



# ROSSLAND RESIDENTIAL DEV

154 ROSSLAND RD. E, AJAX, ON.

**RE-ZONING**

**02/08/24**



romanov romanov  
ARCHITECTS INCORPORATED

416-766-8750 [www.romrom.com](http://www.romrom.com)  
375 Parkside Drive • Toronto • ON • M6R 2Z6



2 CONTEXT PLAN  
A100 N.T.S.

LEGAL DESCRIPTION

PART 1, PLAN OF SURVEY  
PART OF LOT 7  
CONCESSION 3  
(GEOGRAPHIC TOWNSHIP OF PICKERING)  
TOWN OF AJAX  
REGIONAL MUNICIPALITY OF DURHAM

ADDRESS:  
154 ROSSLAND ROAD EAST, AJAX, ONTARIO

ZONING (ADJACENT RES AREA):  
ADJACENT RESIDENTIAL AND COMMERCIAL DEVELOPMENT SITE SPECIFIC  
OPA/ZBA TO SUPPORT PROPOSED PROJECT

SITE AREA:  
8294.00 SM | 0.83 Ha

25 STORY RESIDENTIAL BUILDING/NO. OF UNITS:  
1 BEDROOM @ 40 SM 160  
1 BEDROOM + DEN @ 55 SM 144  
2 BEDROOM @ 60 SM 80  
2 BEDROOM + DEN @ 70 SM 148  
3 BEDROOM W/ LOFT @ 75 SM 8  
3 BEDROOM + DEN W/ LOFT @ 80 SM 8  
TOTAL SUITES: 548

BUILDING AREA:  
3879.59 SM

BUILDING SETBACKS:  
NORTH 15.0M  
EAST 7.0M  
SOUTH 11.7M  
WEST 7.0M

GFA/FSI:  
GFA EXCLUDING PARKADE 38529.66  
FSI = GFA/SITE AREA 3.72  
GFA RESIDENTIAL UNITS 33013.04 SM  
GFA RESIDENTIAL COMMON SPACE 3134.28 SM  
GFA RESIDENTIAL UTILITY SPACE 2382.35 SM

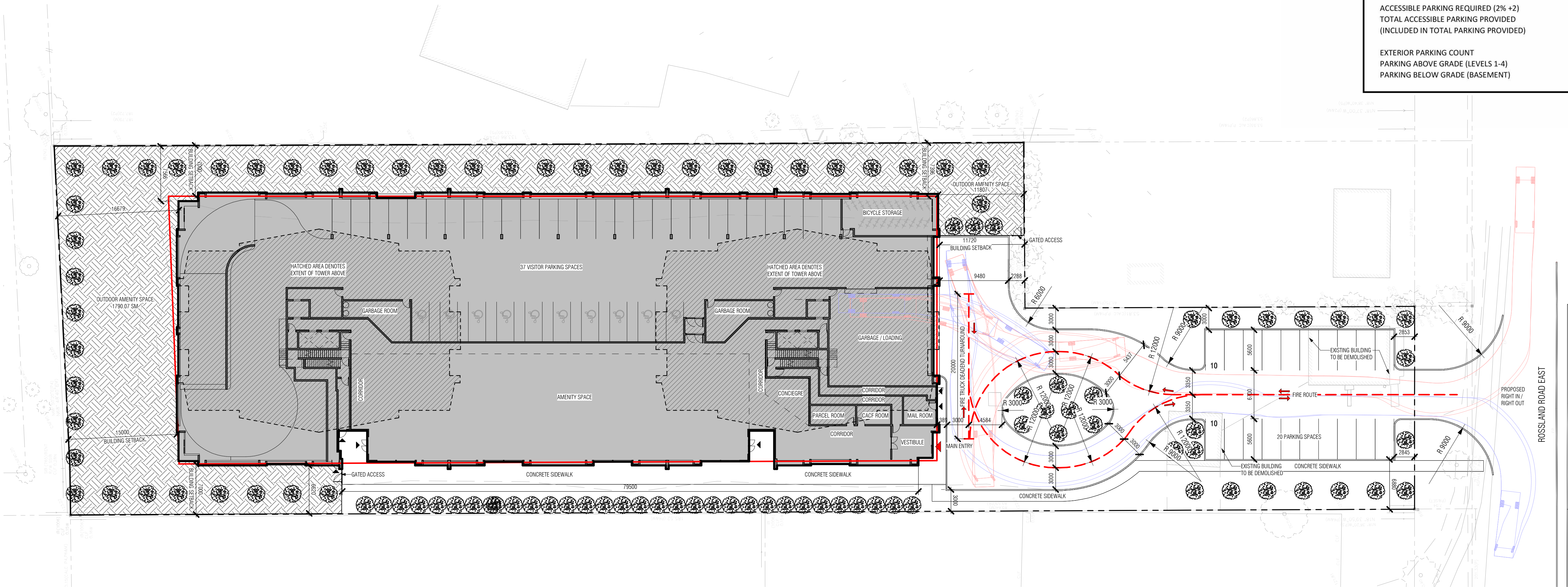
AMMENITY SPACE  
INDOOR @ 2 SM/SUITE REQ'D = 1096 SM PROVIDED: 1099.80 SM  
OUTDOOR @ 2 SM/SUITE REQ'D = 1096 SM PROVIDED: 2639.23 SM

COVERAGE:  
BUILDING AREA / SITE AREA 47%

DENSITY:  
TOTAL # OF UNITS / SITE AREA (Ha) 660

BUILDING HEIGHT:  
25 STORIES 82.3 M

PARKING:  
RESIDENTIAL TENANT PARKING @ 0.8/SUITE 445  
VISITOR PARKING PROVIDED 57  
TOTAL PROVIDED PARKING 502  
ACCESSIBLE PARKING REQUIRED (2% +2) 13  
TOTAL ACCESSIBLE PARKING PROVIDED (INCLUDED IN TOTAL PARKING PROVIDED) 20  
EXTERIOR PARKING COUNT 20  
PARKING ABOVE GRADE (LEVELS 1-4) 367  
PARKING BELOW GRADE (BASEMENT) 115



1 SITE PLAN  
A100 1 : 300

NO DRAWING DIVISION SHALL BE VIEWED  
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CONTRACTORS TO REVIEW AND BE FAMILIAR WITH  
ENTIRE DRAWING SET.

REVISIONS

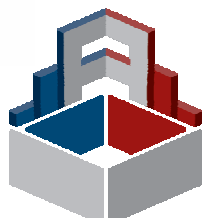
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| 1             | ISSUE FOR ZONING APPLICATION | 2024.01.22 |
| To: (version) | For:                         | Date:      |

ISSUE TABLE

NOTE:  
CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONTRACTOR  
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Seal: North Arrow:  
PROJECT NORTH

Architect:  
  
romanov romanov  
ARCHITECTS INCORPORATED  
DESIGNERS | URBANISTS | FUTURISTS  
375 PARKSIDE DRIVE, TORONTO, ON, M6R 2Z6  
tel: (416)766-8750 email: info@romrom.com

  
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Owner:  
  
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Project:  
ROSSLAND APARTMENT COMPLEX

154 ROSSLAND ROAD EAST  
AJAX, ON

Drawing Title:  
SITE PLAN

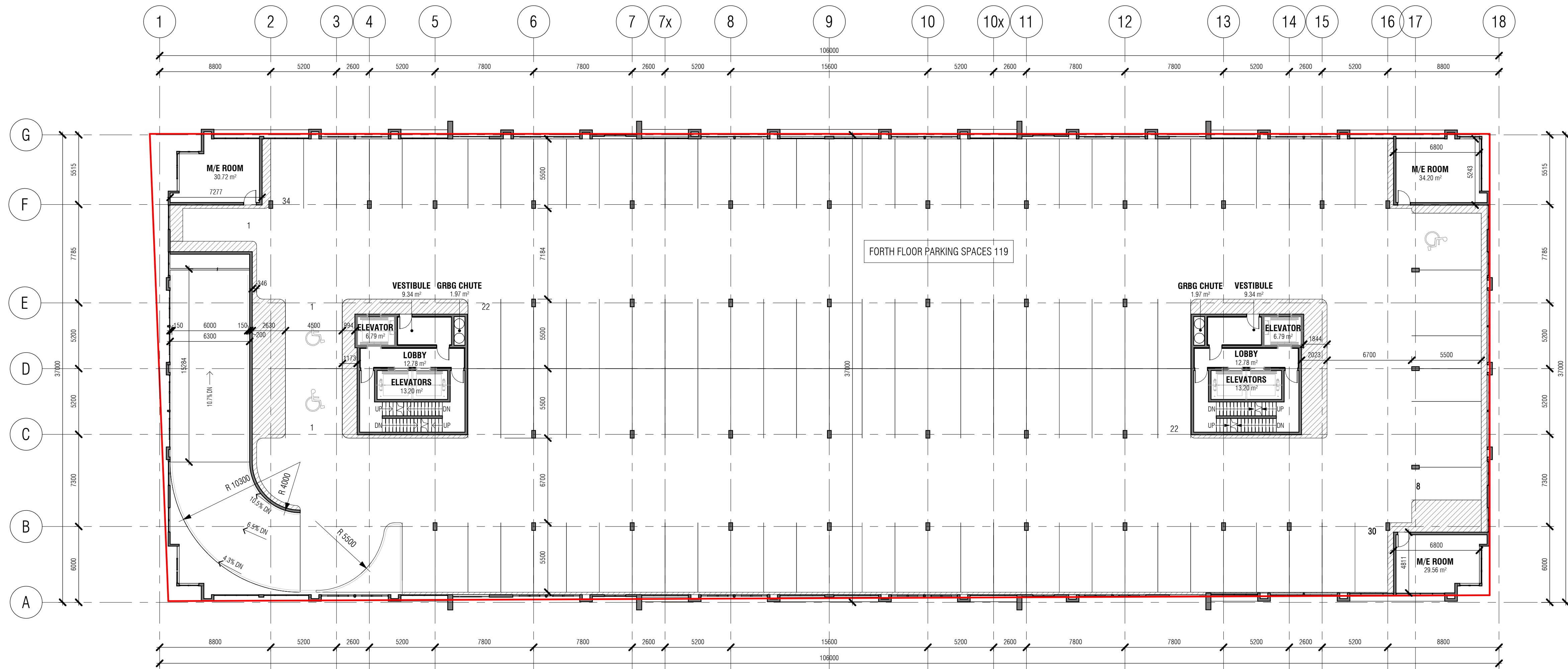
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Checked By: MS Plot Date: 2023.12.20  
Project Date: 2023.12.20  
Project No. 23.112 Comm No. 23-101

Drawing No. Sheet version.

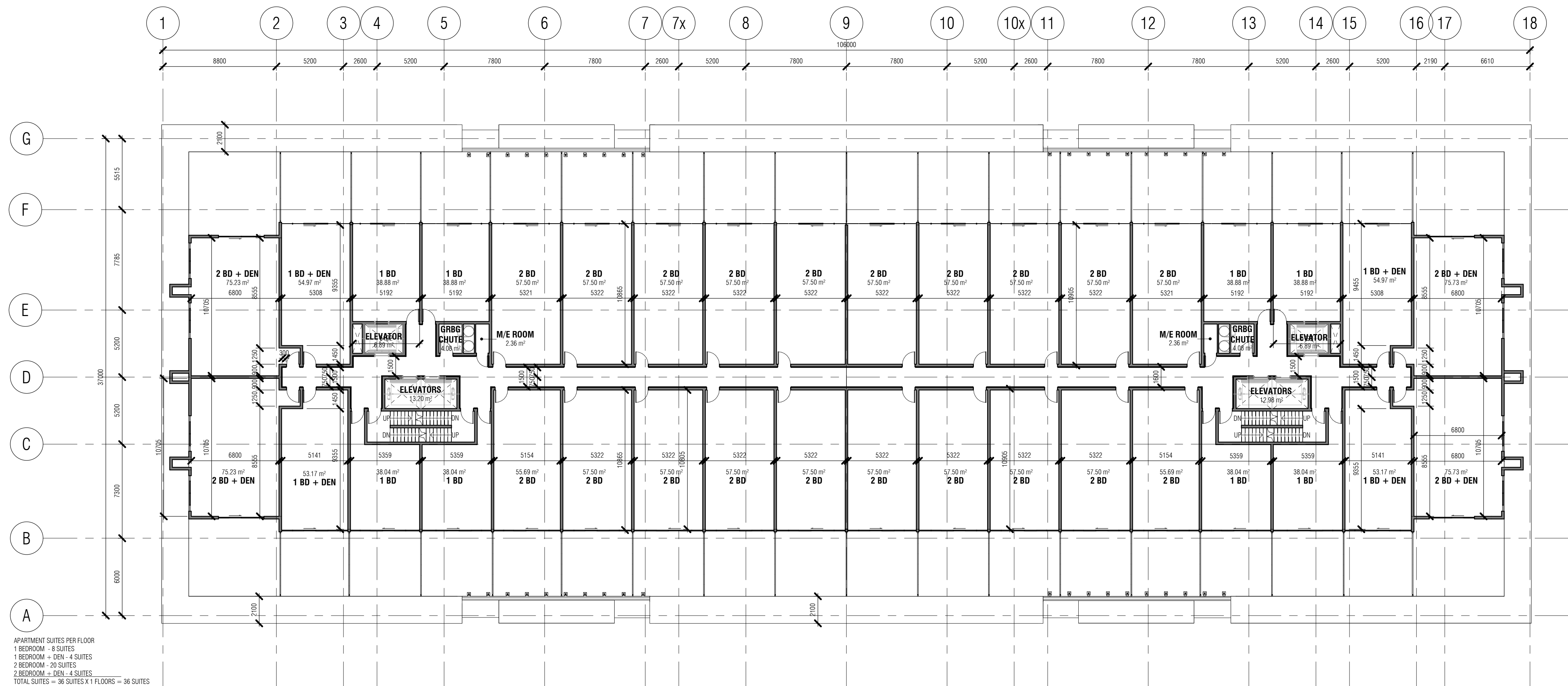
A100 1

1

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| Checked By:   | MS         | Plot Date: | 2023.12.20 |
| Project Date: | 2023.12.20 |            |            |
| Project No.   | 23.112     | Comm No.   | 23-101     |



1 FOURTH FLOOR PLAN  
A203 1 : 200



2 FIFTH FLOOR PLAN  
A203 1 : 200

NO DRAWING DIVISION SHALL BE VIEWED INDEPENDENTLY. CONTRACTOR AND ALL SUB CONTRACTORS TO REVIEW AND BE FAMILIAR WITH ENTIRE DRAWING SET.

#### REVISIONS

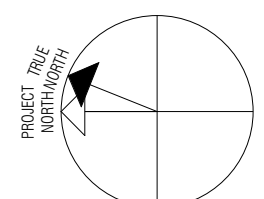
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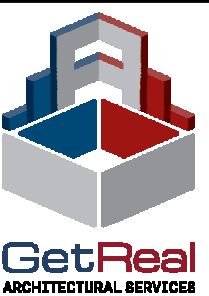
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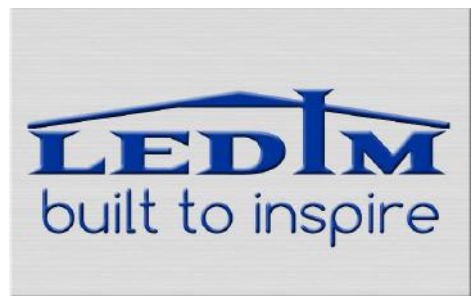
Architect:



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tel: (416)766-8750 email: info@romrom.com



Owner:



Project:

ROSSLAND APARTMENT COMPLEX

154 ROSSLAND ROAD EAST  
AJAX, ON

Drawing Title:

4TH & 5TH FLOOR  
PLANS

DRAWN By: GH SCALE: 1 : 200

Checked By: MS Plot Date: 2023.12.20

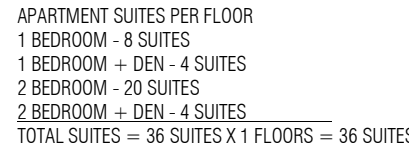
Project Date: 2023.12.20

Project No. 23.112 Comm No. 23-101

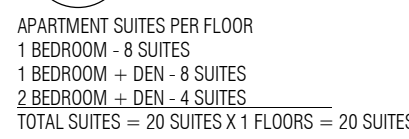
Drawing No. Sheet version.

A203

1



A204 1 : 200

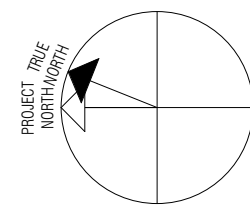


A204 1:200

[illegible]

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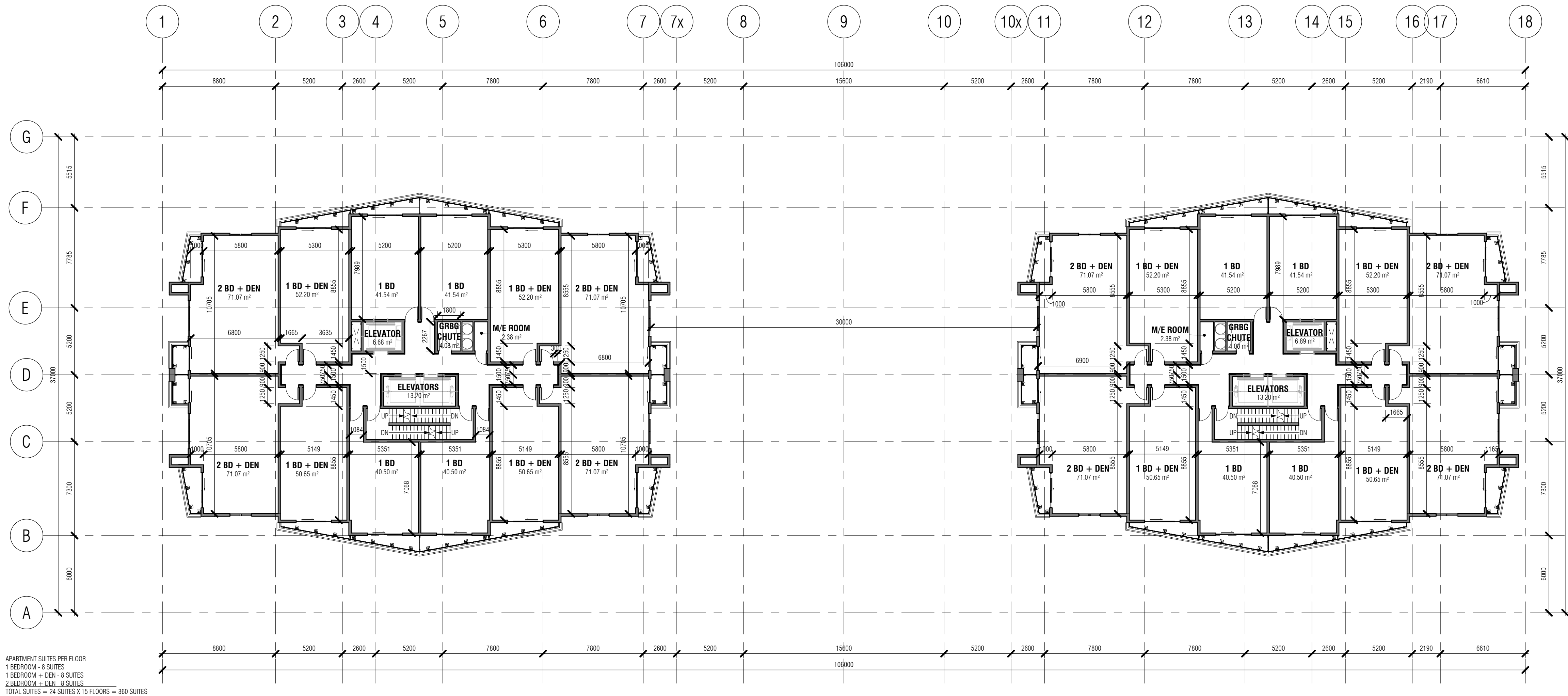
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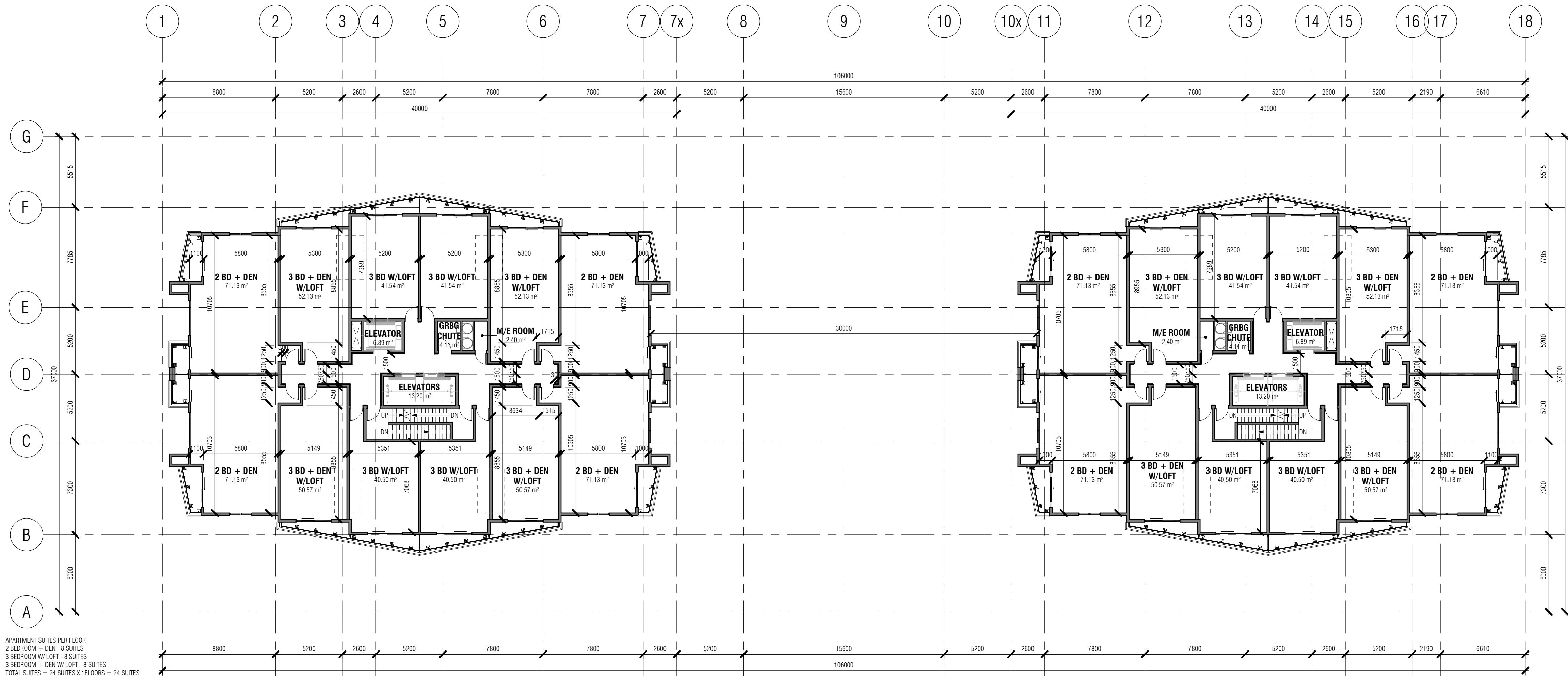
154 ROSSLAND ROAD EAST  
AJAX, ON

## 6TH - 8TH & 9TH FLOOR PLANS

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|------|---|
| A204 | 1 |
|------|---|



1 TYPICAL TENTH TO TWENTY-FOURTH FLOOR  
A205 1 : 200



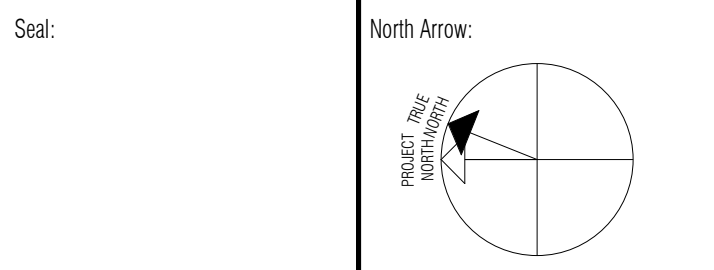
2 TWENTY FIFTH FLOOR  
A205 1 : 200

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| REVISIONS     |                              |            |
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Architect:

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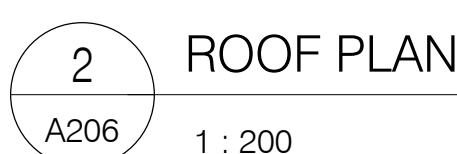
Project:  
ROSSLAND APARTMENT COMPLEX

154 ROSSLAND ROAD EAST  
AJAX, ON

Drawing Title:  
**10TH-24TH & 25TH  
FLOOR PLANS**

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|---------------|------------|------------|------------|
| DRAWN By:     | GH         | SCALE:     | 1 : 200    |
| Checked By:   | MS         | Plot Date: | 2023.12.20 |
| Project Date: | 2023.12.20 |            |            |
| Project No.   | 23.112     | Comm No.   | 23-101     |

Drawing No. **A205** Sheet version. **1**



Seal:

North Arrow:

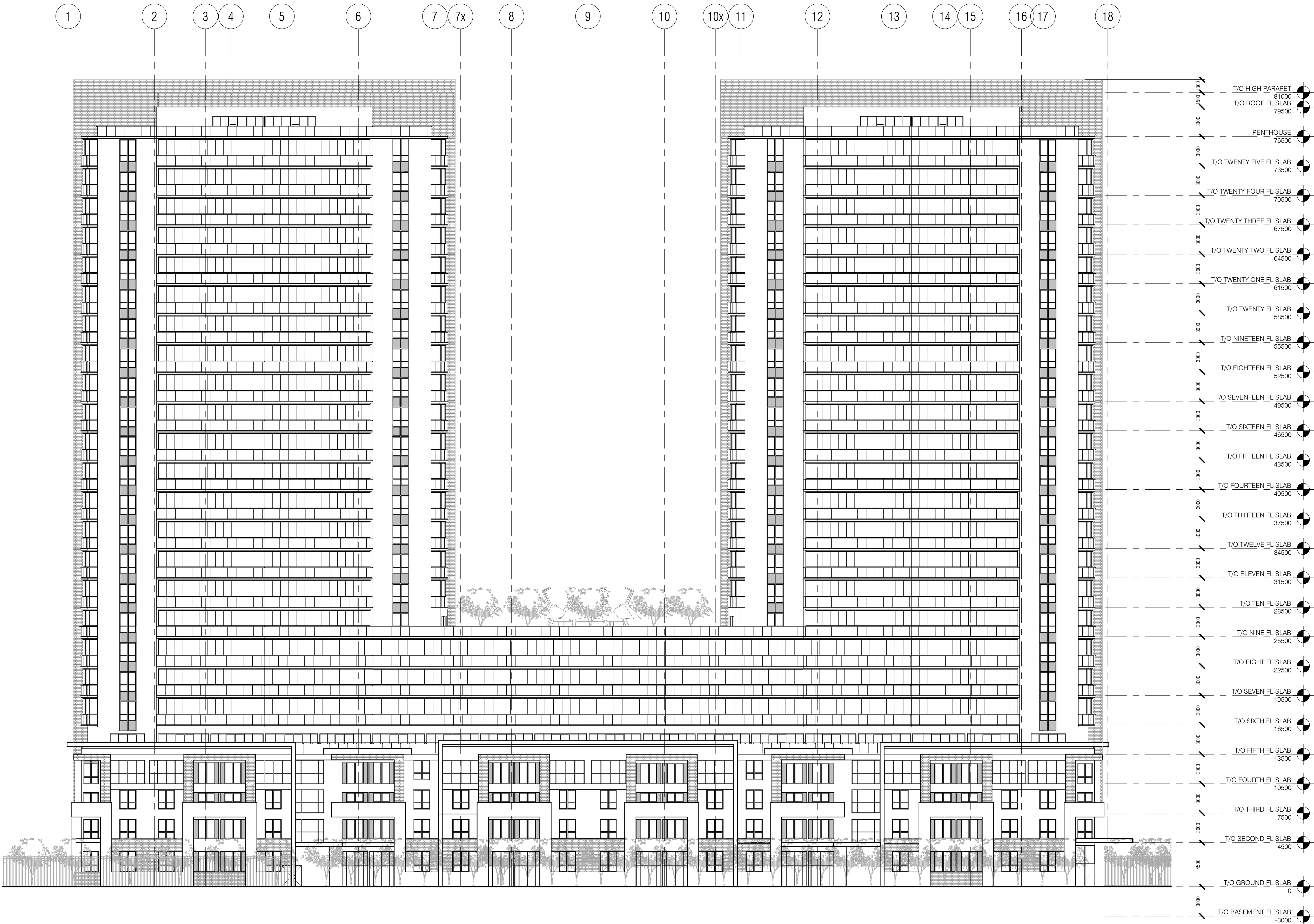


154 ROSSLAND ROAD EAST  
AJAX, ON

Drawing Title:

PENTHOUSE & ROOF  
PLAN

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| Drawing No. | Sheet version. |
| A206        | 1              |



1 EXTERIOR ELEVATION - WEST  
A401 1 : 200

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| REVISIONS     |                              |            |
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| ISSUE TABLE |  |
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Seal: North Arrow:

Architect:



**romanov romanov**  
ARCHITECTS INCORPORATED  
DESIGNERS | URBANISTS | FUTURISTS  
375 PARKSIDE DRIVE, TORONTO, ON, M6R 2Z6  
tel: (416)766-8750 email: info@romrom.com



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Owner:



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Project: **ROSSLAND APARTMENT COMPLEX**

154 ROSSLAND ROAD EAST  
AJAX, ON

Drawing Title:

**EXTERIOR ELEVATIONS**

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|---------------|------------|------------|----------------|
| DRAWN By:     | GH         | SCALE:     | 1 : 200        |
| Checked By:   | MS         | Plot Date: | 2023.12.20     |
| Project Date: | 2023.12.20 |            |                |
| Project No.   | 23.112     | Comm No.   | 23-101         |
| Drawing No.   | A401       |            |                |
|               |            |            | Sheet version: |
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154 ROSSLAND ROAD EAST  
AJAX, ON

|               |            |            |                |
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| DRAWN By:     | GH         | SCALE:     | 1 : 200        |
| Checked By:   | MS         | Plot Date: | 2023.12.20     |
| Project Date: | 2023.12.20 |            |                |
| Project No.   | 23.112     | Comm No.   | 23-101         |
| Drawing No.   |            |            | Sheet version. |



| REVISIONS     |                              |            |
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North Arrow:



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# ROSSLAND APARTMENT COMPLEX

Drawing Title:

|               |            |            |                |
|---------------|------------|------------|----------------|
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| Checked By:   | MS         | Plot Date: | 2023.12.20     |
| Project Date: | 2023.12.20 |            |                |
| Project No.   | 23.112     | Comm No.   | 23-101         |
| Drawing No.   |            |            | Sheet version. |



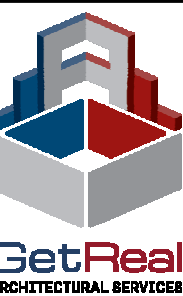
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Seal: \_\_\_\_\_ North Arrow: \_\_\_\_\_

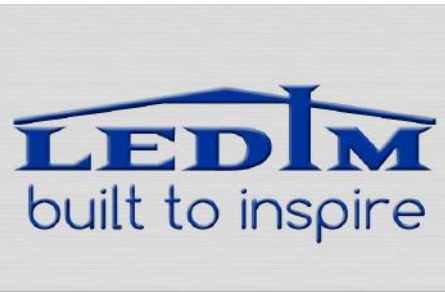
Architect: 

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Owner:



Project: ROSSLAND APARTMENT COMPLEX

154 ROSSLAND ROAD EAST  
AJAX, ON

Drawing Title:

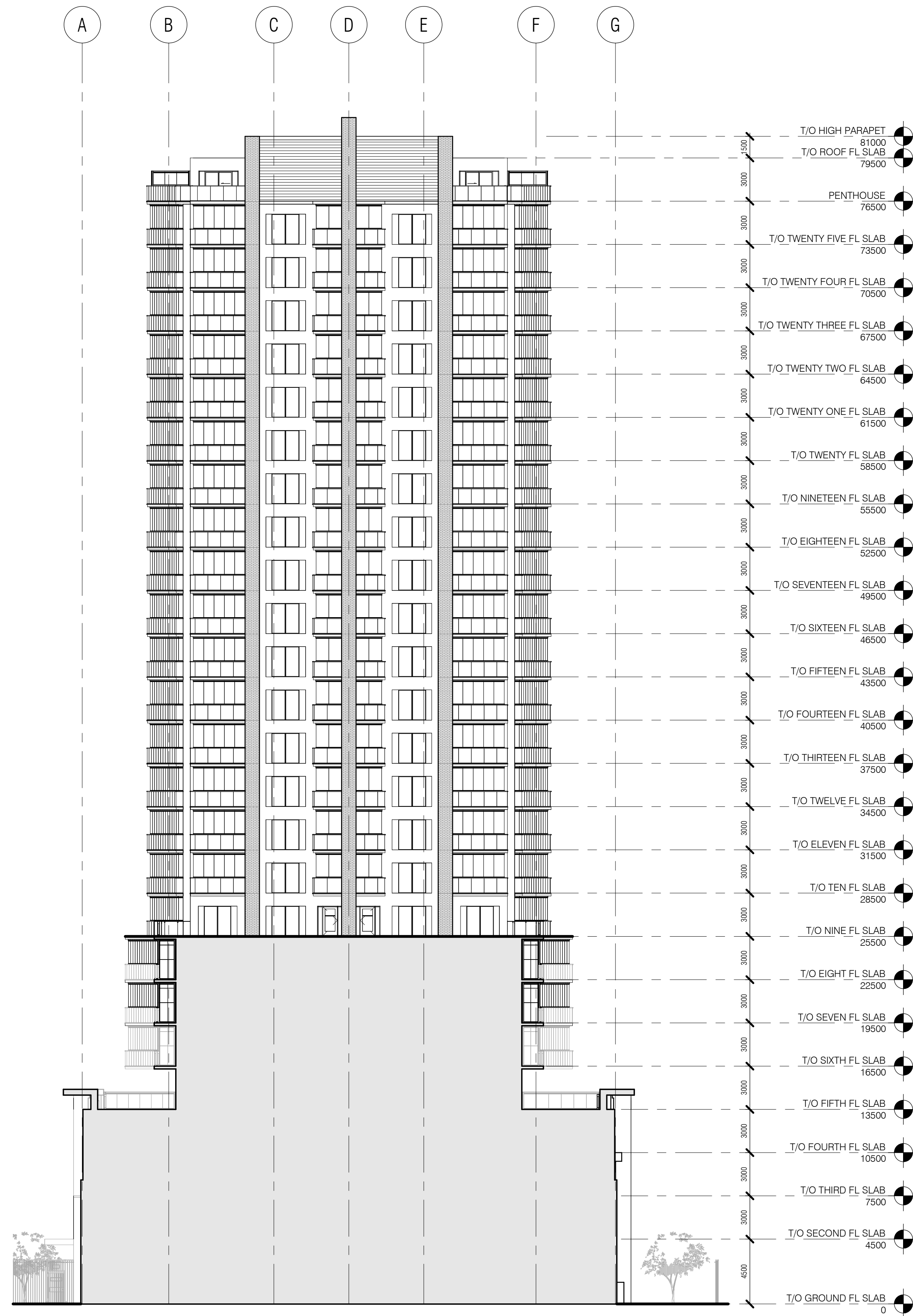
## EXTERIOR ELEVATIONS

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| Project Date: | 2023.12.20 |            |            |
| Project No.   | 23.112     | Comm No.   | 23-101     |

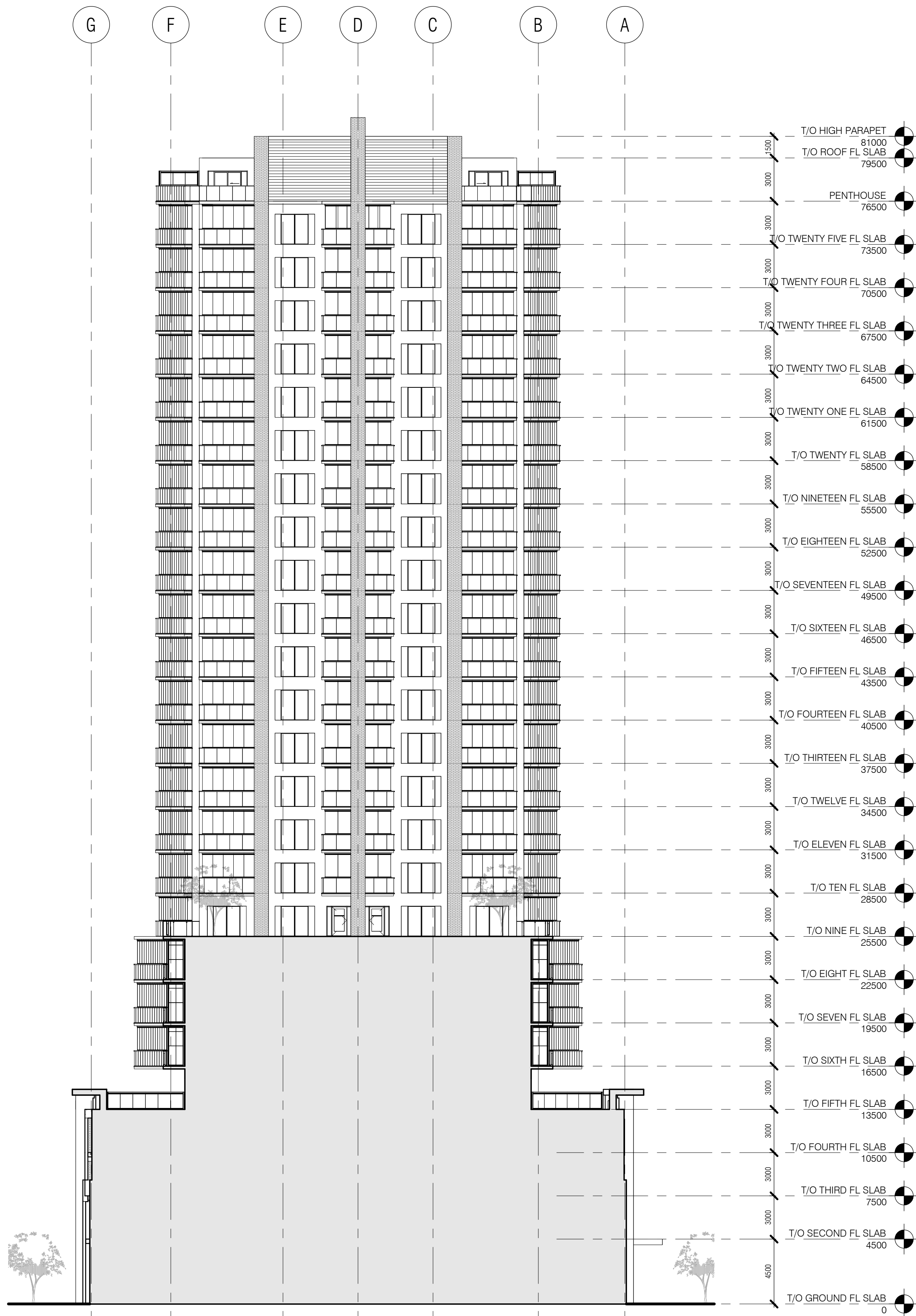
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| Drawing No. | Sheet version |
|-------------|---------------|

A404

1



1 EXTERIOR ELEVATION - SOUTH 2  
A404 1 : 200



2 EXTERIOR ELEVATION - NORTH 2  
A404 1 : 200



FRONT VIEW \_ SOUTH-WEST



FRONT VIEW \_ SOUTH-EAST

| Revisions: |       |             |     |
|------------|-------|-------------|-----|
| No.        | Date: | Particular: | By: |
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Client:

Seals:

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DESIGNERS | URBANISTS | FUTURISTS  
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tel: (416) 766-8750 email: info@romrom.com

Project:  
**ROSSLAND MIXED-USE DEV**  
  
154 ROSSLAND RD. E, AJAX, ON.

Sheet Title:  
**PERSPECTIVE RENDERINGS**

|                            |        |                          |
|----------------------------|--------|--------------------------|
| Design:                    | Drawn: | Approved:                |
| AR                         | AR     | JR                       |
| Comm. No:<br><b>23.101</b> |        | Sheet No:<br><b>R0.2</b> |

[illegible]

| Date:     | Particular:   | By: |
|-----------|---------------|-----|
| JUN 11'19 | CLIENT REVIEW | GM  |
| JUL 03'19 | CLIENT REVIEW | GM  |
| JUL 12'19 | CLIENT REVIEW | GM  |
| AUG 26'19 | CLIENT REVIEW | GM  |
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ROSSLAND MIXED-USE DEV

154 ROSSLAND RD. E, AJAX,  
ON.

Sheet Title:

## PERSPECTIVE RENDERINGS

Design:

AR

Drawn:

AR

Approved:

JR

Comm. No:

23.101

### R0.3

[illegible]

| Date:     | Particular:   | By: |
|-----------|---------------|-----|
| JUN 11'19 | CLIENT REVIEW | GM  |
| JUL 03'19 | CLIENT REVIEW | GM  |
| JUL 12'19 | CLIENT REVIEW | GM  |
| AUG 26'19 | CLIENT REVIEW | GM  |
|           |               |     |
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## PERSPECTIVE RENDERINGS

### 03

Design:

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Drawn:

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JR

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