

Client / Owner:

**LAWTON DEV LP**  
51 Vine Ave.  
Toronto, ON  
647.347.8956

Architect:

**ARCHITECTS—ALLIANCE**  
317 Adelaide Street West, 2nd Flr  
Toronto, ON



Project

**59-75 Lawton**

Address

**59-75 Lawton Blvd  
Toronto, ON**

Submission

OLT SETTLEMENT

Date

**Mar. 27, 2026**

Rezoning Application  
Site Plan Application  
Rezoning #2 Application

Jan. 31, 2025  
Jan. 31, 2025  
Feb. 9, 2026



**architects—Alliance**  
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Toronto ON, M5V 1P9, Canada  
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**DRAWING LIST**

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VIEW FROM LAWTON AT PUDO



VIEW FROM LAWTON LOOKING NE

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02	REZONING #2	2026 Feb 9
03	OLT SETTLEMENT	2026 Mar 27

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**59-75 Lawton  
 Lawton Dev LP**

59-75 Lawton Blvd.  
 Toronto, ON, M4V 1Z6

**RENDERINGS**

Scale:  
 Project No: 24039  
 26 March 2026

## Mid to High Rise Residential and all New Non-Residential Development

The Toronto Green Standard Version 4.0 Statistics Template is submitted with Site Plan Control Applications and stand-alone Zoning Bylaw Amendment applications. Complete the table and copy it directly onto the Site Plan submitted as part of the application.

For Zoning Bylaw Amendment applications: complete General Project Description and Section 1. For Site Plan Control applications: complete General Project Description, Section 1 and Section 2. For further information, please visit [www.toronto.ca/greendevlopment](http://www.toronto.ca/greendevlopment)

General Project Description	Proposed
Total Gross Floor Area	42,668 m2
Breakdown of project components (m <sup>2</sup> ):	
Residential	42,668
Retail	
Commercial	
Industrial	
Institutional/Other	
Total number of residential units	560

### Section 1: For Stand Alone Zoning Bylaw Amendment Applications and Site Plan Control Applications

Low Emissions Transportation	Required	Proposed	Proposed %
Number of Parking Spaces		77	
Number of EV Parking Spaces (Residential)	77	77	100%
Number of EV Parking Spaces (non-residential)	4	4	100%

Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (all-uses)	511	511	100%
Number of long-term bicycle parking located on:			
a) first storey of building		0	
b) second storey of building		394	
c) first level below-ground		42	
d) second level below-ground		75	
e) other levels below-ground		0	

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces	113	113	100%
Number of shower and change facilities (non-residential)	n/a	n/a	n/a

Tree Canopy	Required	Proposed	Proposed %
Total Soil Volume (40% of the site area = 66 m2 x 30 m <sup>3</sup> )	601.2	345.1	57%
Soil volume provided within the site area (m <sup>3</sup> )		83.6	24%
Soil Volume provided within the public boulevard (m <sup>3</sup> )		251.5	73%

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59-75 LAWTON BLVD

2026-03-30

a—A

Floor Area														Parking						Residential Units													
Level	total levels	Ht / ft	Total Ht_m	GCA/level	Total GCA	Total GCA (SF)	Interior Residential Amenity	Exterior Residential Amenity	GFA Deductions	Total Residential GFA	Total Residential GFA (SF)	Non-Res GFA	Non-Res GFA (SF)	Total GFA	Total GFA (SF)	Resident Vehicle Parking	Short Term Vehicle Parking	Visitor Parking	Car share Parking	Short Term Bike Parking	Long Term Bike Parking	S per level	S total	1b per level	1b total	1B + D per level	1B + D total	2b per level	2b total	3b per level	3b total	Total Units	
P2	1	3.0	3.00	2,226	2,226	23,952	0	0	2,226	0	0	0	0	0	0	47	0	0	0	0	0	69											
P1	1	4.0	4.00	2,226	2,226	23,952	0	0	2,226	0	0	0	0	0	0	30	0	0	0	0	45	42											
<b>Subtotal Below Grade</b>	<b>2</b>		<b>7.000</b>		<b>4,452</b>	<b>47,905</b>	<b>0</b>	<b>0</b>	<b>4,452</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>77</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>45</b>	<b>111</b>											
Ground	1	4.00	4.00	639	639	6,875	59	0	170	469	5,046	0	0	469	5,046						10												
Mezz	0	3.50	3.50	430	430	4,629			276	155	1,663	0	0	155	1,663							189	0	0	0	0	0	0	0	0	0	0	0
level 2 (Amenity)	1	5.50	5.50	410	410	4,412	300	145	336	74	798	0	0	74	798								0	0	0	0	0	0	0	0	0	0	0
Level 3-29	27	3.00	81.00	638	17,232	185,421			964	16,269	175,050	0	0	16,269	175,050								0	0	4	108	0	3	81	1	27	216	
Level 30-35	6	3.00	18.00	638	3,829	41,205			214	3,615	38,900	0	0	3,615	38,900								0	0	4	24	0	4	24	0	0	48	
Level 36	1	4.80	4.80	638	638	6,867			36	603	6,483	0	0	603	6,483								0	0	4	4	0	4	4	0	0	8	
Level 37 (Amenity)	1	4.50	4.50	342	342	3,678	201	132	280	61	660	0	0	61	660								0	0	0	0	0	0	0	0	0	0	
MPH NORTH		3.00	3.00	342	0	0	0	0	0	0	0	0	0	0	0								0	0	0	0	0	0	0	0	0	0	
<b>Subtotal North Tower</b>	<b>37</b>		<b>124.30</b>		<b>23,521</b>	<b>253,088</b>	<b>560</b>	<b>277</b>	<b>2,276</b>	<b>21,245</b>	<b>228,801</b>	<b>0</b>	<b>0</b>	<b>21,245</b>	<b>228,801</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>10</b>	<b>189</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>136</b>	<b>0</b>	<b>109</b>	<b>27</b>	<b>272</b>			
Ground	1	4.00	4.00	704	704	7,580	140	0	248	457	4,913	0	0	457	4,913						58												
Mezz	0	3.50	3.50	547	547	5,890			314	233	2,509	0	0	233	2,509							205	0	0	0	0	0	0	0	0	0	0	0
level 2 (Amenity)	1	5.50	5.50	475	475	5,113	234	187	336	139	1,497	0	0	139	1,497								0	0	0	0	0	0	0	0	0	0	0
Level 3-31	29	3.00	87.00	607	17,614	189,527			1,099	16,516	177,707	0	0	16,516	177,707								0	0	4	116	0	3	87	1	29	232	
Level 32-37	6	3.00	18.00	607	3,644	39,212			227	3,417	36,767	0	0	3,417	36,767								0	0	4	24	0	4	24	0	0	48	
Level 38	1	5.10	5.10	607	607	6,535			38	570	6,128	0	0	570	6,128								0	0	4	4	0	4	4	0	0	8	
Level 39 (Amenity)	1	4.50	4.50	331	331	3,562	192	96	240	91	983	0	0	91	983								0	0	0	0	0	0	0	0	0	0	
MPH SOUTH	0	3.00	3.00	331	0	0	0	0	0	0	0	0	0	0	0								0	0	0	0	0	0	0	0	0	0	
<b>Subtotal South Tower</b>	<b>39</b>		<b>130.60</b>		<b>23,924</b>	<b>257,419</b>	<b>566</b>	<b>283</b>	<b>2,502</b>	<b>21,422</b>	<b>230,503</b>	<b>0</b>	<b>0</b>	<b>21,422</b>	<b>230,503</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>58</b>	<b>205</b>	<b>0</b>	<b>0</b>	<b>144</b>	<b>0</b>	<b>115</b>	<b>29</b>	<b>288</b>				
<b>Subtotal Above Grade</b>					<b>47,445</b>	<b>510,508</b>	<b>1,127</b>	<b>560</b>	<b>4,777</b>	<b>42,668</b>	<b>459,104</b>	<b>0</b>	<b>0</b>	<b>42,668</b>	<b>459,104</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>68</b>	<b>394</b>	<b>0</b>	<b>0</b>	<b>280</b>	<b>0</b>	<b>224</b>	<b>56</b>	<b>560</b>				
<b>Totals (m2)</b>					<b>51,897</b>	<b>558,412</b>	<b>1,127</b>	<b>560</b>	<b>9,229</b>	<b>42,668</b>	<b>459,104</b>	<b>0</b>	<b>0</b>	<b>42,668</b>	<b>459,104</b>	<b>77</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>113</b>	<b>505</b>	<b>0</b>	<b>0</b>	<b>280</b>	<b>0</b>	<b>224</b>	<b>56</b>	<b>560</b>				

Actual Ratio    0%            50.0%            0.0%            40.0%            10.0%

Floor Area Summary		
	Provided	Req/Per.
Site Area	2,443.6	
Total Residential Units	560	
Res GFA	42,668	
Non-Res GFA	0	
Total GFA	42,668	
FSI	17.46	
Interior Residential Amenity	1,127	1,120
Exterior Residential Amenity	560	1,120
Height (Elevation above last Res Floor)	130.60	

2.01

1.00

3.01

Vehicular Parking Summary		
Vehicular Parking	Provided	Req/Per. *
Visitor Vehicle Parking	0.00	0
Resident Vehicle Parking	0.14	77
Auto Share (total provided x 4)	0	0
Commercial Parking	0	0
Short Term Vehicle Parking	0	0
<b>Totals</b>	<b>77</b>	<b>0</b>

\* Refer to Traffic Report

Solid Waste Collection Requirements (North)		
Req	units	total sm
First 50 Units	/	25
13sm / additional 50 units	222	58
Uncompacted Waste		10
<b>Total Garbage Room Area</b>		<b>93</b>

Solid Waste Collection Requirements (South)		
Req	units	total sm
First 50 Units	/	25
13sm / additional 50 units	238	62
Uncompacted Waste		10
<b>Total Garbage Room Area</b>		<b>97</b>

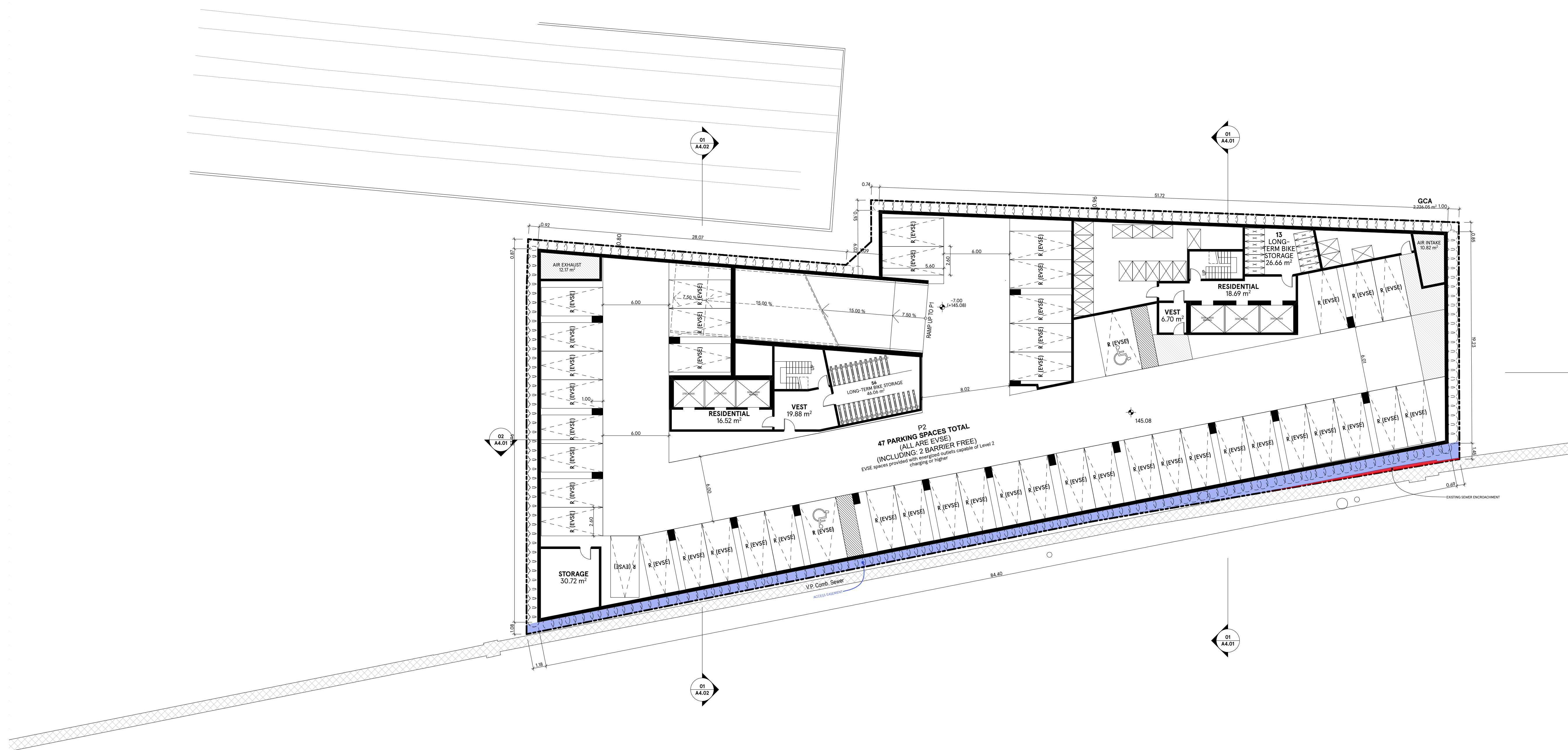
#### Residential Building Accessibility Checklist – OBC & DOPS Compliance

Minimum Requirements to Meet:	
<b>1.0 Site Plan</b>	
1.1 Sidewalk min. 1500 mm wide (DOPS)	[X]
1.2 Parking according to DOPS (Check by-law requirements) Type A - min. 3400 mm, Type B - min. 2400 mm, access aisle - min. 1500 mm	[X]
1.3 Passenger Loading Zone (min. 2440 mm x 7400 mm), overhead clearance min. 3600 mm AFF	[X]
1.4 Curb ramps min. 1500 mm wide + flared sides, TAWS	[X]
1.5 Overhead clearance min. 1900 mm AFF	[X]
1.6 Path - Stable, firm, slip-resistant	[X]
1.7 Min. 1100 mm path of travel (min. 1800 mm x 1800 mm layby space every 30m)	[X]
<b>2.0 Parking Level</b>	
2.1 Overhead clearance from parking entrance to accessible parking min. 2100 mm AFF	[X]
2.2 Accessible parking spaces	[X]
2.3 Signage at accessible parking spaces (SA)	[X]
2.4 Access aisles	[X]
2.5 Curb ramps where level change max. 200 mm or less	[X]
2.6 Accessible entrance into building	[X]
2.7 Vestibule min. 1500 mm (doors in series), min. 1500mm turning circle (un-aligned doors) (2400 mm recommended)	[X]
2.8 Served by a passenger elevator	[X]
<b>3.0 Building Entrance</b>	
3.1 Barrier-free entrances to satisfy the OBC	[X]
3.2 Door clear width min. 860 mm	[X]
3.3 Designated barrier-free leaf (where multiple doors)	[X]
3.4 Accessible door hardware (lever style handles, D or U-shaped handles)	[X]
3.5 Power door operator (min. 900 mm - max. 1100 mm AFF), min. 600 mm - max. 1500 mm from door swing where door swings towards control / Proximity scanning device	[X]
3.6 Vestibule min. 1500 mm (doors in series), min. 1500mm turning circle (un-aligned doors) (2400 mm recommended)	[X]
3.7 Accessible door threshold (max. 13 mm)	[X]
3.8 Signage incorporating the International Symbol of Access (ISA)	[X]
3.9 Min. 1100 mm path of travel (Recommended 1800 mm)	[X]
<b>4.0 Amenity Spaces</b>	
4.1 Power door operator (min. 900 mm - max. 1100 mm AFF), min. 600 mm - max. 1500 mm from door swing where door opens towards control	[X]
4.2 Accessible washroom (Multi-stall with barrier-free stall)	[X]

4.3 Universal washroom	[X]
<b>5.0 Barrier-Free Suite</b>	
5.1 Barrier-free path of travel to one washroom	[X]
5.2 Barrier-free path of travel to one bedroom	[X]
5.3 Barrier-free path of travel to kitchen space	[X]
5.4 Barrier-free path of travel to living room space	[X]
5.5 Level floor area at doors	[X]
5.6 Barrier-free washroom	







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REGISTERED ARCHITECT  
102142  
2427

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Lawton Dev LP**

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Toronto, ON, M4V 1Z6

**P2 FLOOR PLAN**

Scale: 1:200

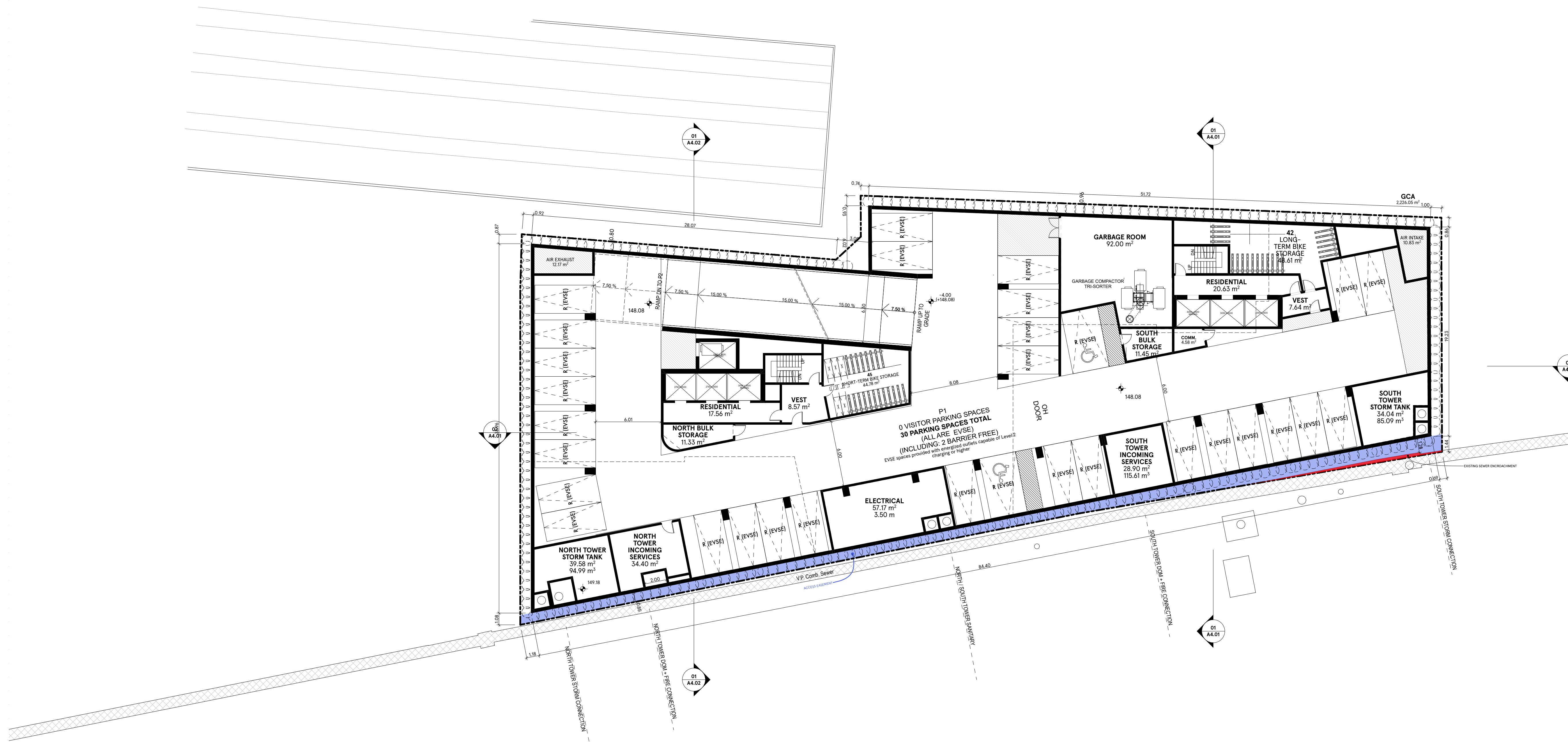
Project No: 24039

01 April 2026

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 Lawton Dev LP**

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**P1 FLOOR PLAN**

Scale: 1:200

Project No: 24039

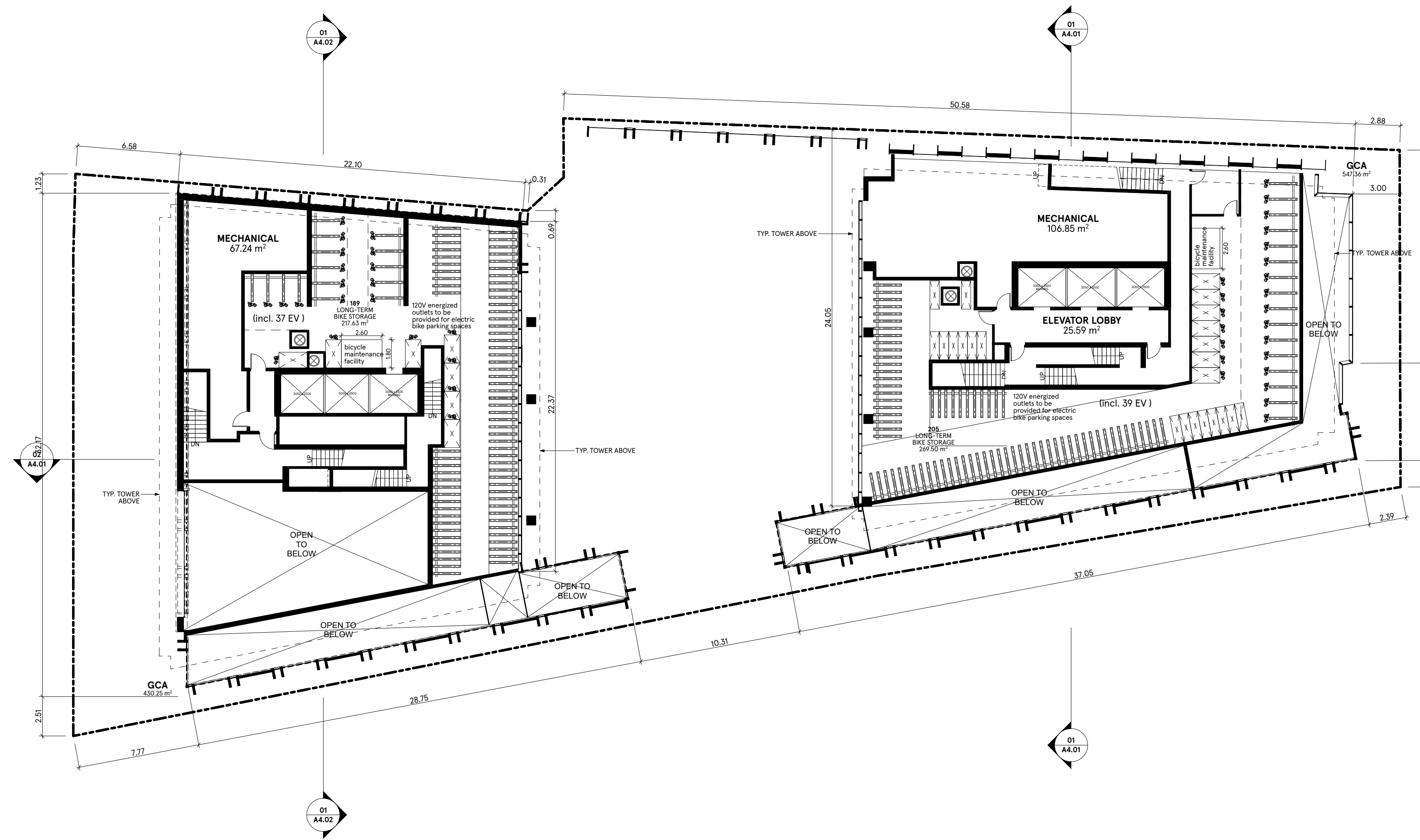
01 April 2026



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**MEZZANINE FLOOR PLAN**

Scale: 1:200  
 Project No: 24039  
 27 March 2026







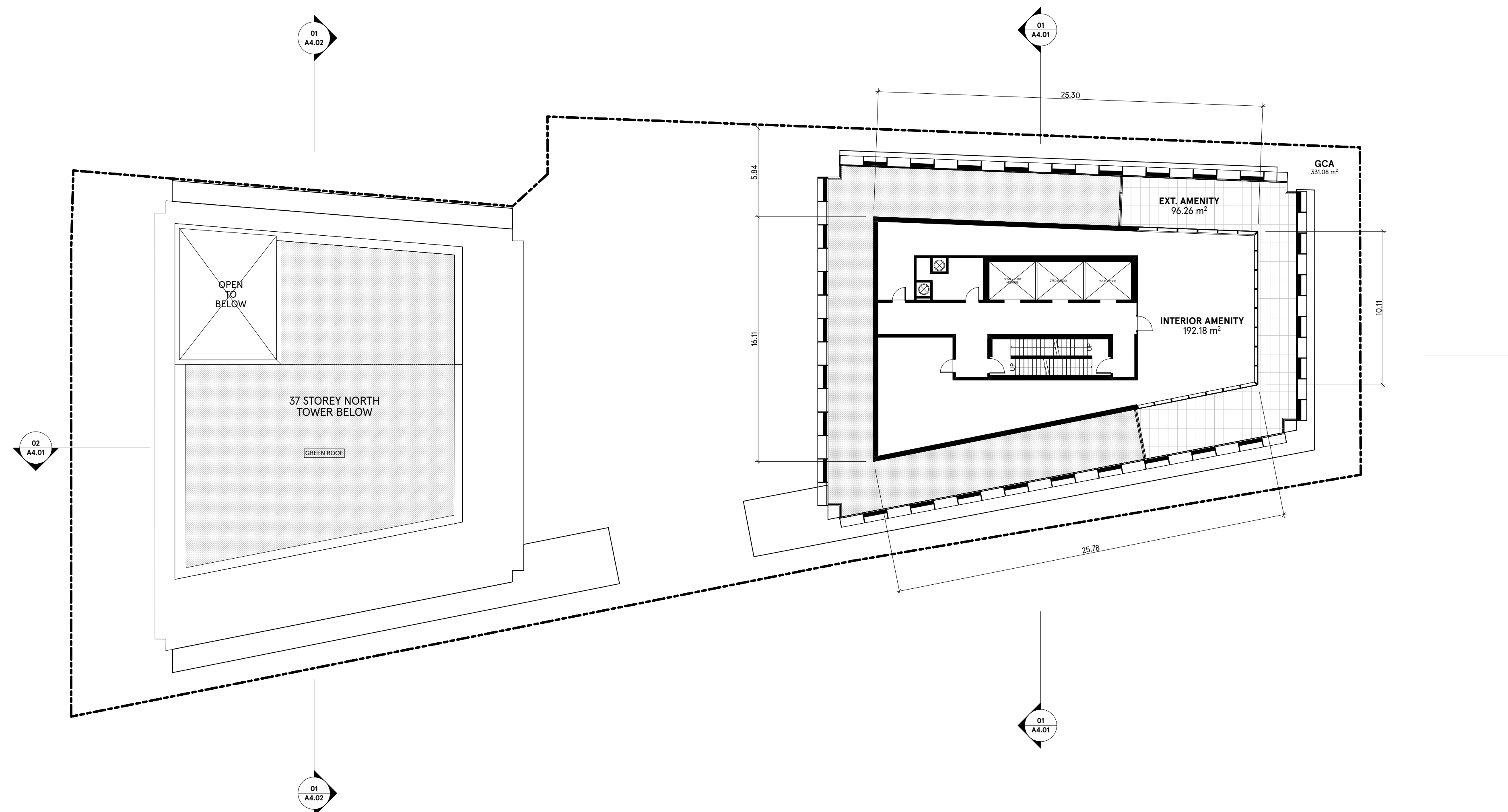




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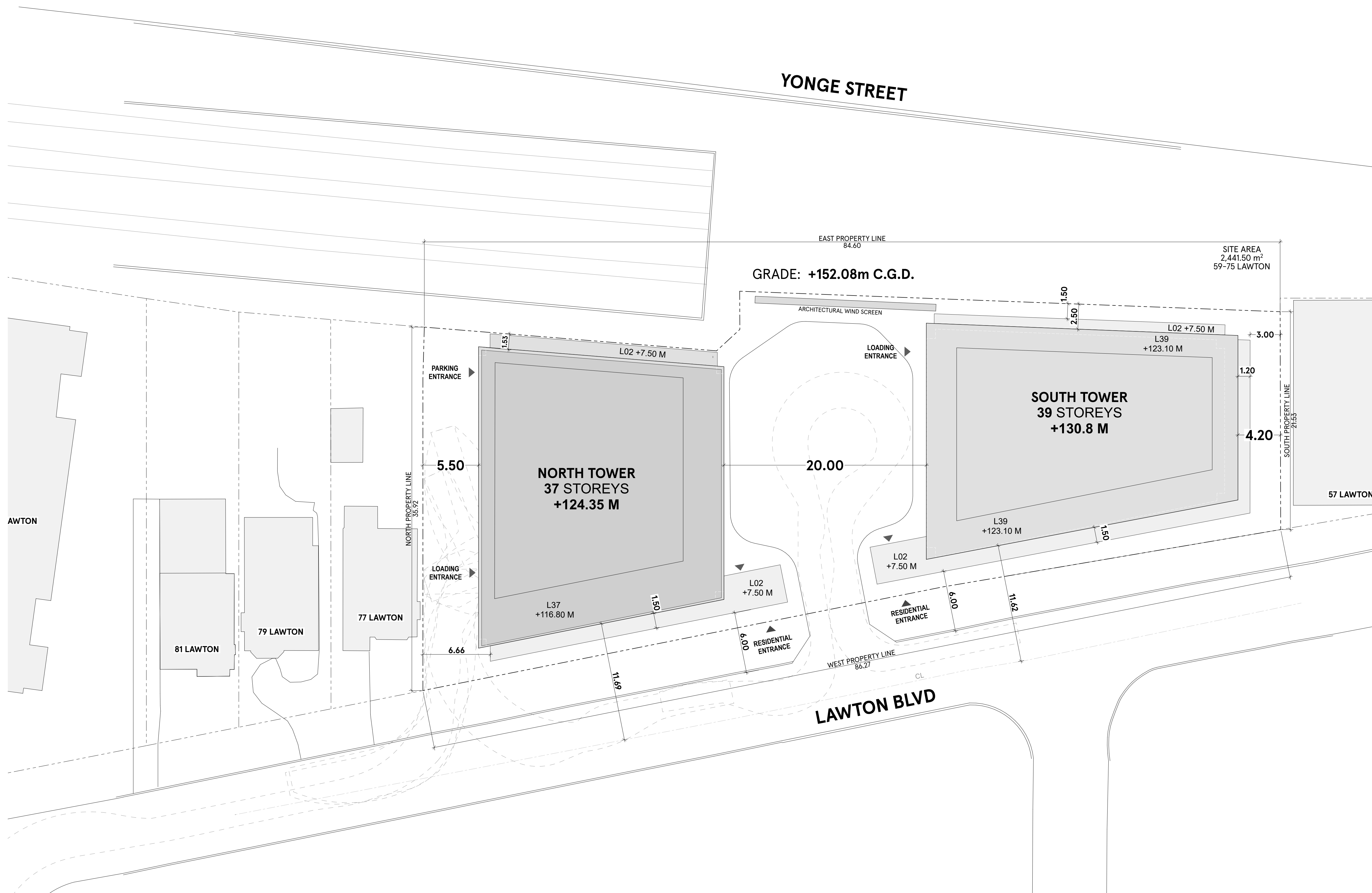
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**L39 AMENITY / MPH SOUTH TOWER**

Scale: 1:200

Project No: 24039

27 March 2026



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**ROOF PLAN**

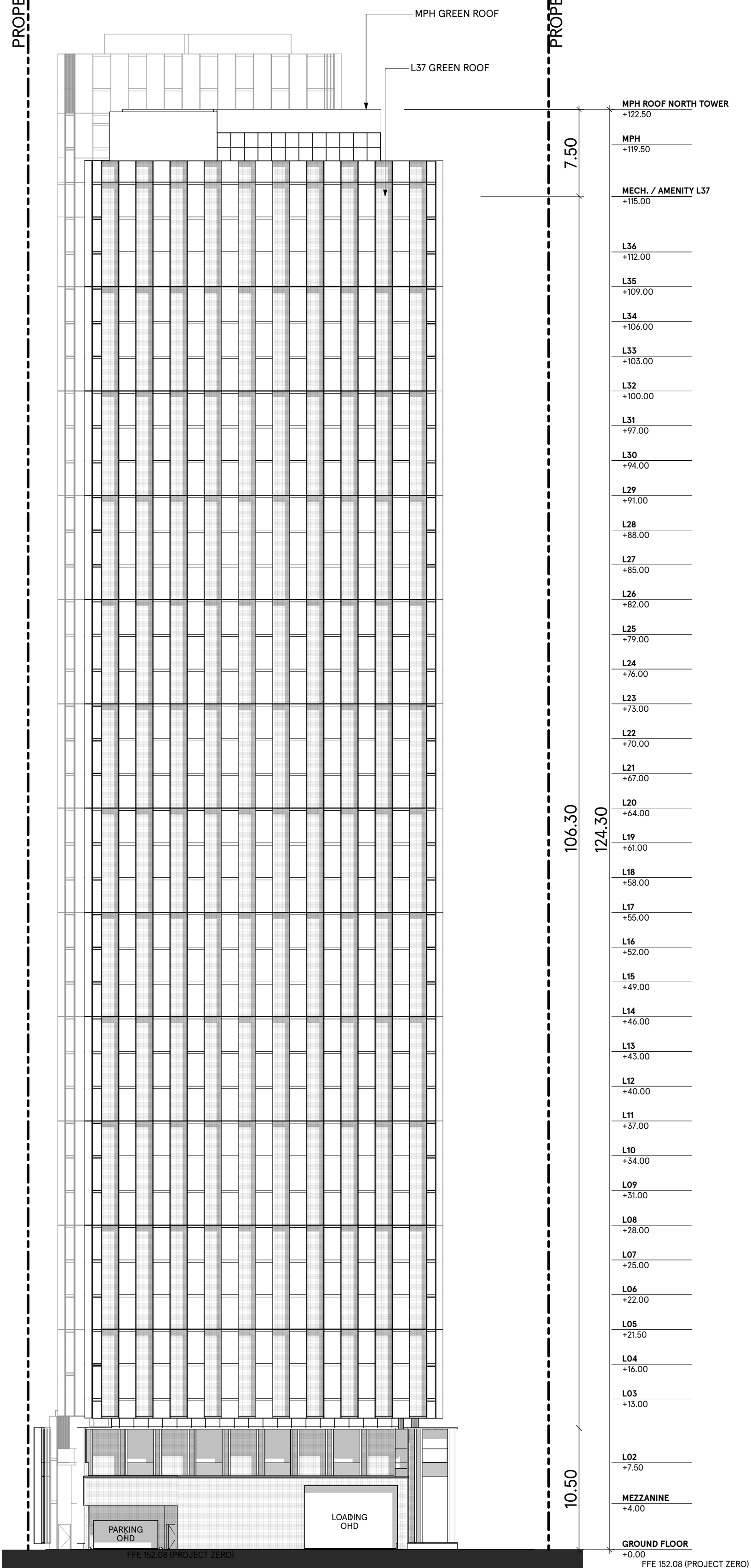
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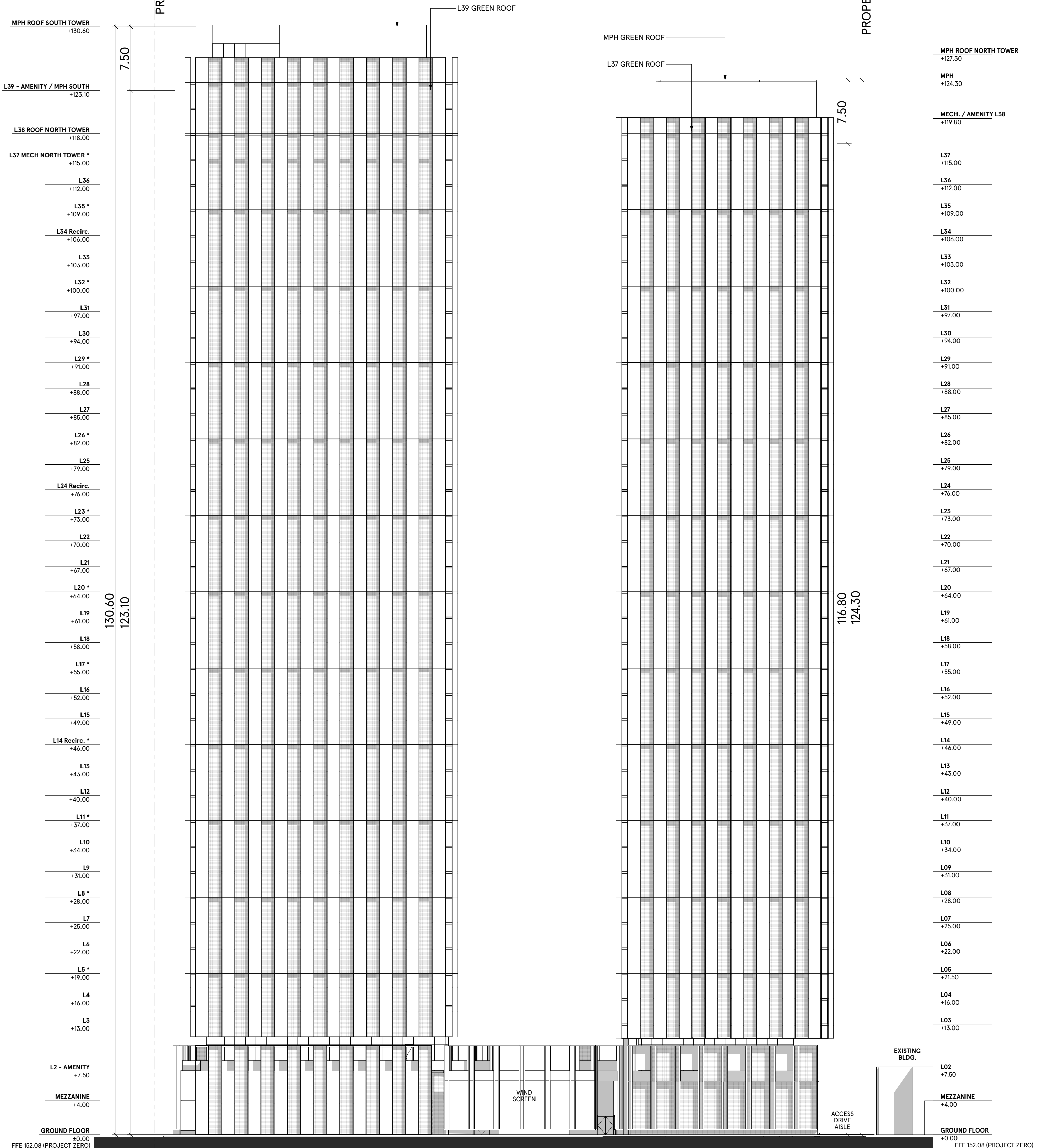
PROPERTY LINE

PROPERTY LINE

PROPERTY LINE



02 NORTH ELEVATION SCALE: 1:300



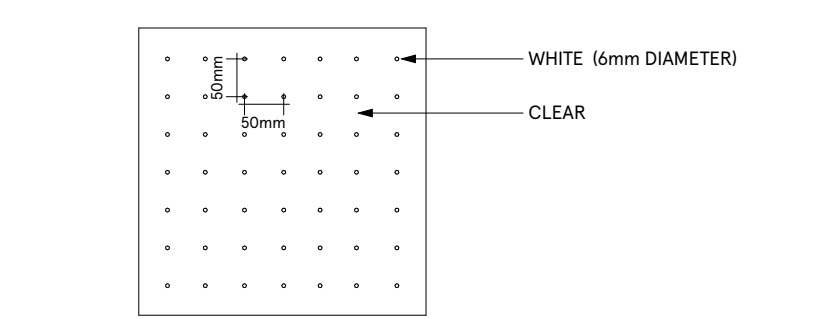
01 EAST ELEVATION SCALE: 1:300

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**FRIT PATTERN FOR BIRD-FRIENDLY GLAZING**  
 (Read in conjunction with glass schedule.)  
 Low-reflective glass with frit pattern of 6mm diameter dots at max. 50mm OC vertically + horizontally on no. 1 surface, per City of Toronto Migratory Bird Requirements, and acid etch bands as required.



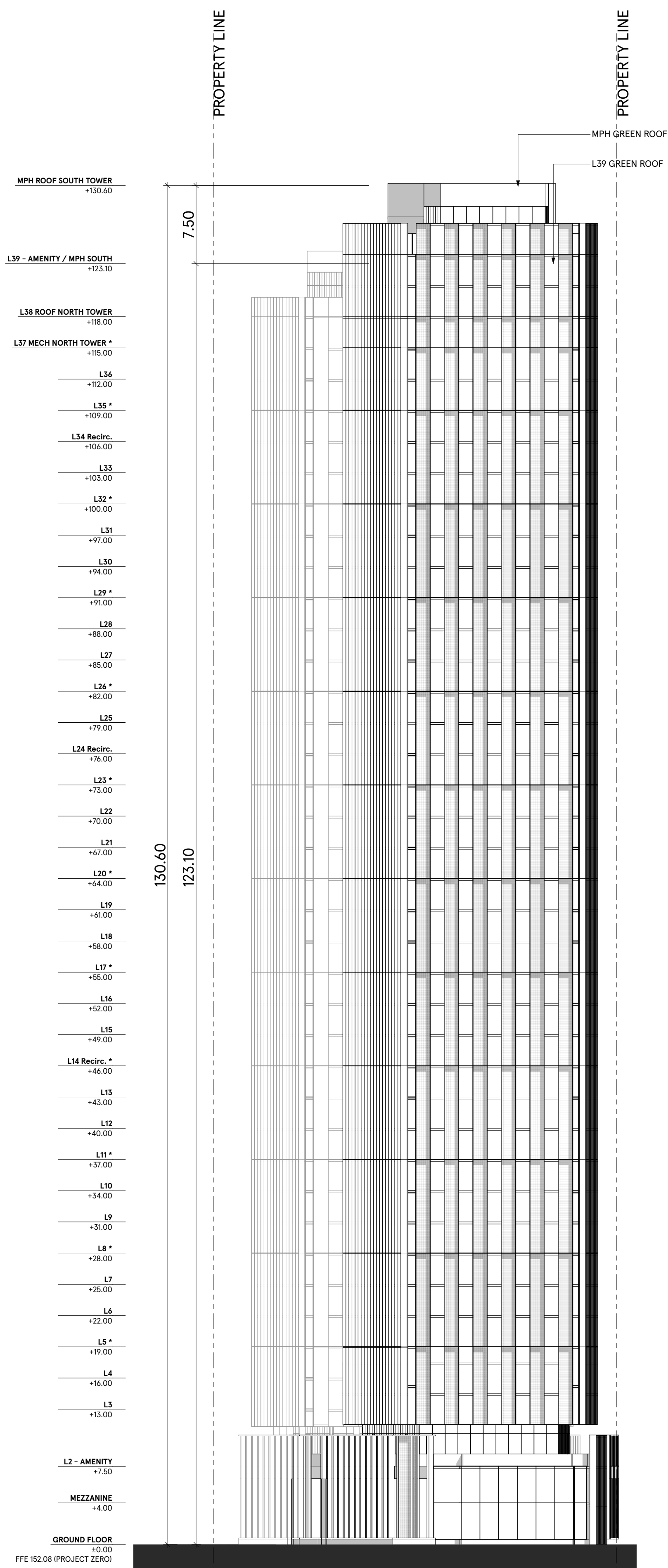
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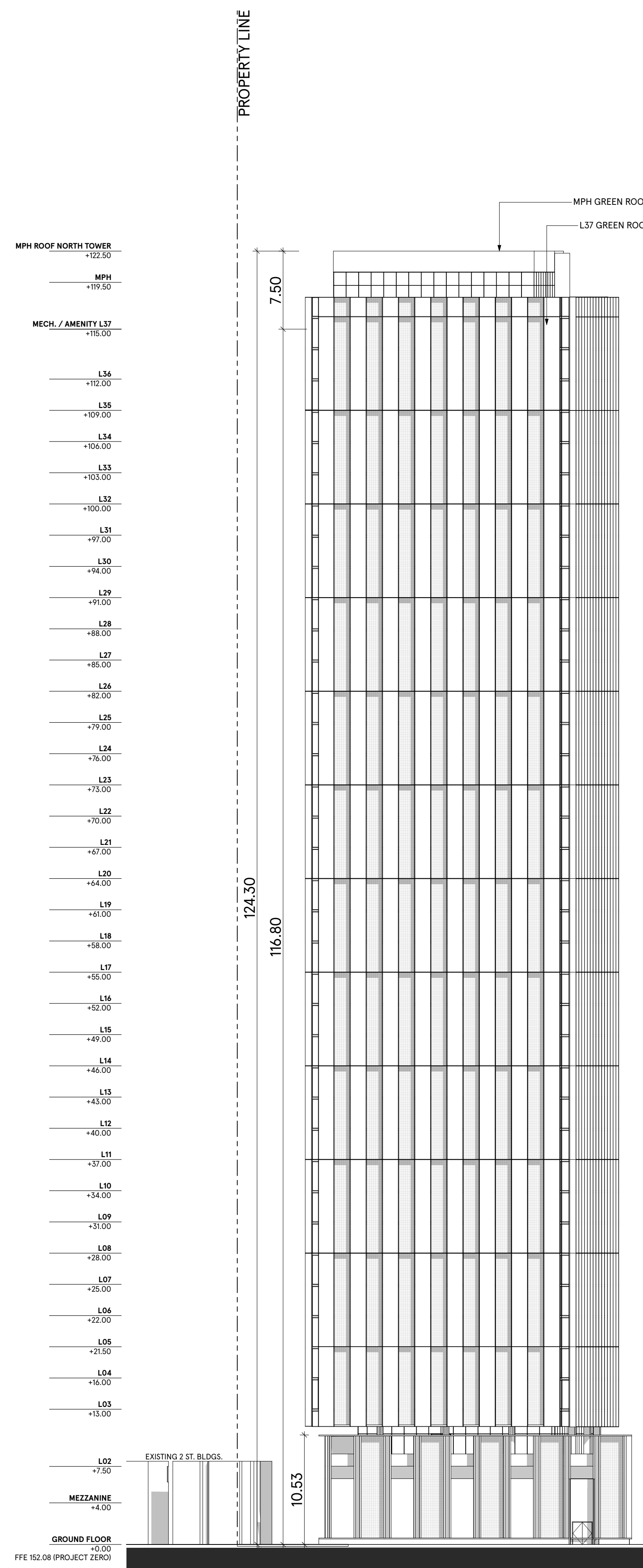
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**NORTH + EAST ELEVATIONS**

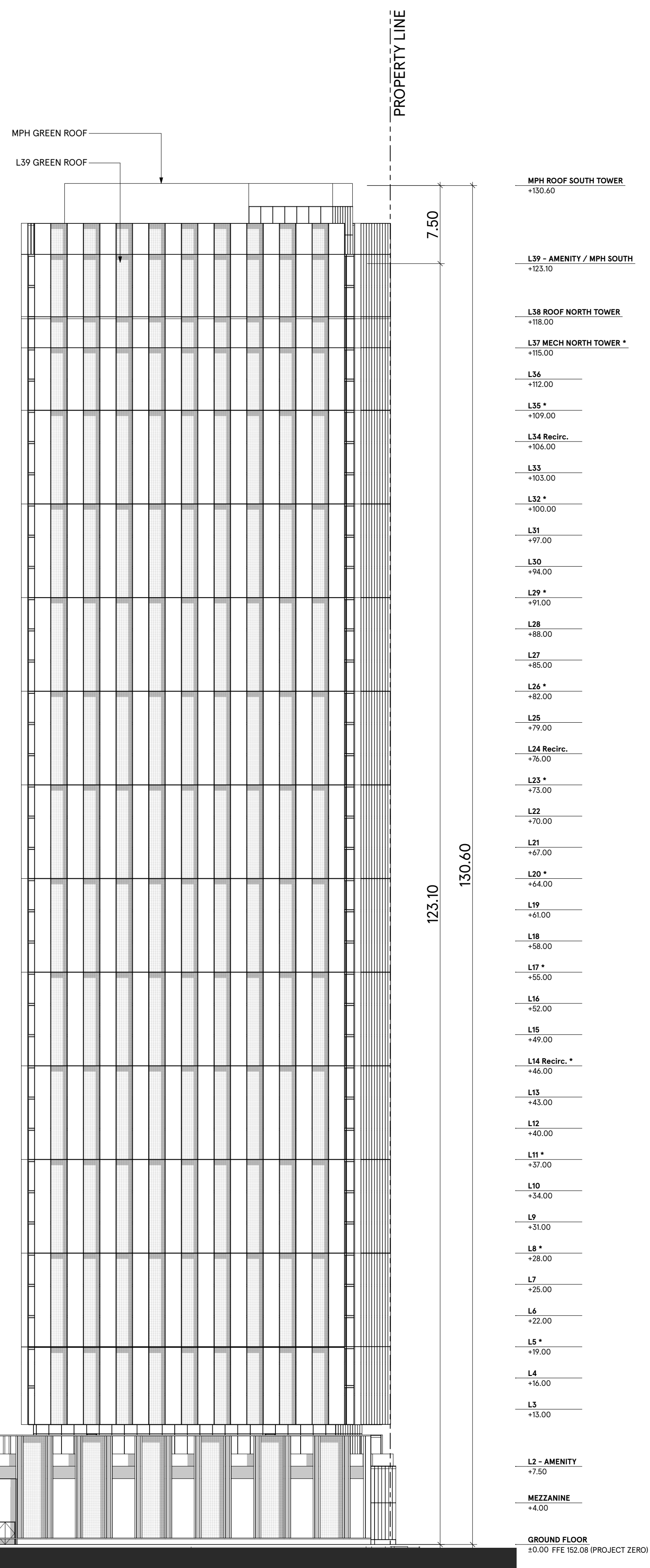
Scale: 1:300  
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02 SOUTH ELEVATION  
SCALE: 1:300



01 WEST ELEVATION  
SCALE: 1:300

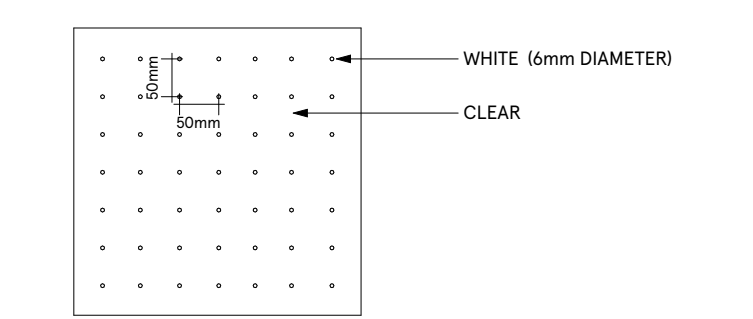


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**FRIT PATTERN FOR BIRD-FRIENDLY GLAZING**  
(Read in conjunction with glass schedule.)  
Low-reflective glass with frit pattern of 6mm diameter dots at max. 50mm OC vertically + horizontally on no. 1 surface, per City of Toronto Migratory Bird Requirements, and acid etch bands as required.



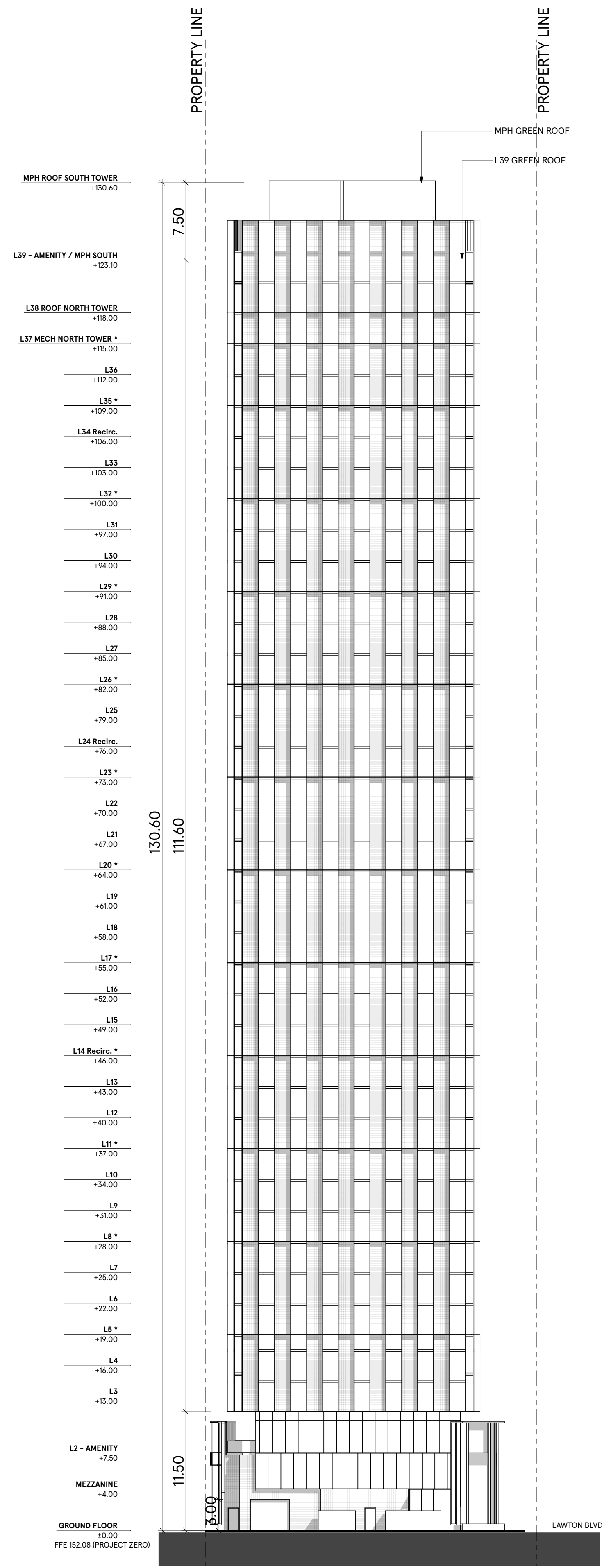
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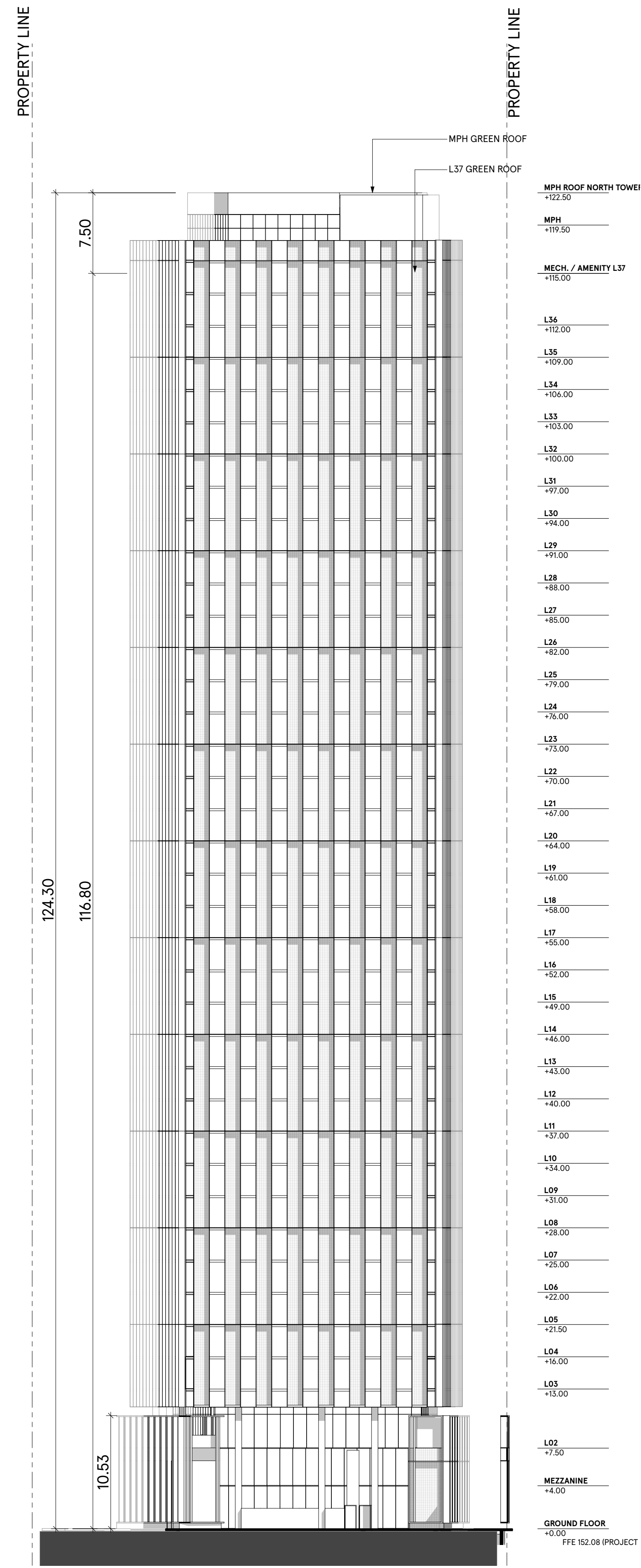
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**SOUTH + WEST ELEVATIONS**

Scale: 1:300  
Project No: 24039  
26 March 2026



**02** COURTYARD SOUTH TOWER ELEVATION  
SCALE: 1:300



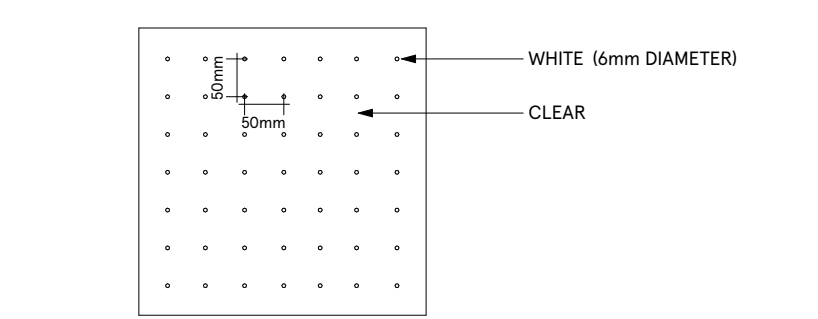
**01** COURTYARD NORTH TOWER ELEVATION  
SCALE: 1:300

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**FRIT PATTERN FOR BIRD-FRIENDLY GLAZING**  
(Read in conjunction with glass schedule.)

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**COURTYARD ELEVATIONS**

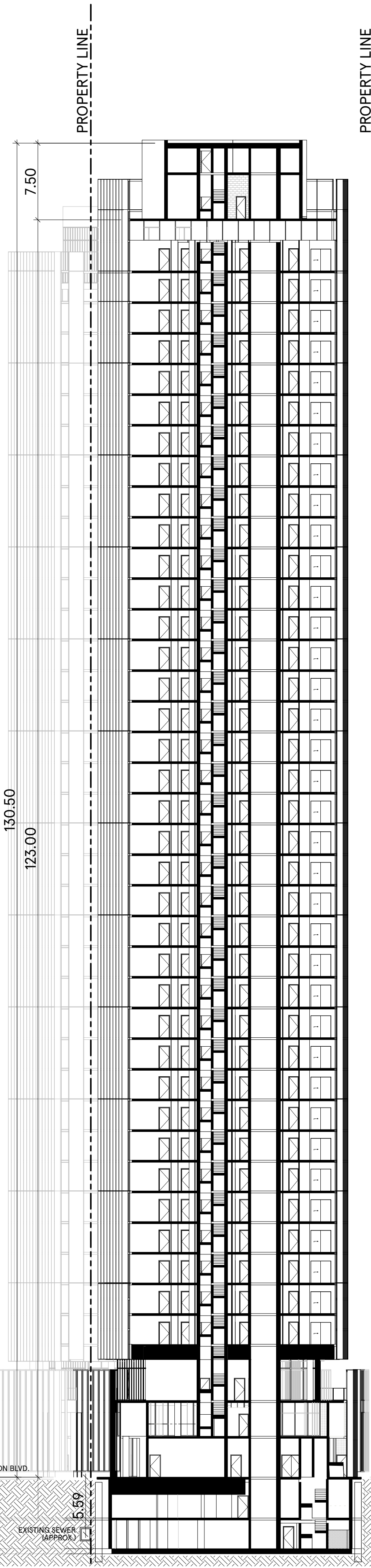
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Project No: 24039

26 March 2026

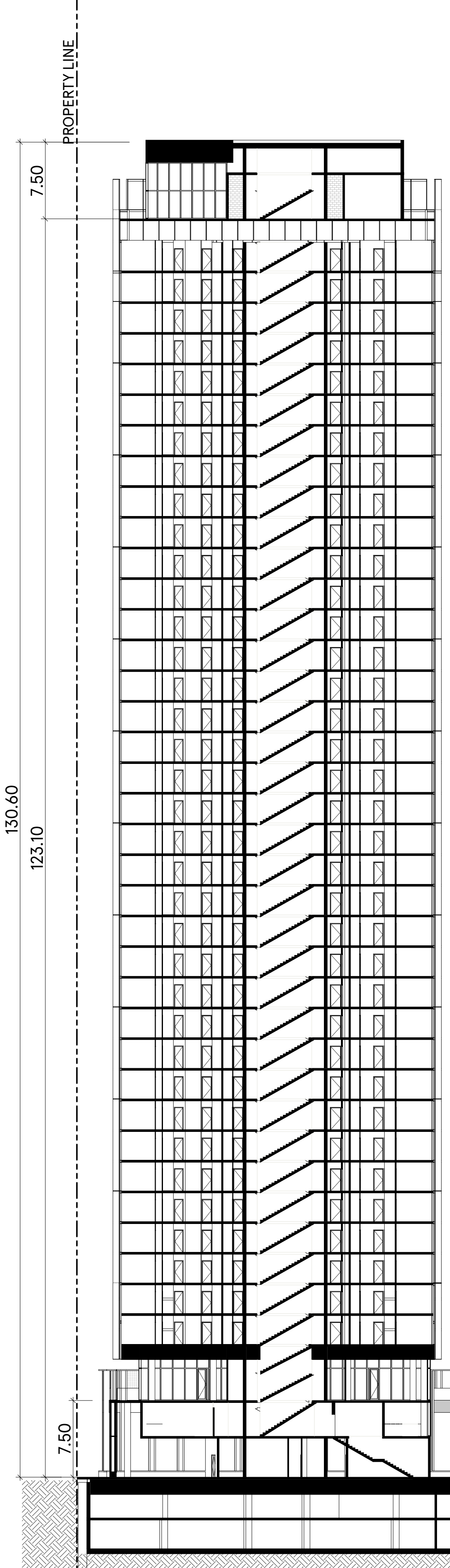
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 L38 ROOF NORTH TOWER +118.00  
 L37 MECH NORTH TOWER \* +115.00  
 L36 +112.00  
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 GROUND FLOOR FFE 152.08 (PROJECT ZERO)  
 P1 -4.00  
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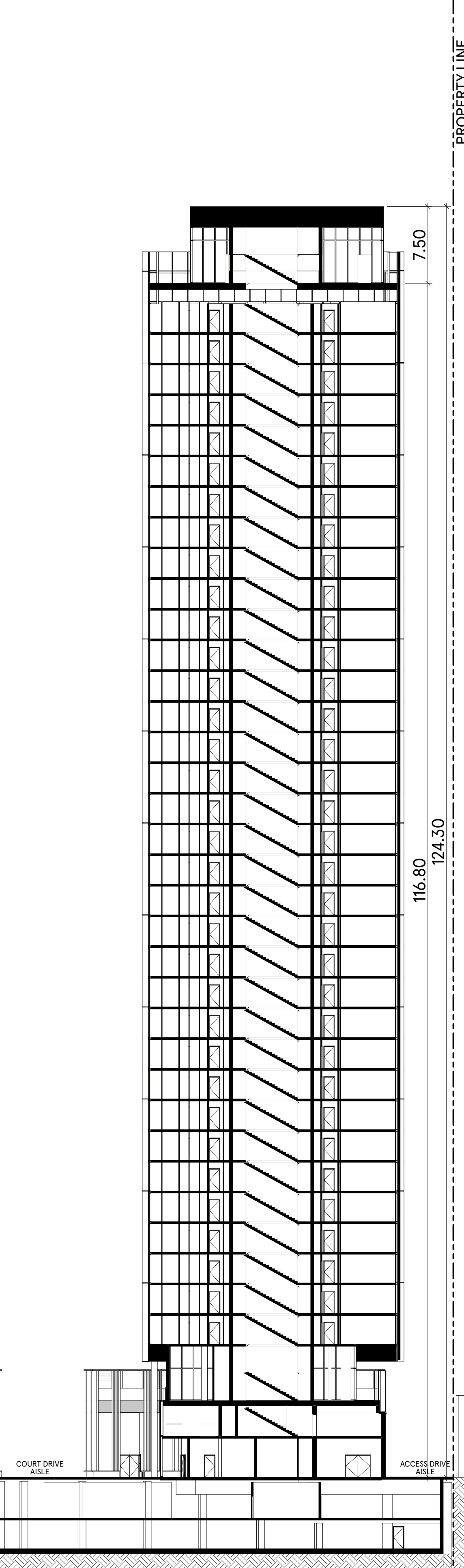
01 SECTION A SCALE: 1:300

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 L38 ROOF NORTH TOWER +118.00  
 L37 MECH NORTH TOWER \* +115.00  
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 L2 - AMENITY +7.50  
 MEZZANINE +4.00  
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 P2 -7.00



02 SECTION C SCALE: 1:300

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 MECH. / AMENITY L38 +119.80  
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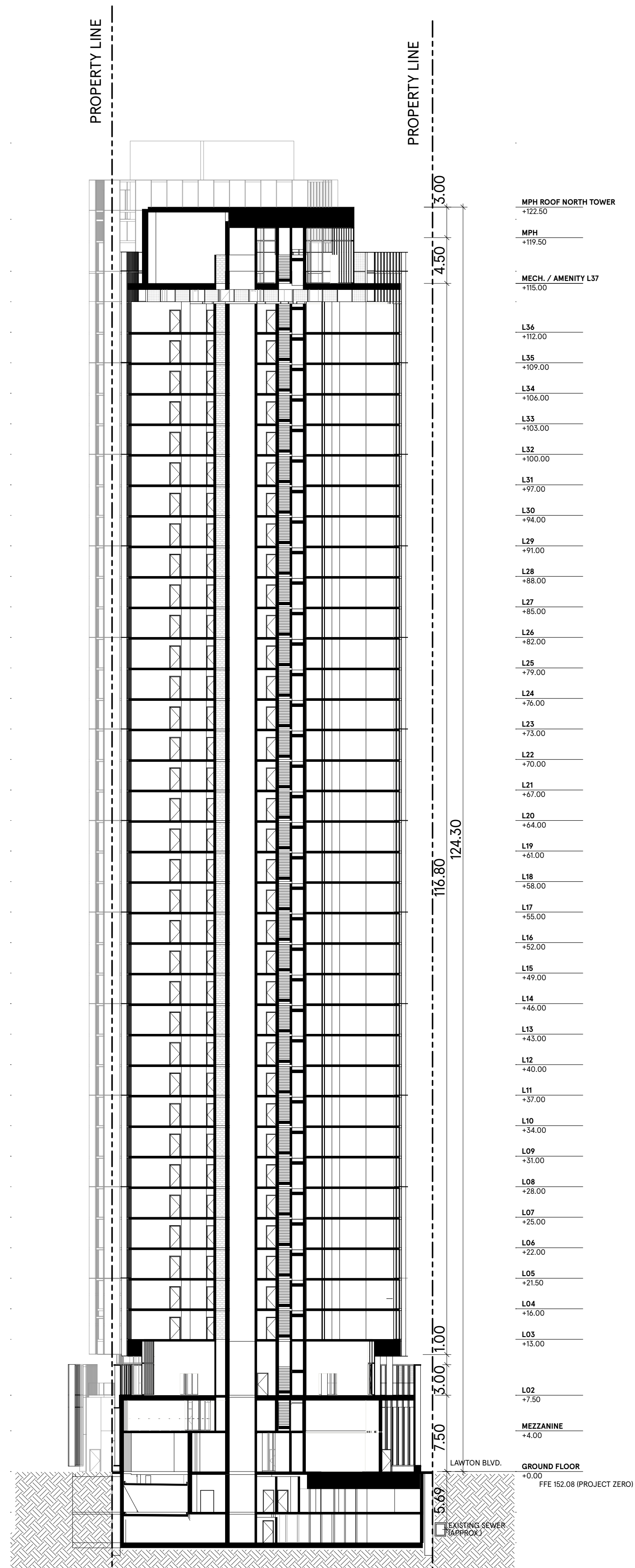
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