6.0.pln

job number scale
2306

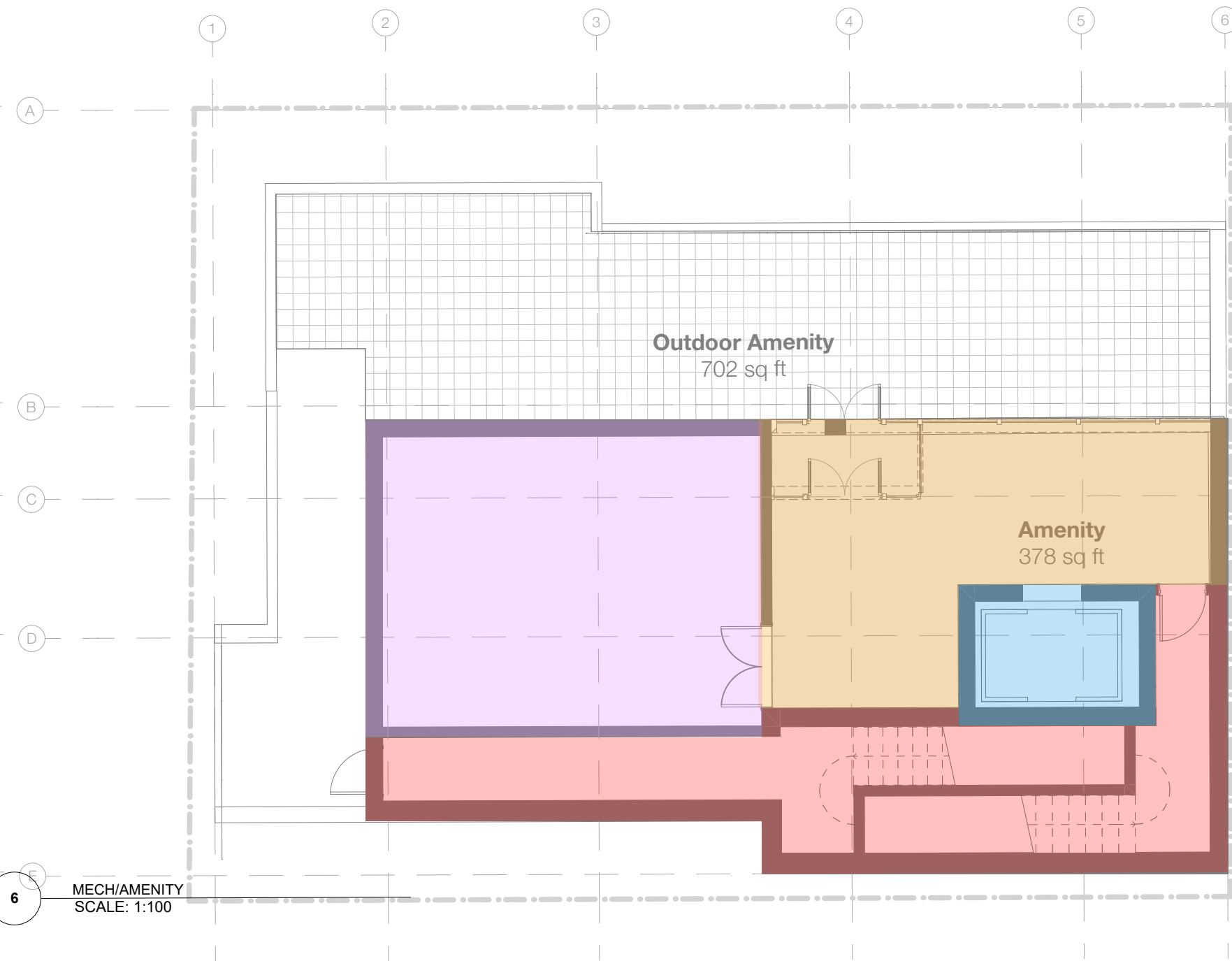
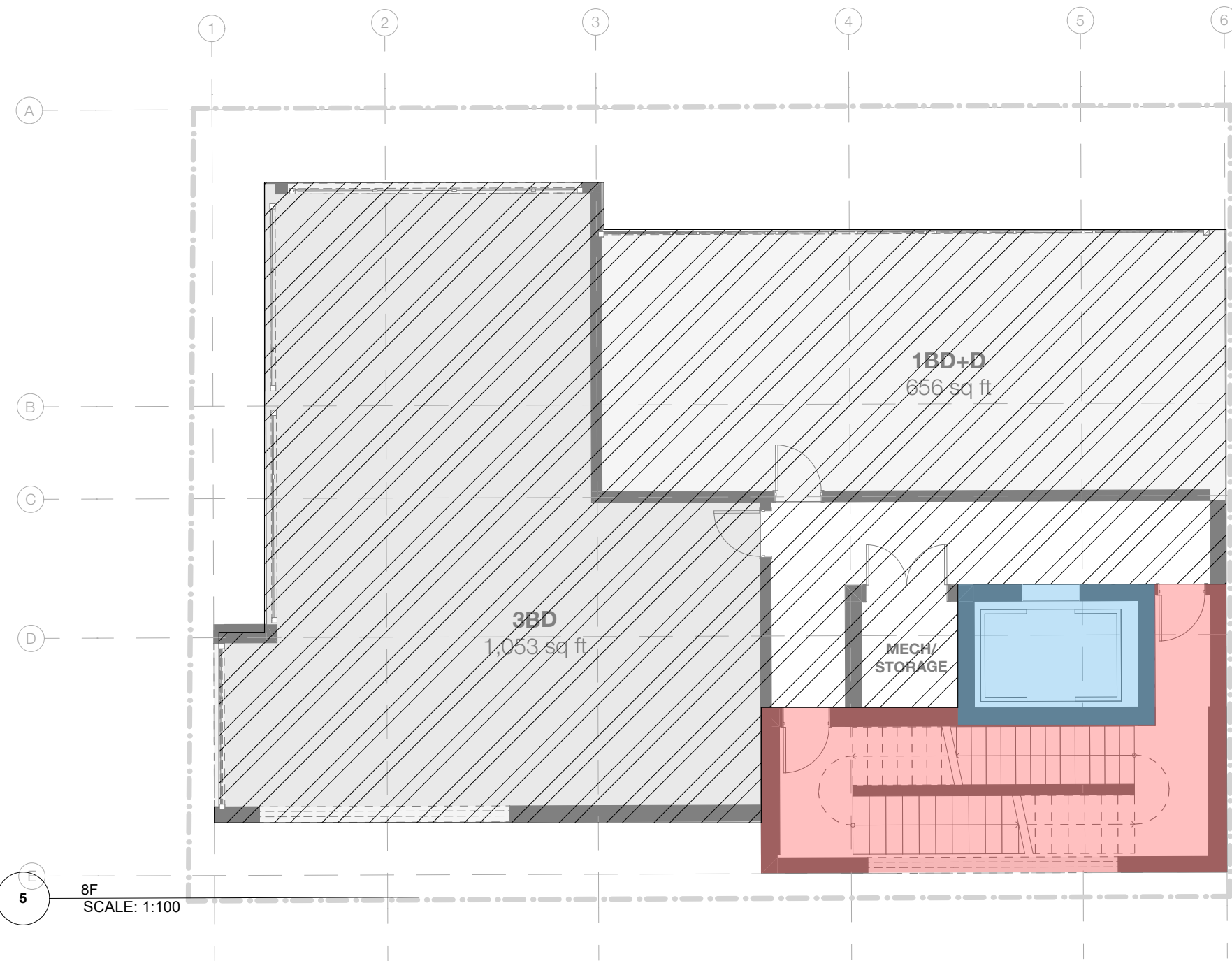
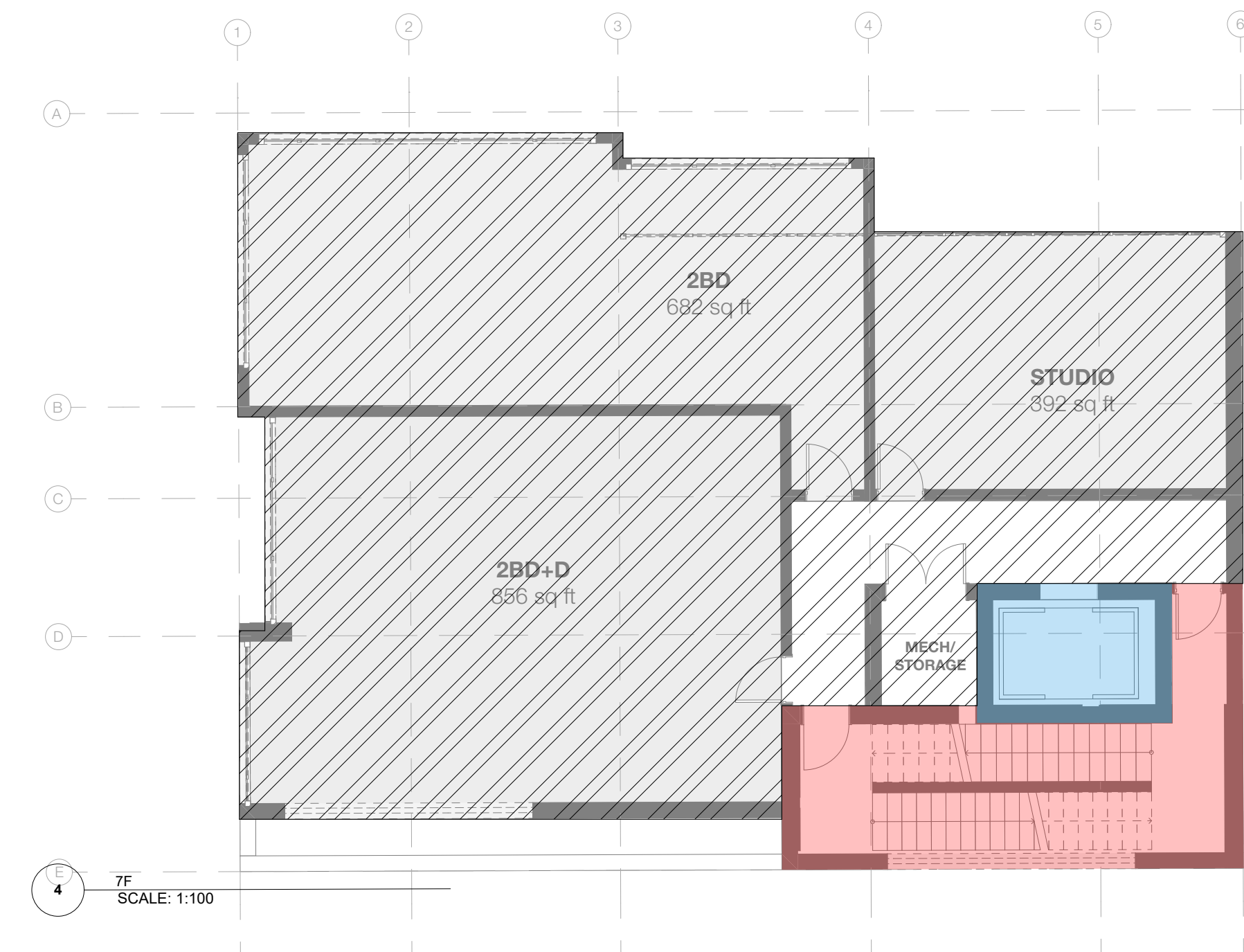
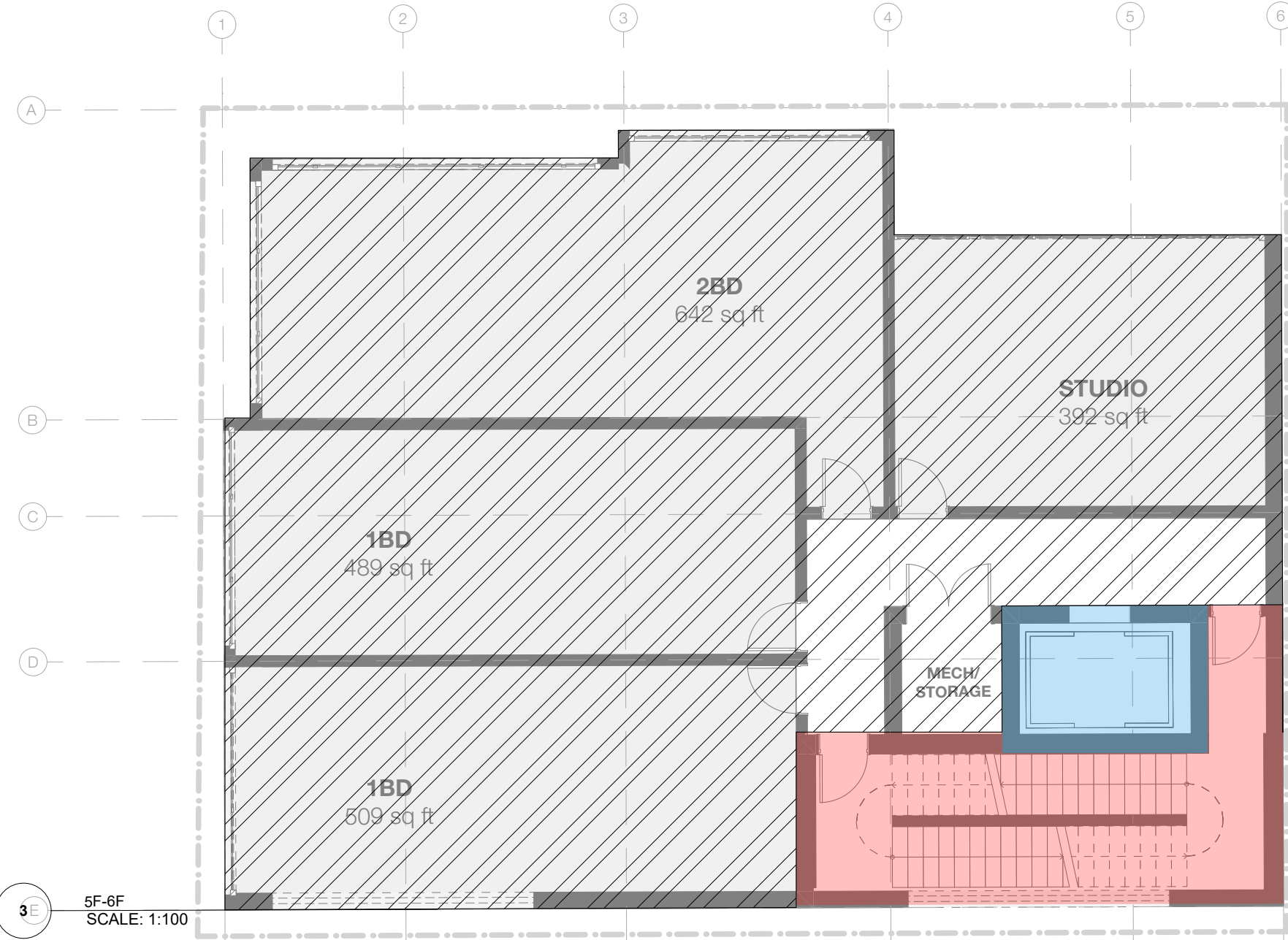
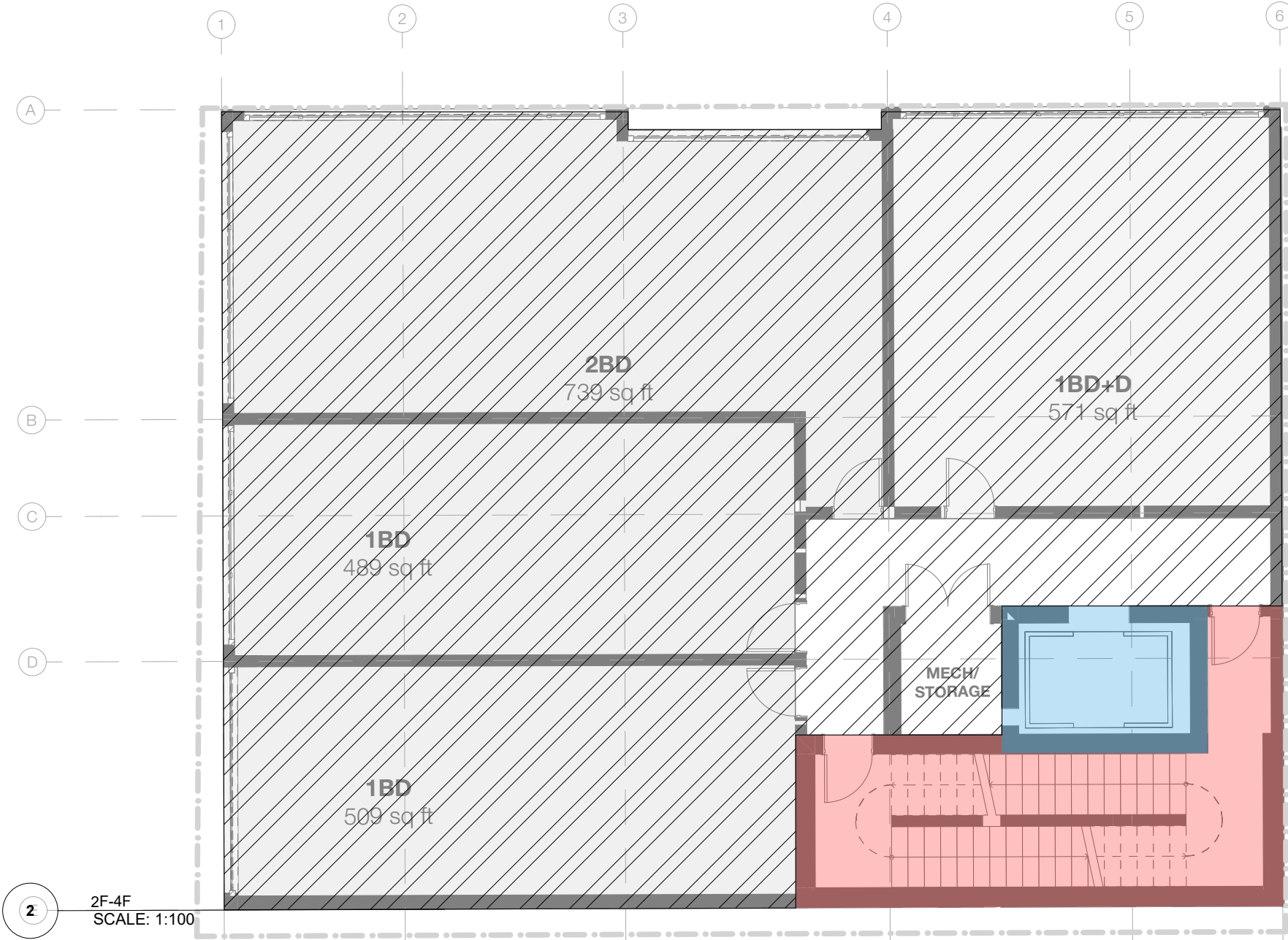
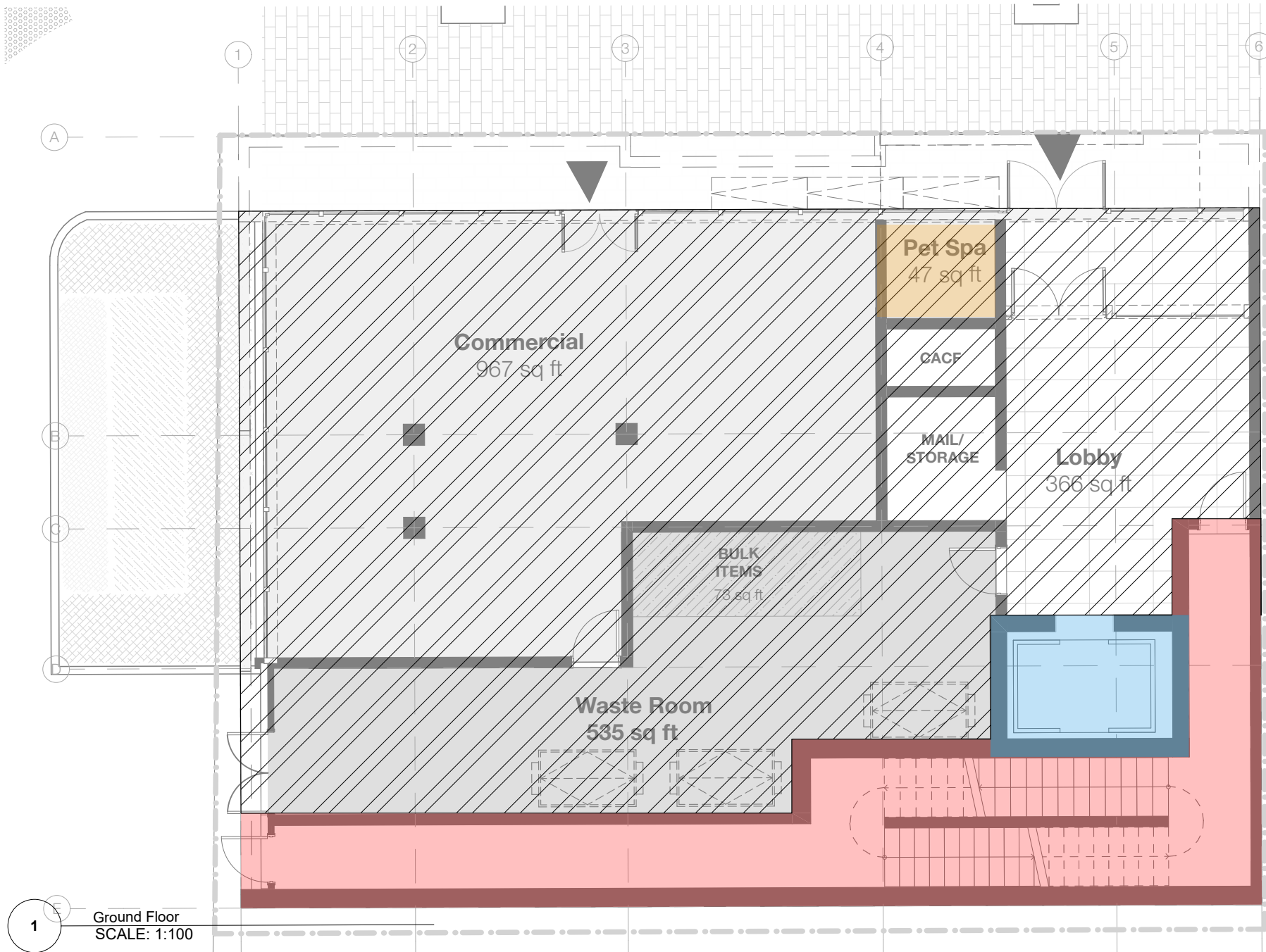
		Municipal Address		221 Roxton Rd			
SITE	Site Area	294.8		sm		3,173	sf
	College St Frontage	19.6		m		64.4	f
	Roxton Rd Frontage	15.0		m		49.2	f
BUILDING HEIGHT	Established Grade	TBD		m			
	Building Height	29.50		m			
	Stories	8+1					
GROSS FLOOR AREA	Residential GFA	1,599		sm		17,212	sf
	Commercial 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 COUNT		unit count		% of total			
	Studio	3		12%			
	1BD	14		56%			
	2BD	7		28%			
	3BD	1		4%			
	Total Unit Count	25					
AMENITY SPACE	Indoor	50	sm	42	sm	447	sf
	Outdoor	50	sm	59	sm	630	sf
	Total Amenity Space	100	sm	100	sm	1,077	sf
VEHICLE PARKING	Total Parking Count	0		0			
BICYCLE PARKING	Long-Term Residential Bicycle Spaces	17		27		BASEMENT	
	Short-Term Residential Bicycle Spaces	2		2		GF	
	Total Residential Bicycle Spaces	19		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			



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660R College Street [rear lane]
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job title	
219-221 Roxton Rd	
client	
Land Services Group	
sheet title	
3D views	
drawn by	checked by
AZD	PJ
issue date	
April 17, 2020	
job number	scale
2306	



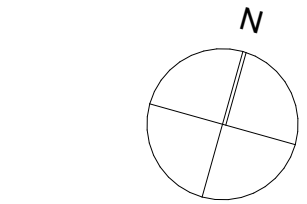
10.5.40.40 Floor Area (City of Toronto Zoning By-law 569-2013)

(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.

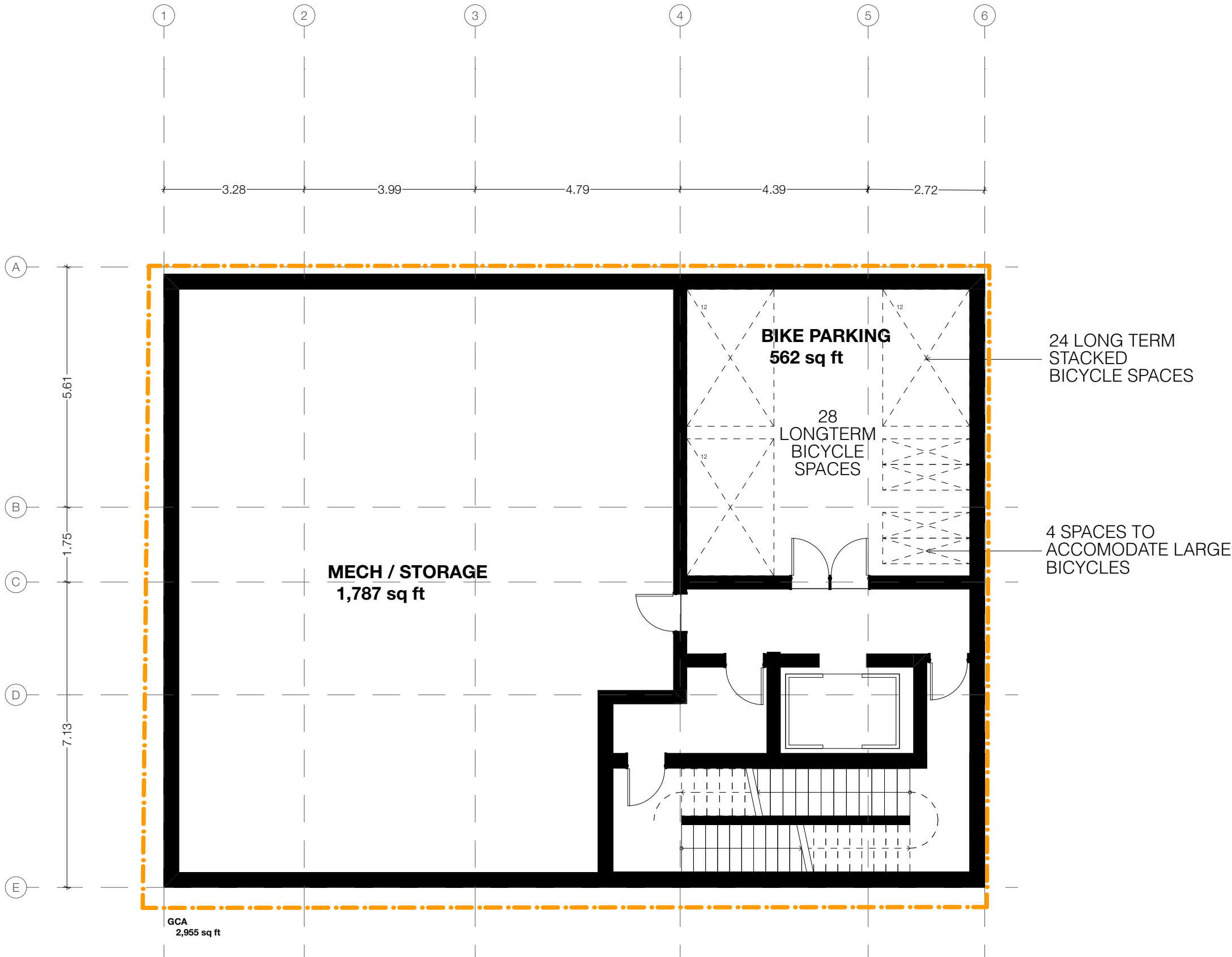
- MECHANICAL PENTHOUSE
- EXIT STAIRWELL
- INDOOR AMENITY
- ELEVATOR SHAFT
- GROSS FLOOR AREA



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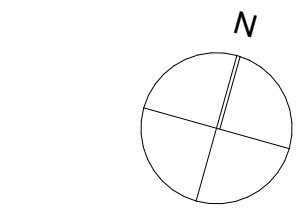
job title	
219-221 Roxton Rd	
client	
Land Services Group	
sheet title	
Deductions GFA	
drawn by	checked by
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job title	219-221 Roxton Rd
client	Land Services Group
sheet title	Basement
drawn by	checked by
AZD	PJ
issue date	
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job number	scale
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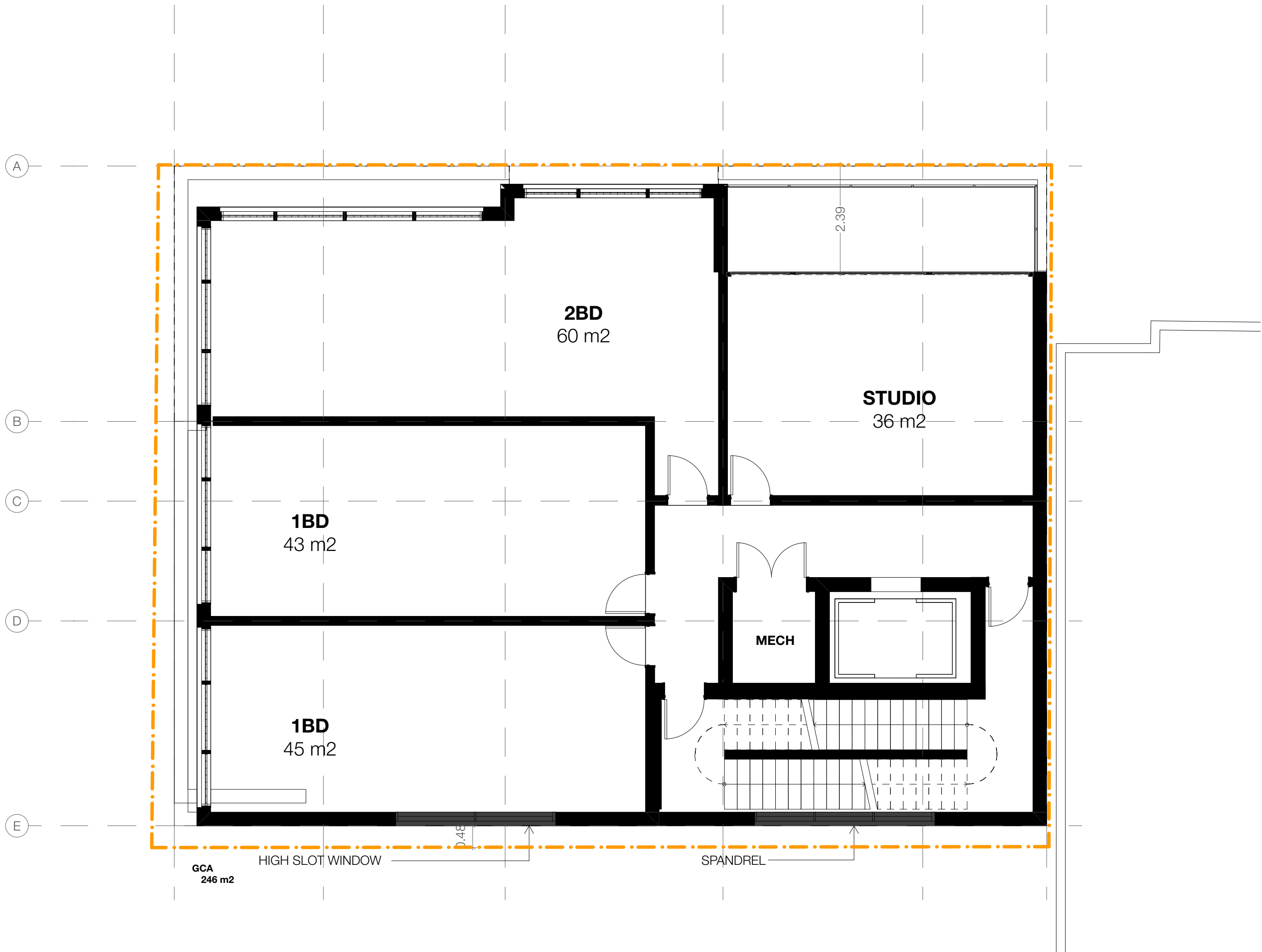


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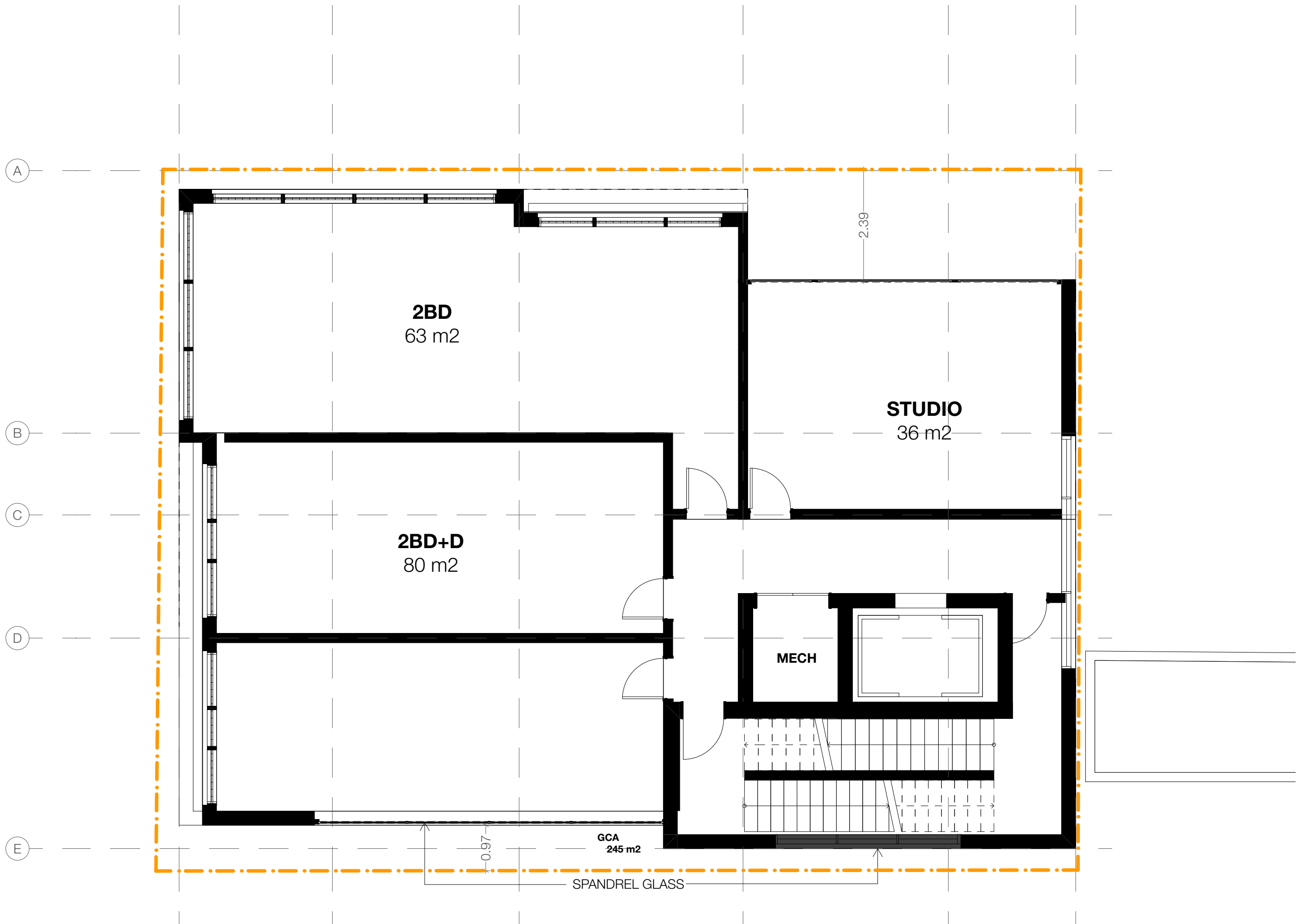
Job title
219-221 Roxton Rd
 Client
Land Services Group
 Worksheet title
GF
 Drawn by
AZD
 Checked by
PJ
 Issue date
April 17, 2020
 Job number
2306
 Scale



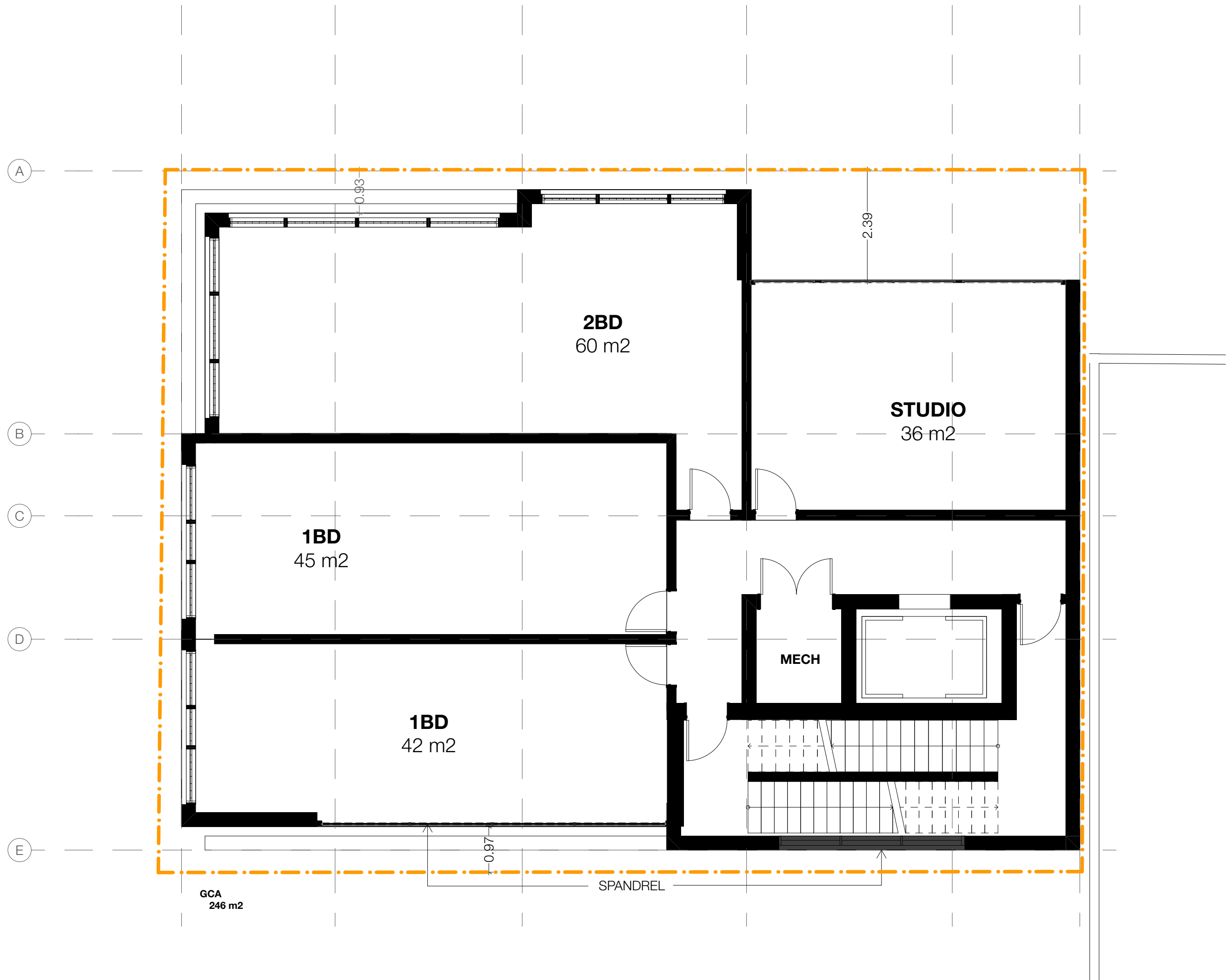
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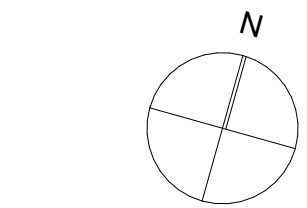
job title
219-221 Roxton Rd
client
Land Services Group
sheet title
2F, 3F, 4F, 5F
drawn by
AZD
checked by
PJ
issue date
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2 7F
1:75



1 6F
1:75



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job title
219-221 Roxton Rd

client
Land Services Group

sheet title
6/7F

drawn by
AZD

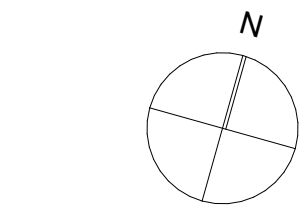
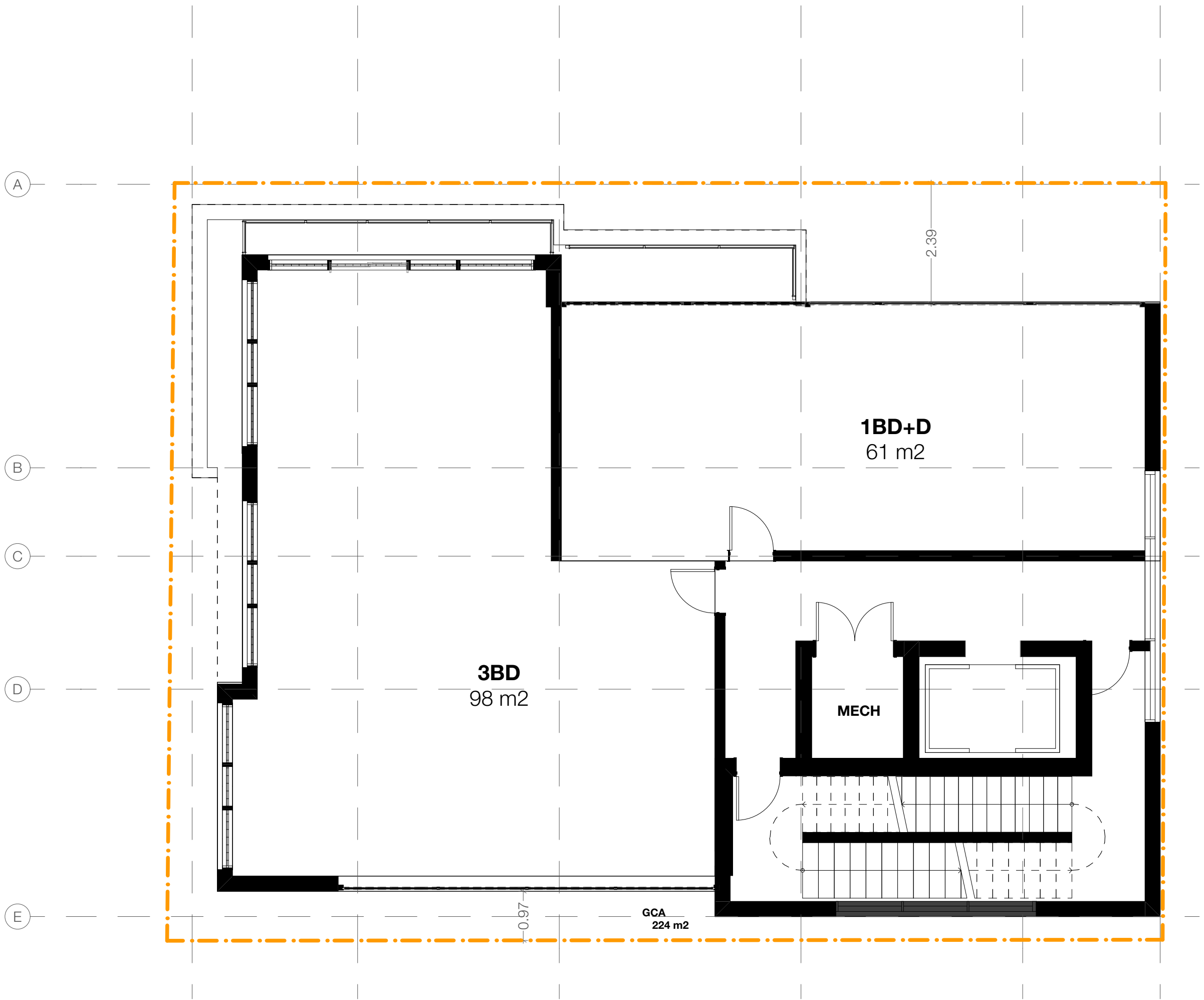
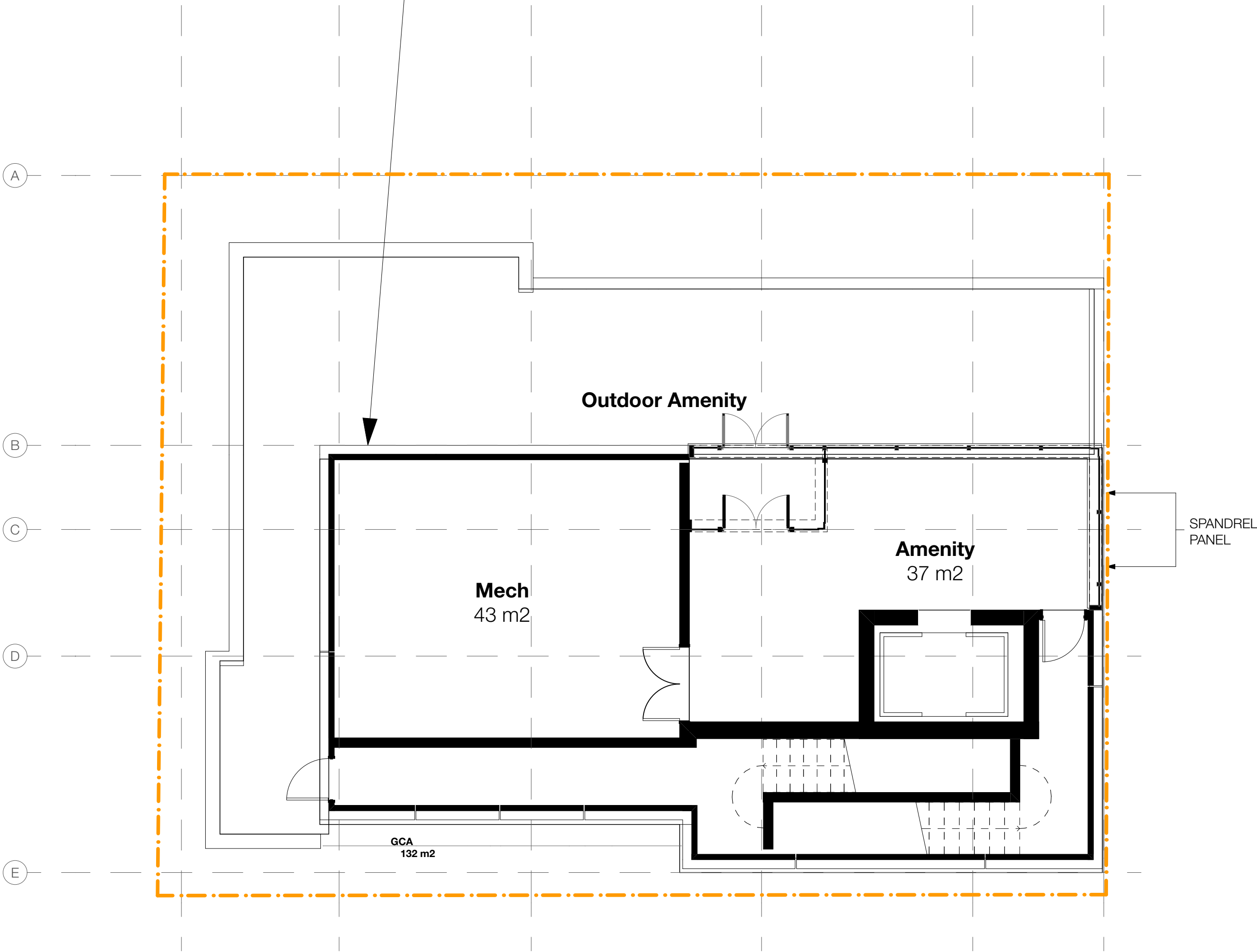
checked by
PJ

issue date
April 17, 2020

job number
2306

scale

NOTE: MIN 500SF REQUIRED ON THE ROOF FOR MECHANICAL EQUIPMENT TO ACCOMMODATE A 50 TON AIR-COOLED CHILLER AND 50KW EMERGENCY POWER GENERATOR WITH DIRECT VENTILATION TO THE ATMOSPHERE PLEASE REFER TO NOTE FROM ENGINEER



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job title
219-221 Roxton Rd

client
Land Services Group

sheet title
8F / Amenty/Mech

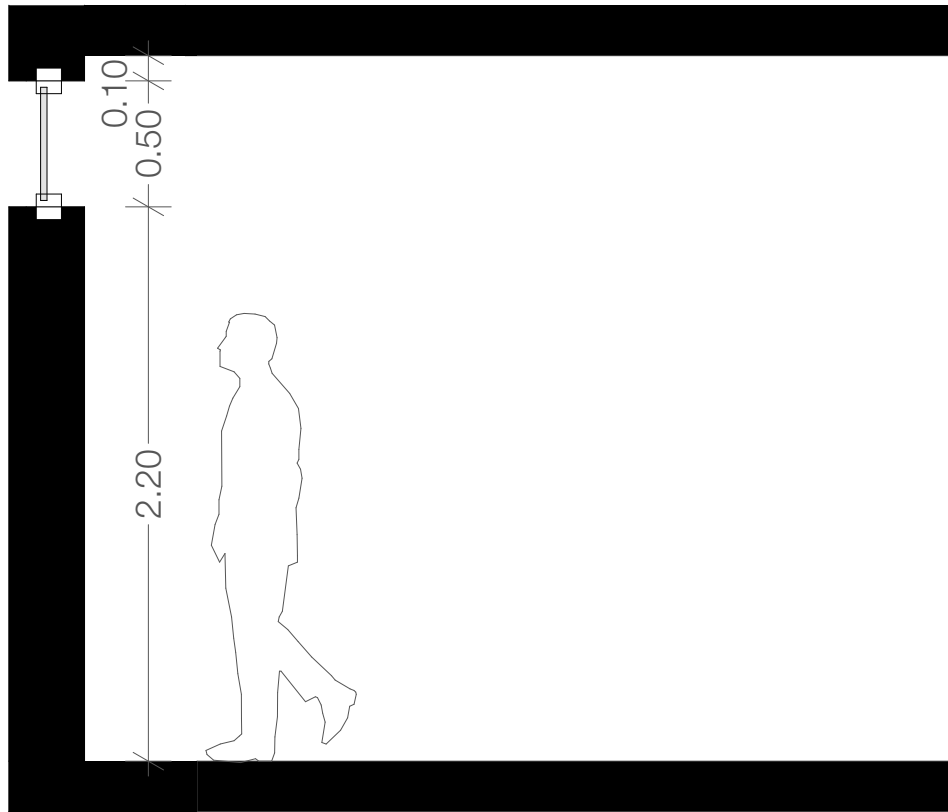
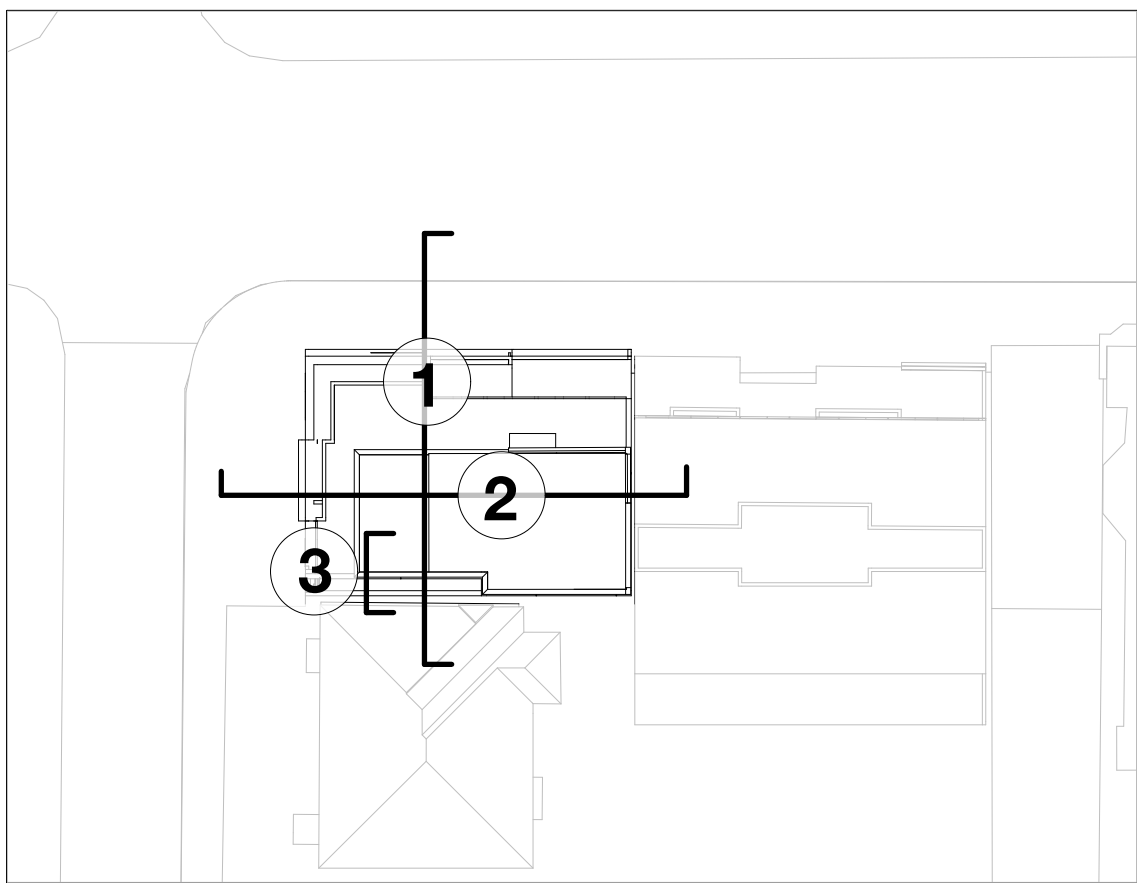
drawn by
AZD

checked by
PJ

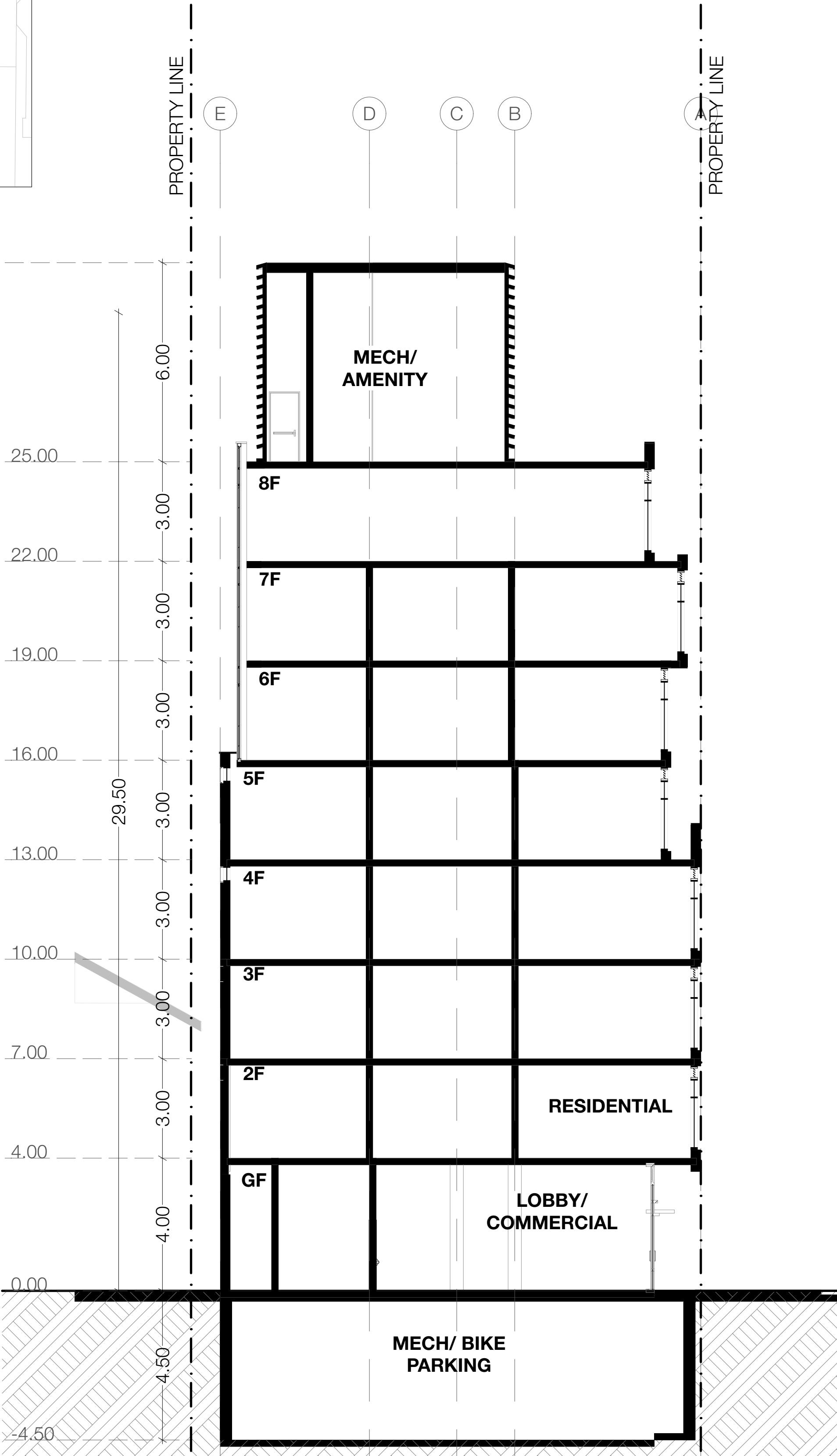
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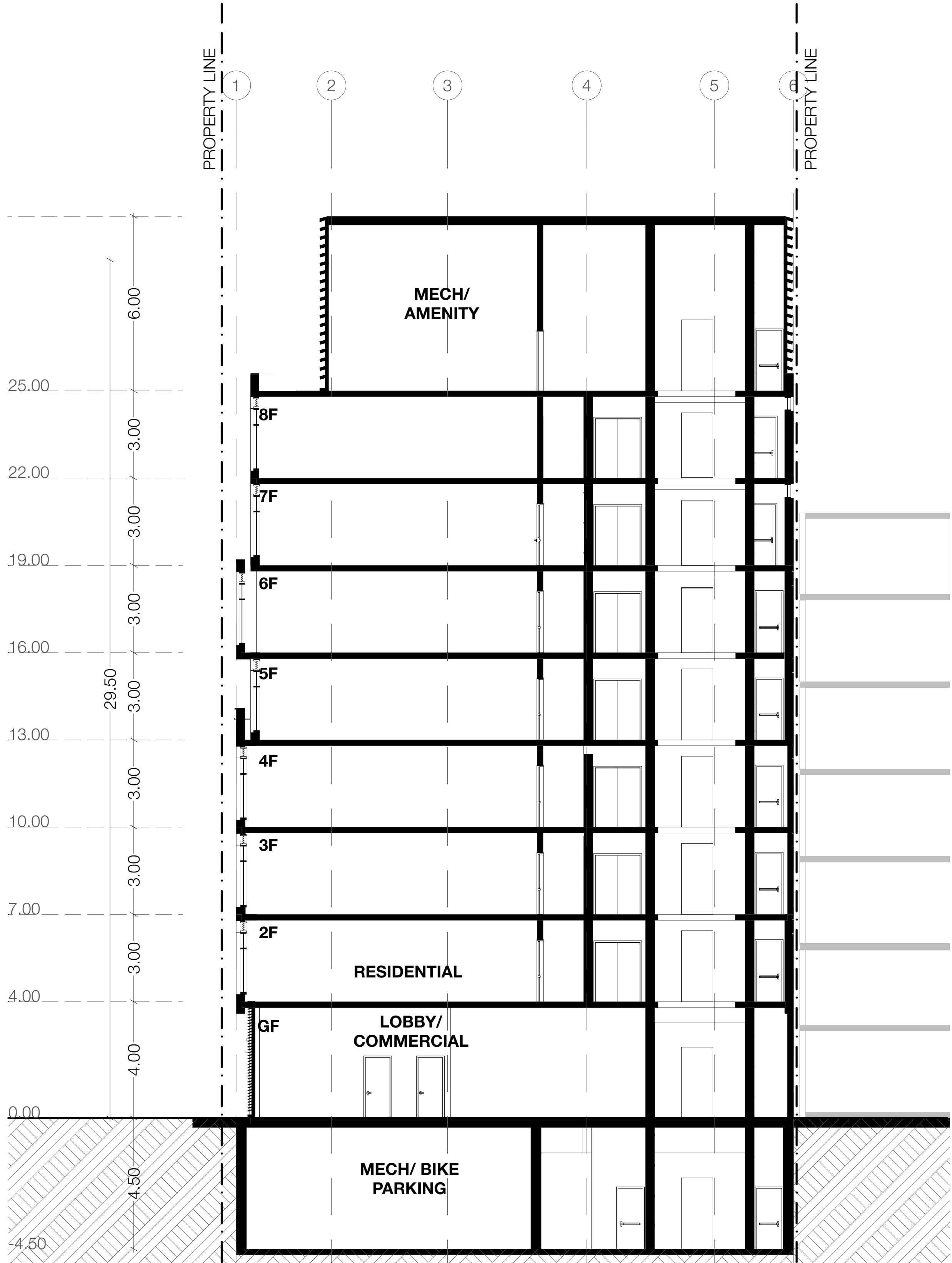
scale



3 SECTION C
SCALE: 1:30



1 SECTION A
SCALE: 1:100



2 SECTION B
SCALE: 1:100

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job title
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Land Services Group

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

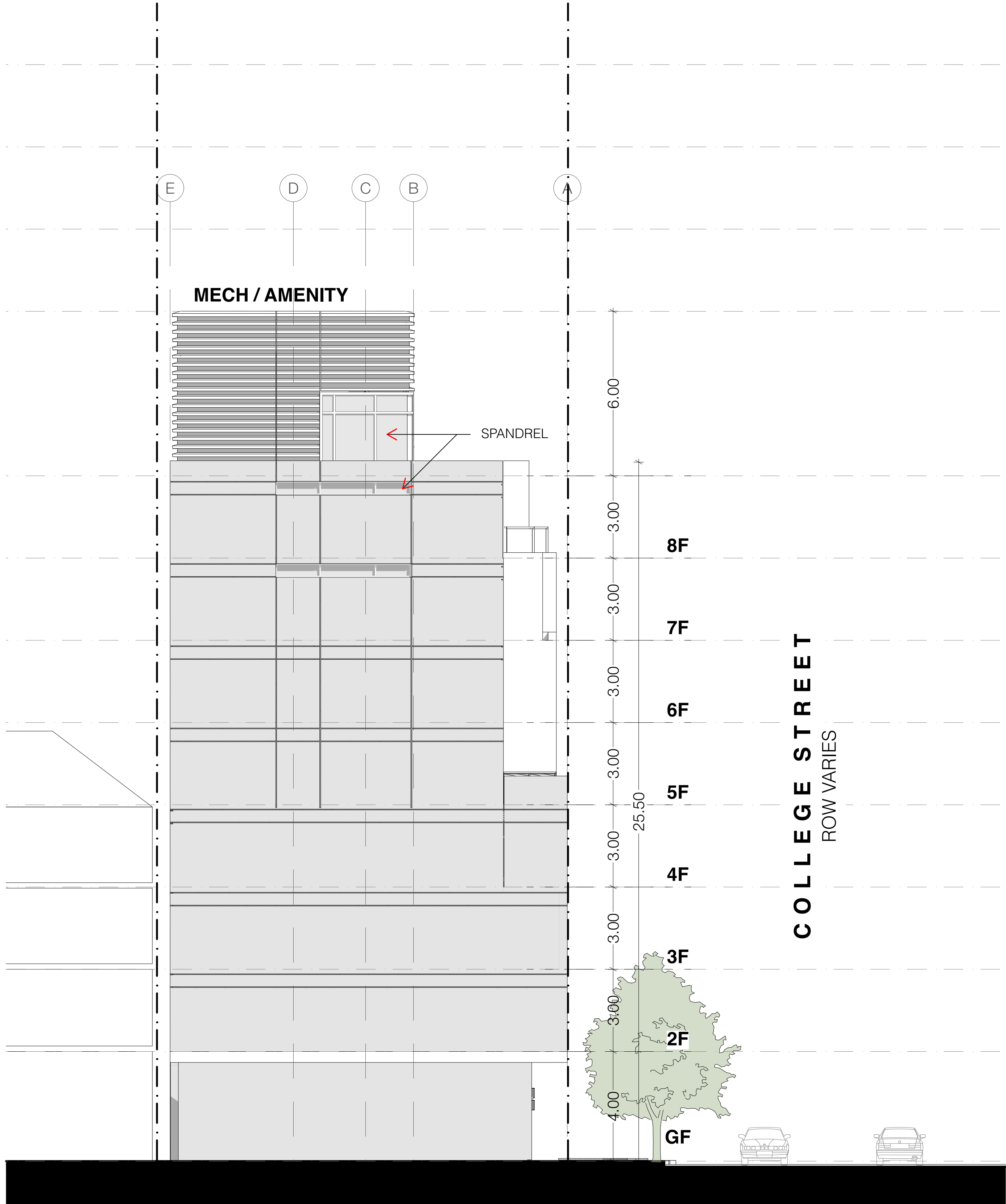
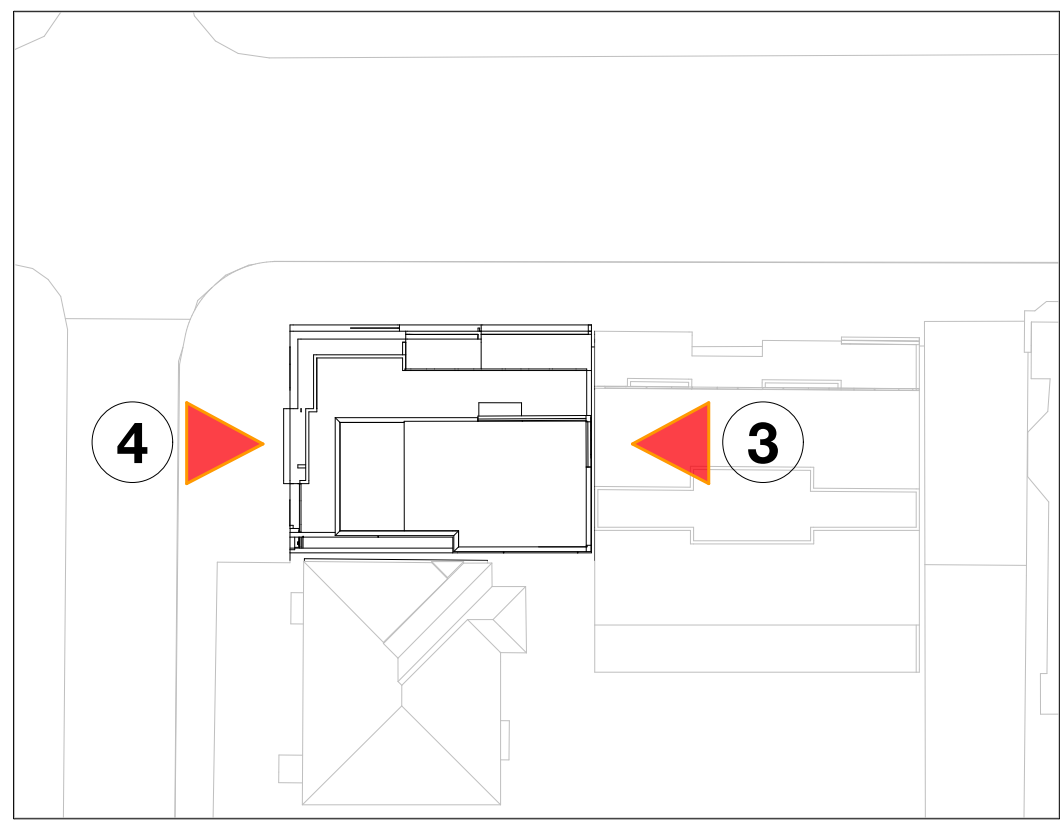
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sheet title
E/W ELEVATIONS

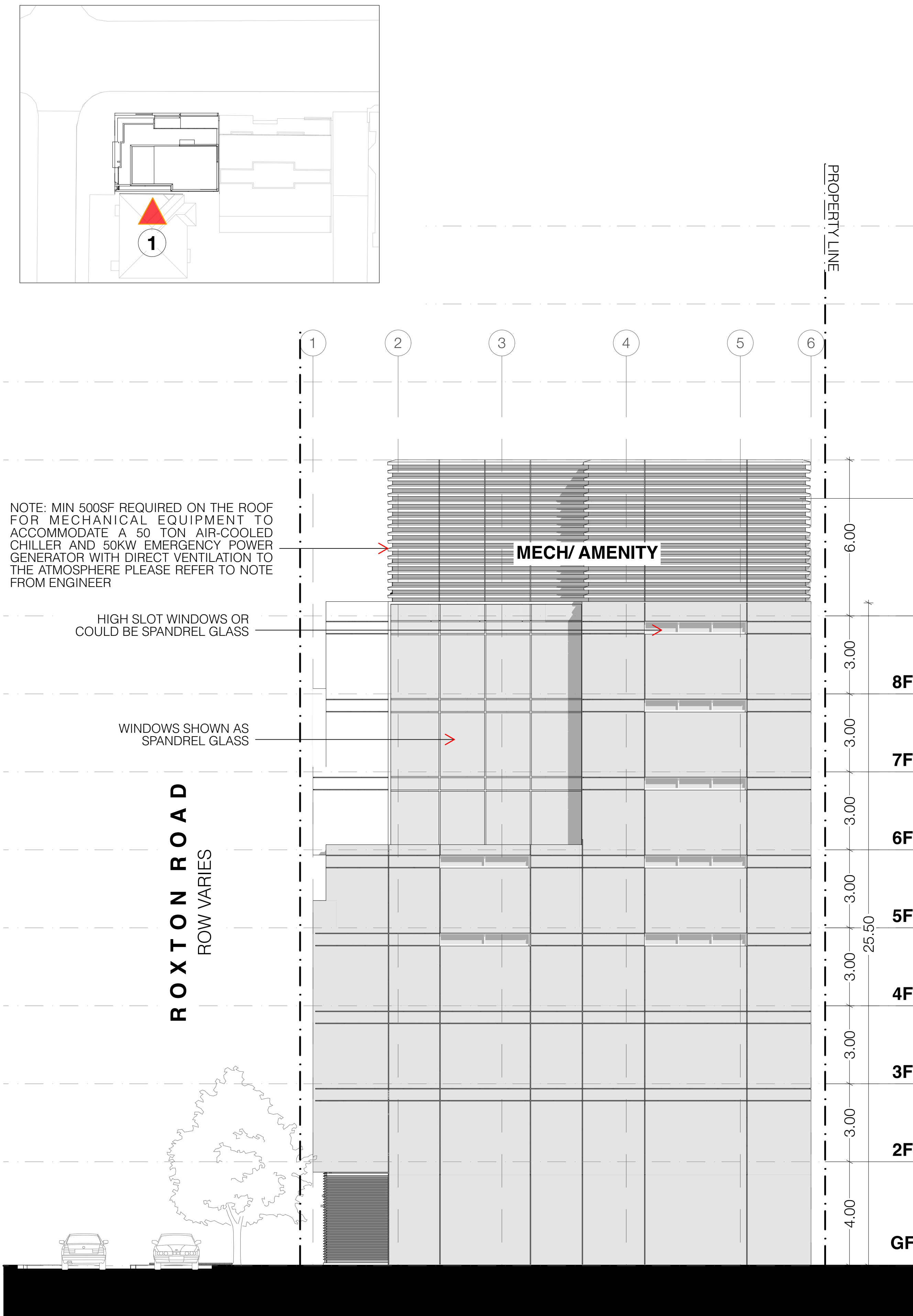
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job title
219-221 Roxton Rd

client
Land Services Group

sheet title
240703 - Elevation/ Spandrel Windows

drawn by
AZD

checked by
PJ

issue date
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