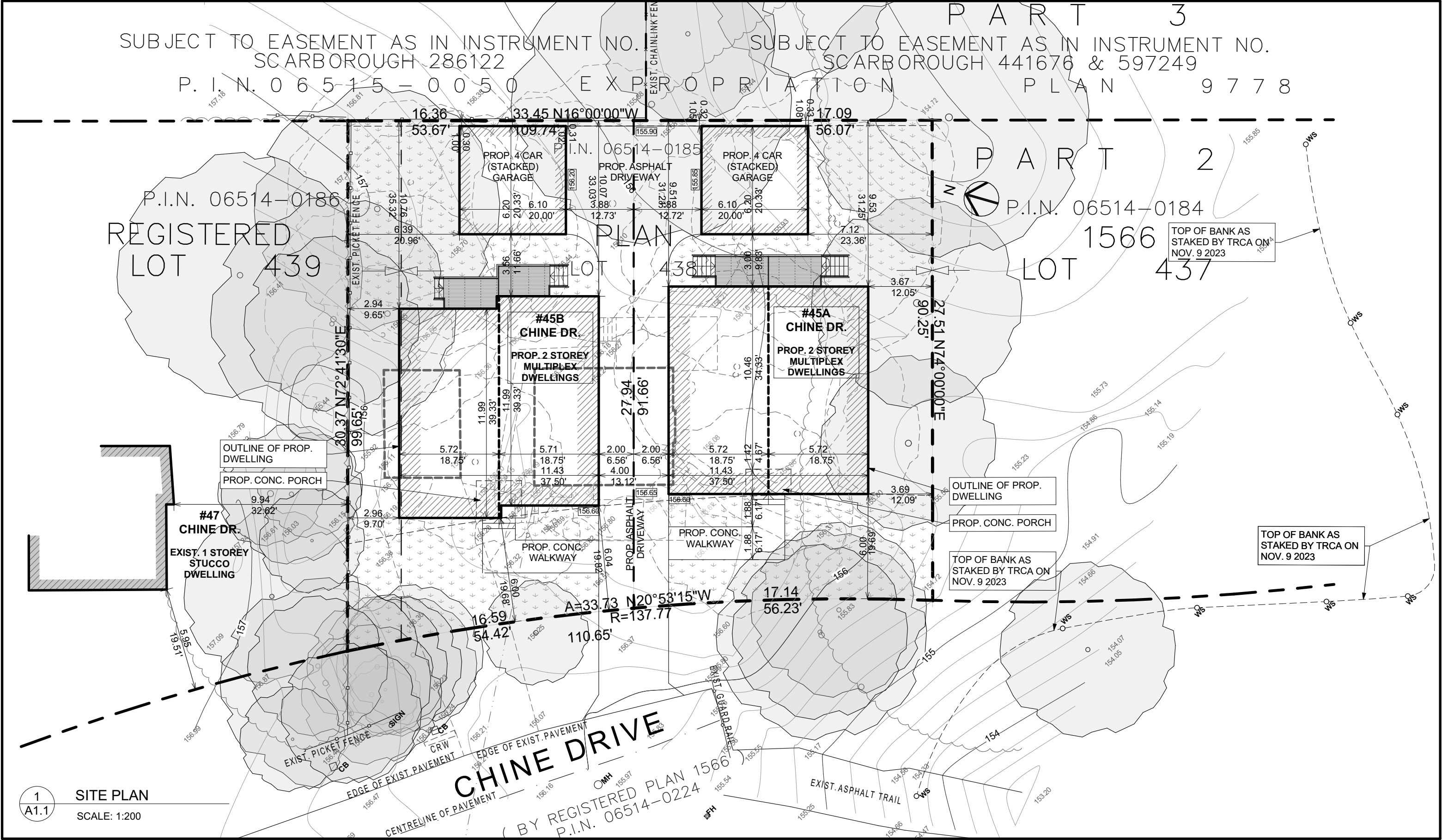




45B CHINE DR. SCARBOROUGH, ON.

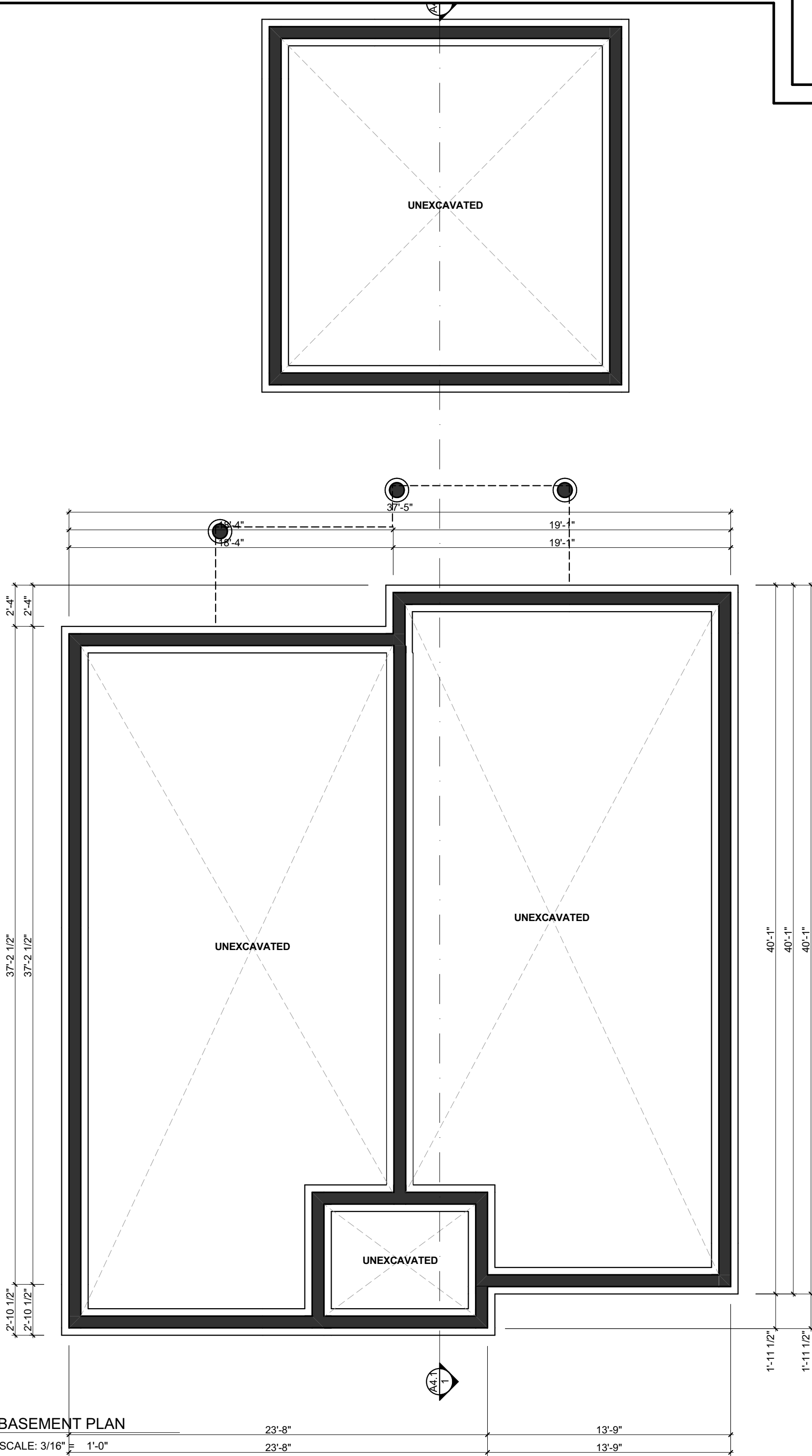
PROP. NEW BUILD MULTIPLEX DWELLINGS



AREA & ZONING INFORMATION										
45 CHINE DR., SCARBOROUGH, ONTARIO M1M 2K7										
RD (f15.0; a557) (x155) (TORONTO ZONING BY-LAW 569-2013/474-2023) - PROPOSED FOURPLEX DWELLINGS										
	ZONING	EXISTING 45 CHINE DR.		PROPOSED 45B CHINE DR.		EXISTING 45A CHINE DR.		REQUIRED		NOTES
		EXISTING LOT & DWELLING		LOT TO BE SEVERED		LOT TO BE RETAINED		TORONTO ZONING BY-LAW 569-2013/474-2023		
1.1	LOT AREA	945.89 M²	10,181.48 SQ FT	474.68 M²	5,109.41 SQ FT	471.21 M²	5,072.06 SQ FT	734.11 M²	7,901.89 SQ FT	
	SETBACKS									
2.1	LOT FRONTAGE	33.50 M	109.91 FT	16.38 M	53.74 FT	17.12 M	56.17 FT	15.00 M	49.21 FT	
2.2	LOT DEPTH	27.91 M	91.57 FT	28.91 M	94.85 FT	27.46 M	90.09 FT			
2.3	FRONT YARD SETBACK (WEST SIDE)	6.88 M	22.57 FT	6.00 M	19.69 FT	6.00 M	19.69 FT	6.00 M	19.69 FT	
2.4	SIDE YARD SETBACK (NORTH SIDE)	10.69 M	35.07 FT	2.94 M	9.65 FT	2.00 M	6.56 FT	0.90 M	2.95 FT	AS PER EXCEPTION RD 155
2.5	SIDE YARD SETBACK (SOUTH SIDE)	14.85 M	48.72 FT	2.00 M	6.56 FT	3.67 M	12.04 FT	0.90 M	2.95 FT	AS PER EXCEPTION RD 155
2.6	REAR YARD SETBACK (EAST SIDE)	14.17 M	46.49 FT	10.07 M	33.04 FT	9.51 M	31.20 FT	7.50 M	24.61 FT	AS PER 10.20.40.70 (2)
2.7	GARAGE FRONT YARD SB (WEST SIDE)	8.61 M	28.25 FT							
2.8	GARAGE SIDE YARD SB (NORTH SIDE)	2.07 M	6.79 FT	6.51 M	21.36 FT	3.76 M	12.34 FT			
2.9	GARAGE SIDE YARD SB (SOUTH SIDE)			3.76 M	12.34 FT	7.24 M	23.75 FT			
2.10	GARAGE REAR YARD SB (EAST SIDE)	14.28 M	46.85 FT	0.30 M	0.98 FT	0.32 M	1.05 FT			
2.11	GARAGE DISTANCE TO HOUSE	4.29 M	14.07 FT	3.56 M	11.68 FT	3.00 M	9.84 FT			
2.12	BUILDING LENGTH	6.70 M	21.98 FT	11.99 M	39.34 FT	10.46 M	34.32 FT	17.00 M	55.77 FT	AS PER 10.20.40.20 (1)
2.13	BUILDING DEPTH	6.70 M	21.98 FT	11.99 M	39.34 FT	10.46 M	34.32 FT	19.00 M	62.34 FT	AS PER 10.20.40.30 (1)
	SITE AREAS									
3.1	LOT AREA	945.89 M²	10,181.48 SQ FT	474.68 M²	5,109.41 SQ FT	471.21 M²	5,072.06 SQ FT			
3.2	DWELLING AREA	53.52 M²	576.08 SQ FT	137.21 M²	1,476.92 SQ FT	135.87 M²	1,462.49 SQ FT			
3.3	GARAGE AREA	26.75 M²	287.93 SQ FT	37.78 M²	406.66 SQ FT	37.78 M²	406.66 SQ FT			
3.4	TOTAL BUILDING AREA	80.27 M²	864.02 SQ FT	174.99 M²	1,883.58 SQ FT	173.65 M²	1,869.15 SQ FT			
3.5	LOT COVERAGE PERCENTAGE	8.5%		36.9%		36.9%		MAX 33%		
3.6	FRONT YARD AREA (WEST SIDE)			102.07 M²	1,098.67 SQ FT	105.08 M²	1,131.07 SQ FT			
3.7	FRONT YARD LANDSCAPE AREA			91.55 M²	985.44 SQ FT	92.16 M²	992.00 SQ FT			
3.8	FRONT YARD LANDSCAPING PERC.			89.7%		87.7%		MIN 60%		
3.9	FRONT YARD SOFT LANDSCAPE AREA			79.54 M²	856.16 SQ FT	76.17 M²	819.89 SQ FT			
3.10	FRONT YARD SOFT LANDSCAPING PERC.			86.9%		82.6%		MIN 75%		
3.11	REAR YARD AREA (EAST SIDE)			170.77 M²	1,838.15 SQ FT	162.75 M²	1,751.83 SQ FT			
3.12	REAR YARD SOFT LANDSCAPING AREA			87.75 M²	944.53 SQ FT	81.49 M²	877.15 SQ FT			
3.13	REAR YARD SOFT LANDSCAPING PERC.			51.4%		50.1%		MIN 50%		
	GROSS FLOOR AREAS									
4.1	BASEMENT GFA	52.00 M²	559.72 SQ FT							
4.2	GROUND FLOOR GFA	53.52 M²	576.08 SQ FT	132.52 M²	1,426.43 SQ FT	132.19 M²	1,422.88 SQ FT			
4.3	UNIT 1			60.79 M²	654.34 SQ FT	60.26 M²	648.63 SQ FT			
4.4	UNIT 2			60.86 M²	655.09 SQ FT	60.26 M²	648.63 SQ FT			
4.5	SECOND FLOOR GFA			137.21 M²	1,476.92 SQ FT	135.87 M²	1,462.49 SQ FT			
4.6	THIRD FLOOR GFA			69.38 M²	746.80 SQ FT	69.10 M²	743.79 SQ FT			
4.7	UNIT 3			109.10 M²	1,174.34 SQ FT	108.32 M²				
4.8	UNIT 4			108.08 M²	1,163.36 SQ FT	108.32 M²				
4.9	TOTAL GFA	53.52 M²	576.08 SQ FT	339.11 M²	3,650.15 SQ FT	337.16 M²	3,629			



PROJECT NUMBER 24.6
REVISION NUMBER 4.1-2.11
DOCUMENT NUMBER A1.2



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A2.0

BASEMENT PLAN

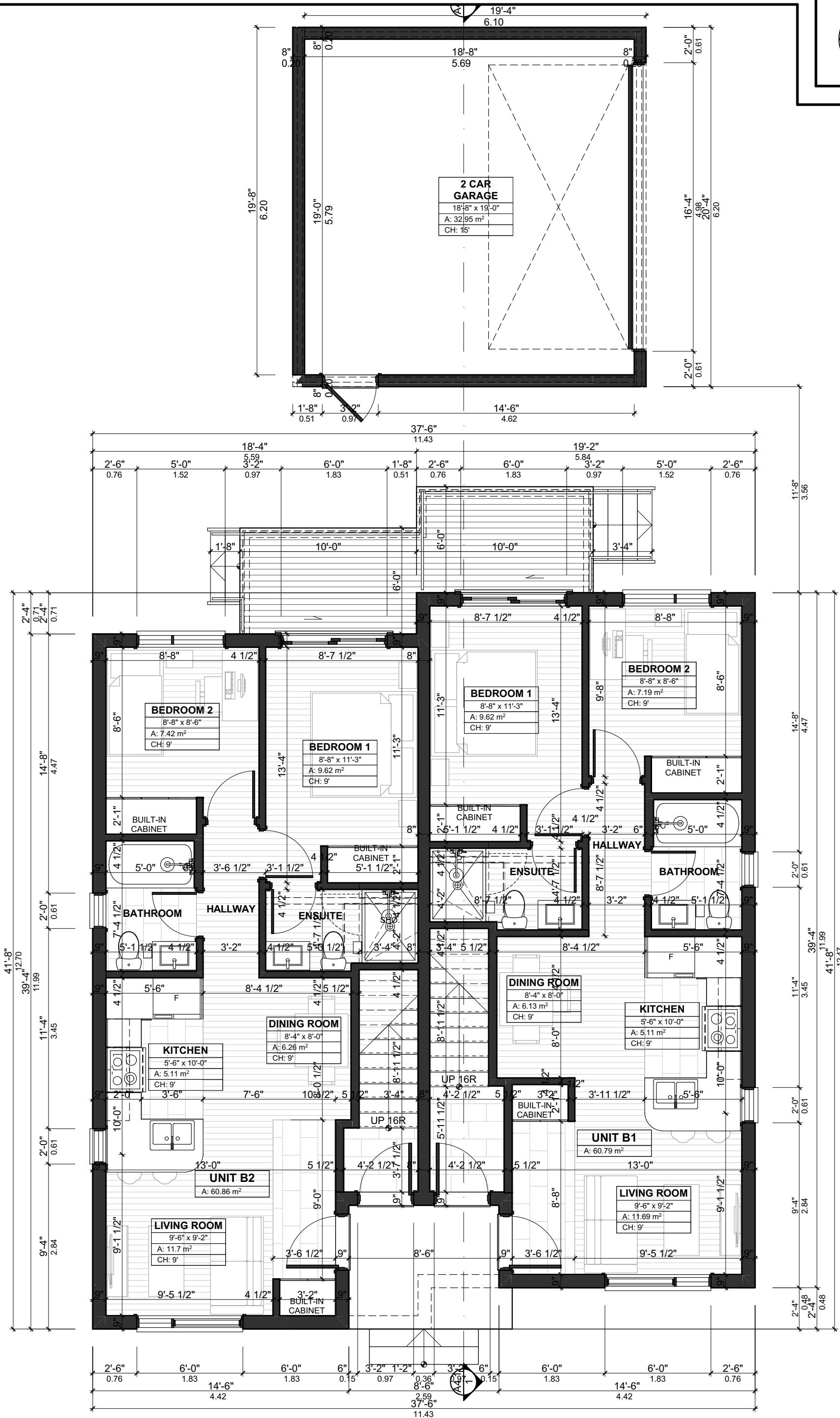
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23'-8"

23'-8"

13'-9"

13'-9"

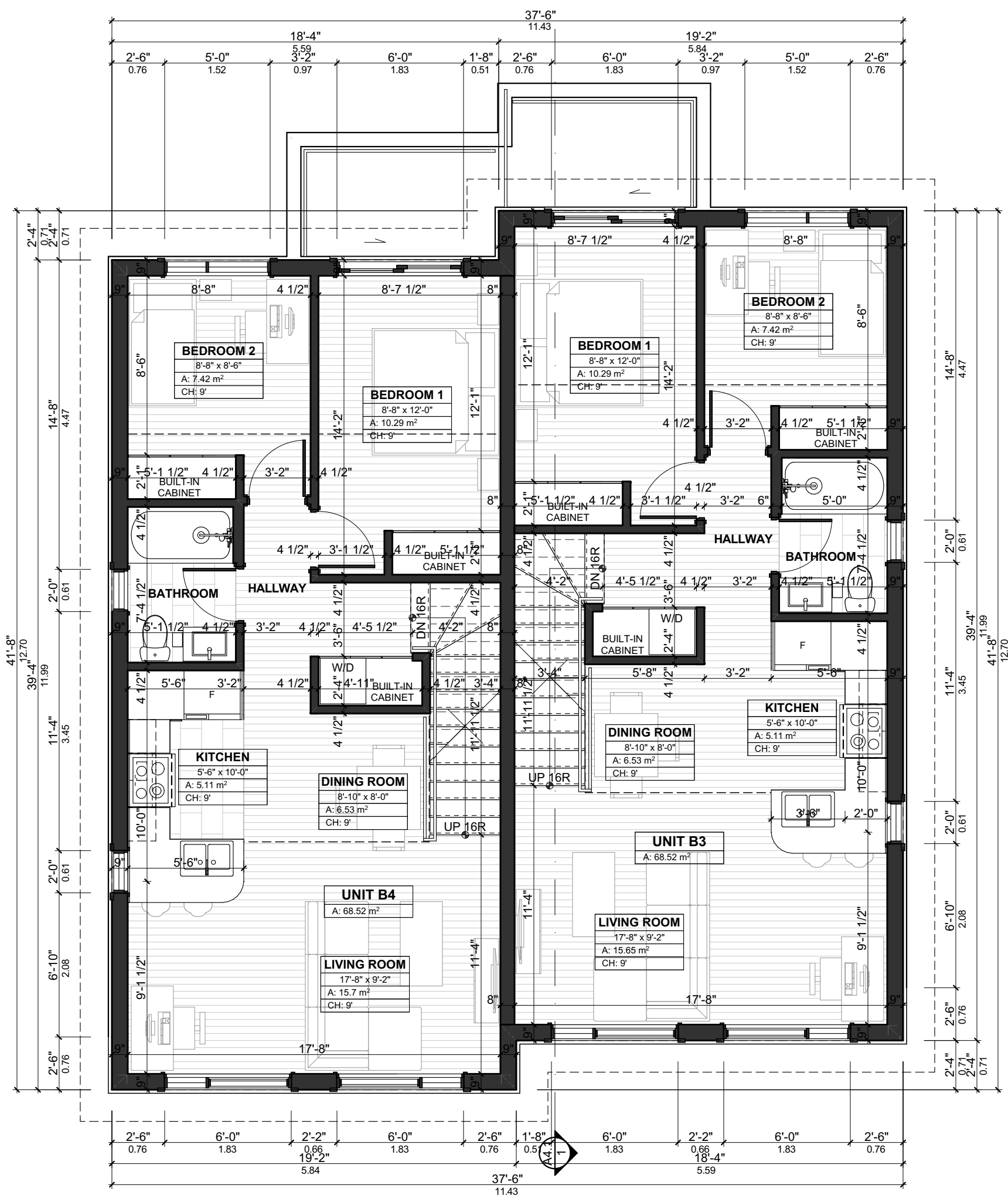


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A2.1

GROUND FLOOR PLAN

SCALE: 3/16" = 1'-0"

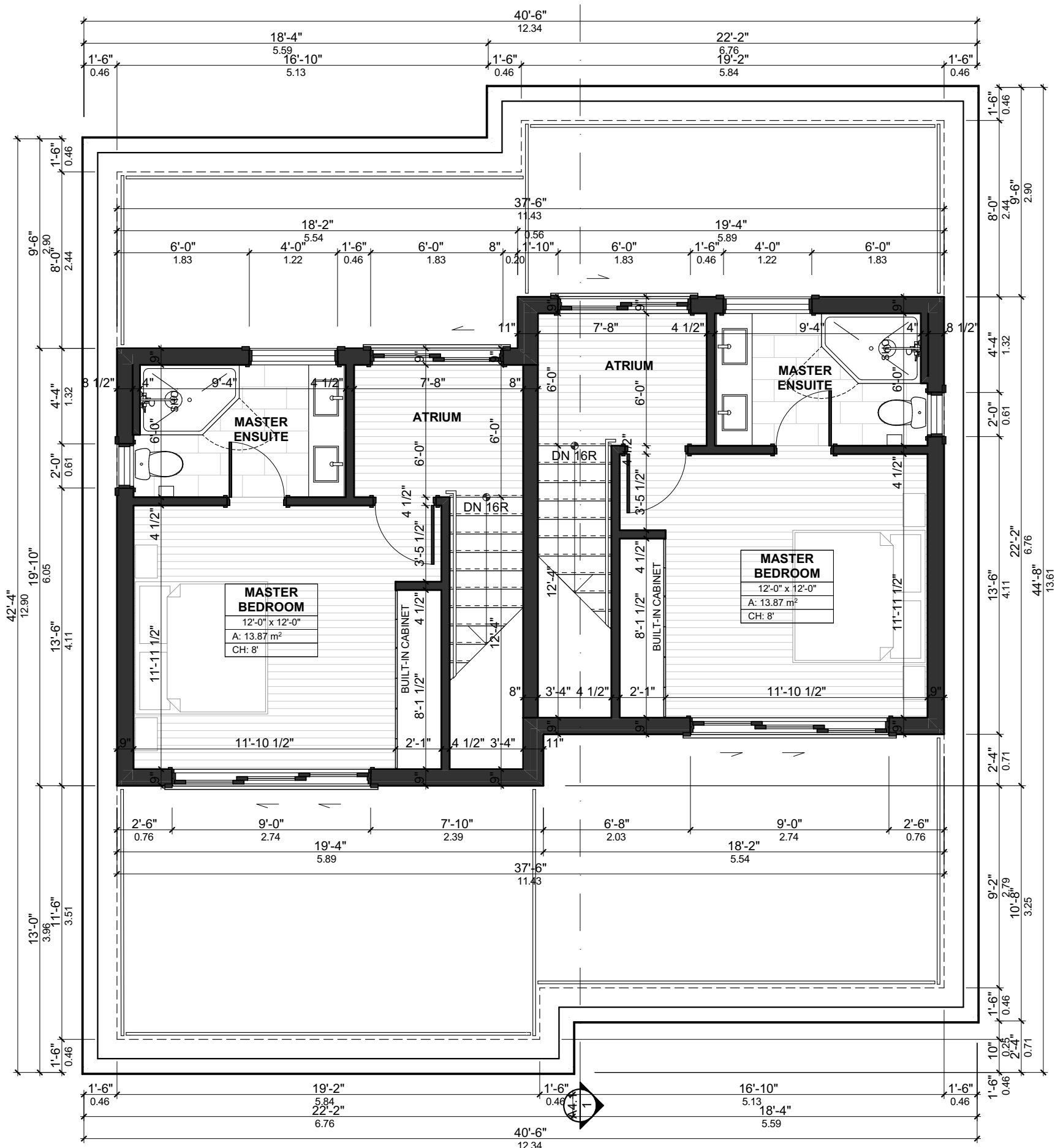


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A2.2

SECOND FLOOR PLAN

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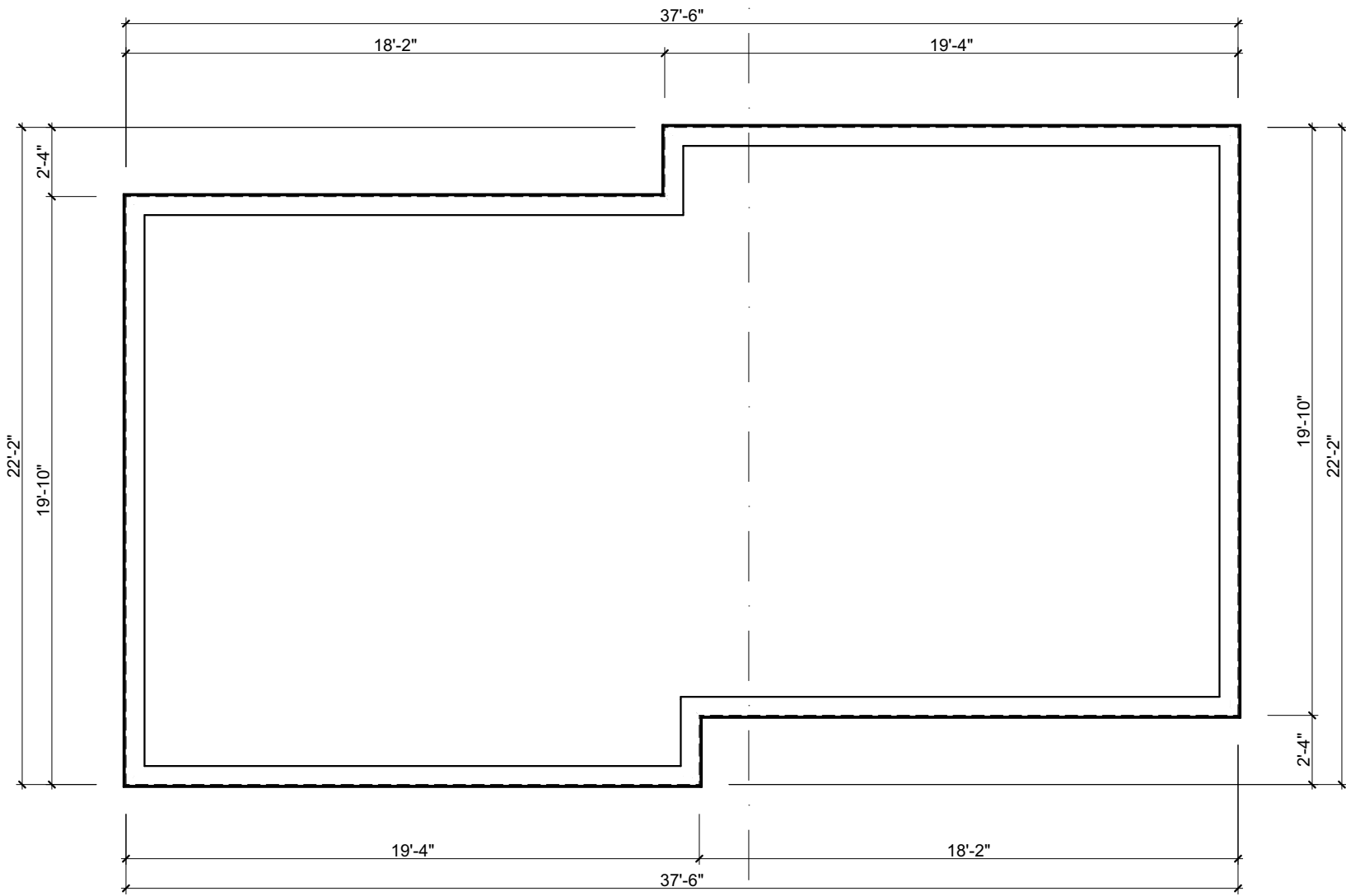
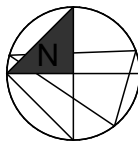


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A2.3

THIRD FLOOR PLAN

SCALE: 3/16" = 1'-0"



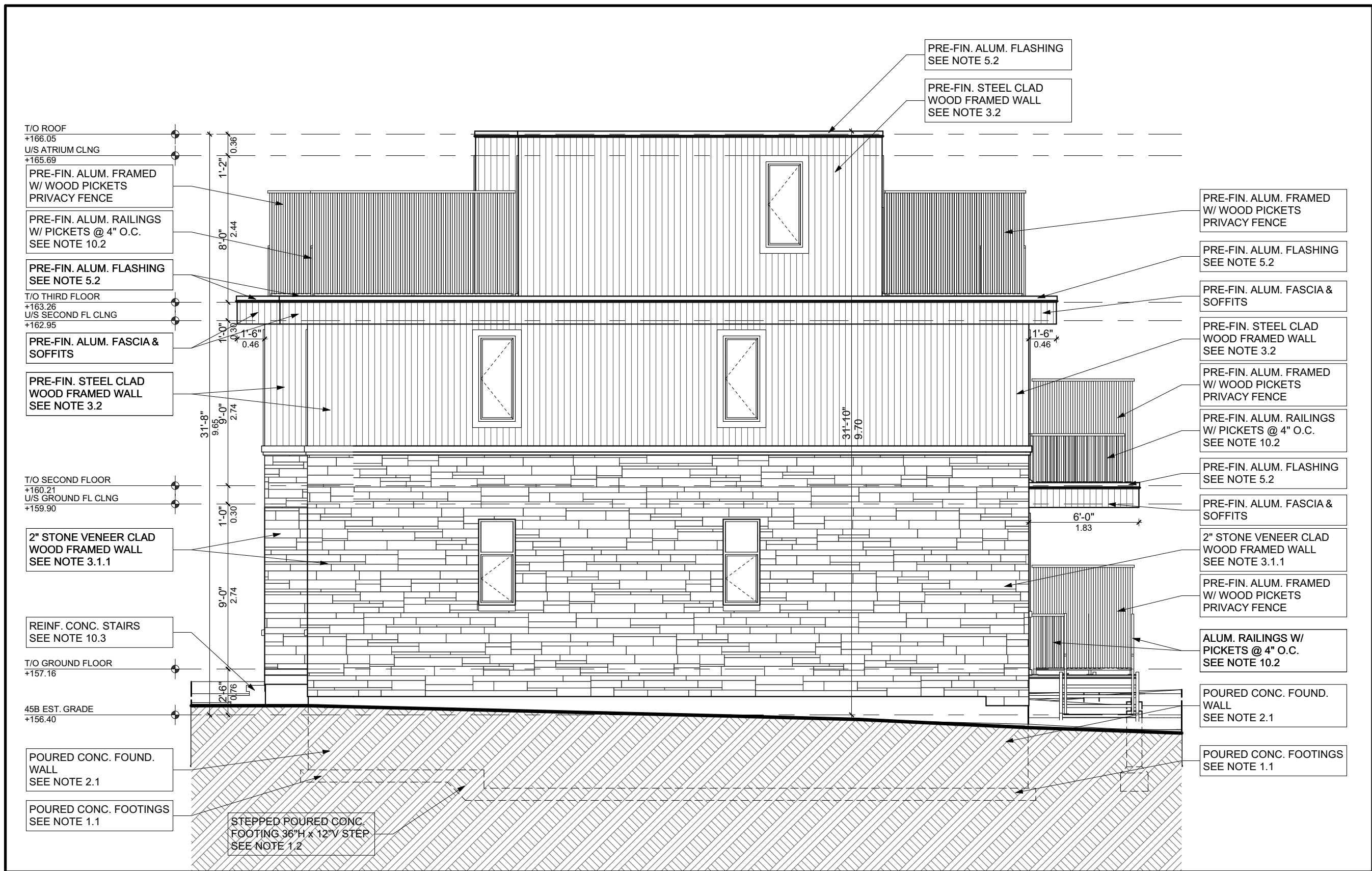
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A2.4

ROOF PLAN

SCALE: 3/16" = 1'-0"



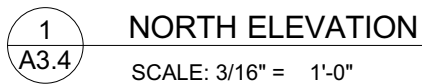
1 WEST ELEVATION
A3.1 SCALE: 3/16" = 1'-0"

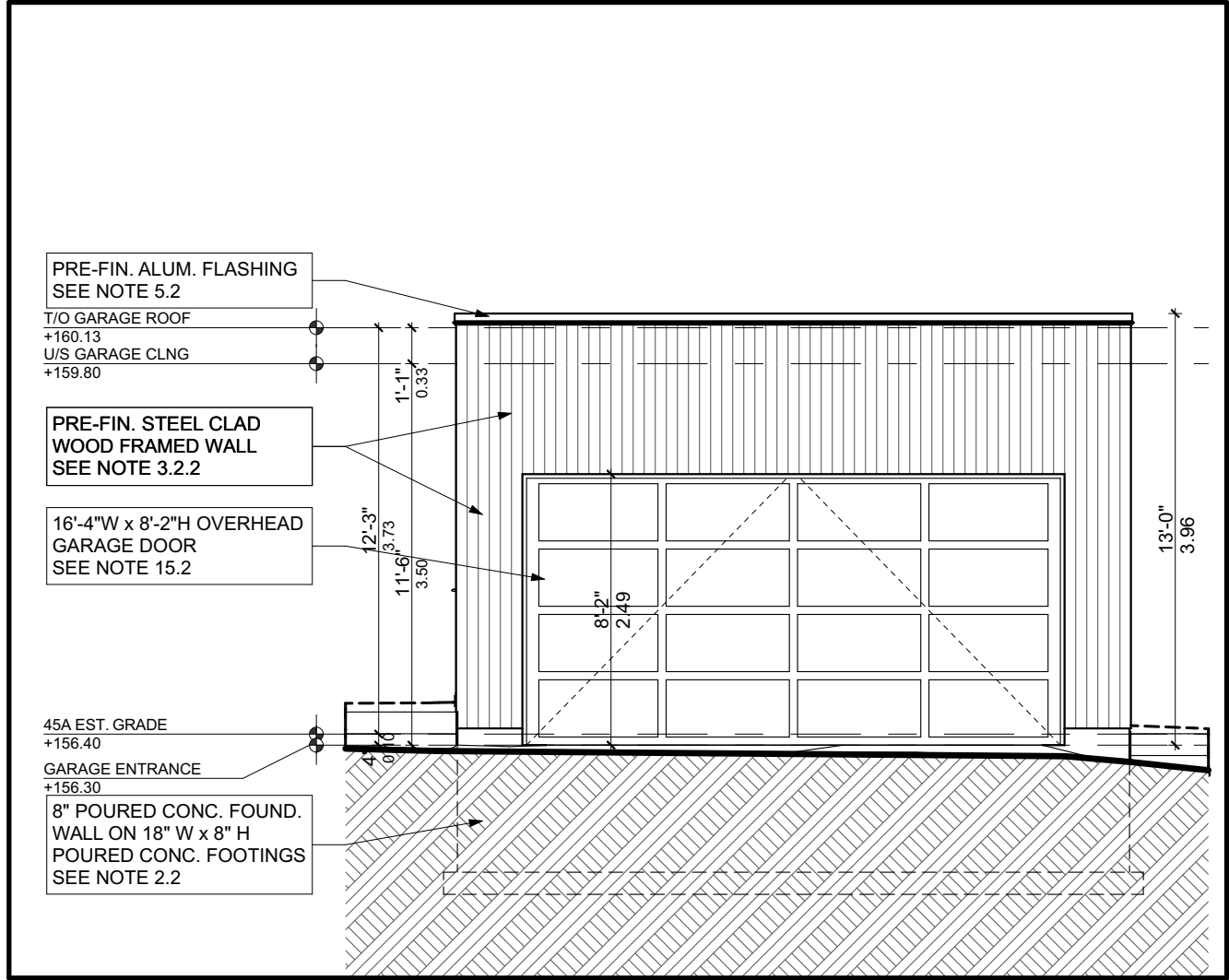


1 SOUTH ELEVATION
A3.2 SCALE: 3/16" = 1'-0"

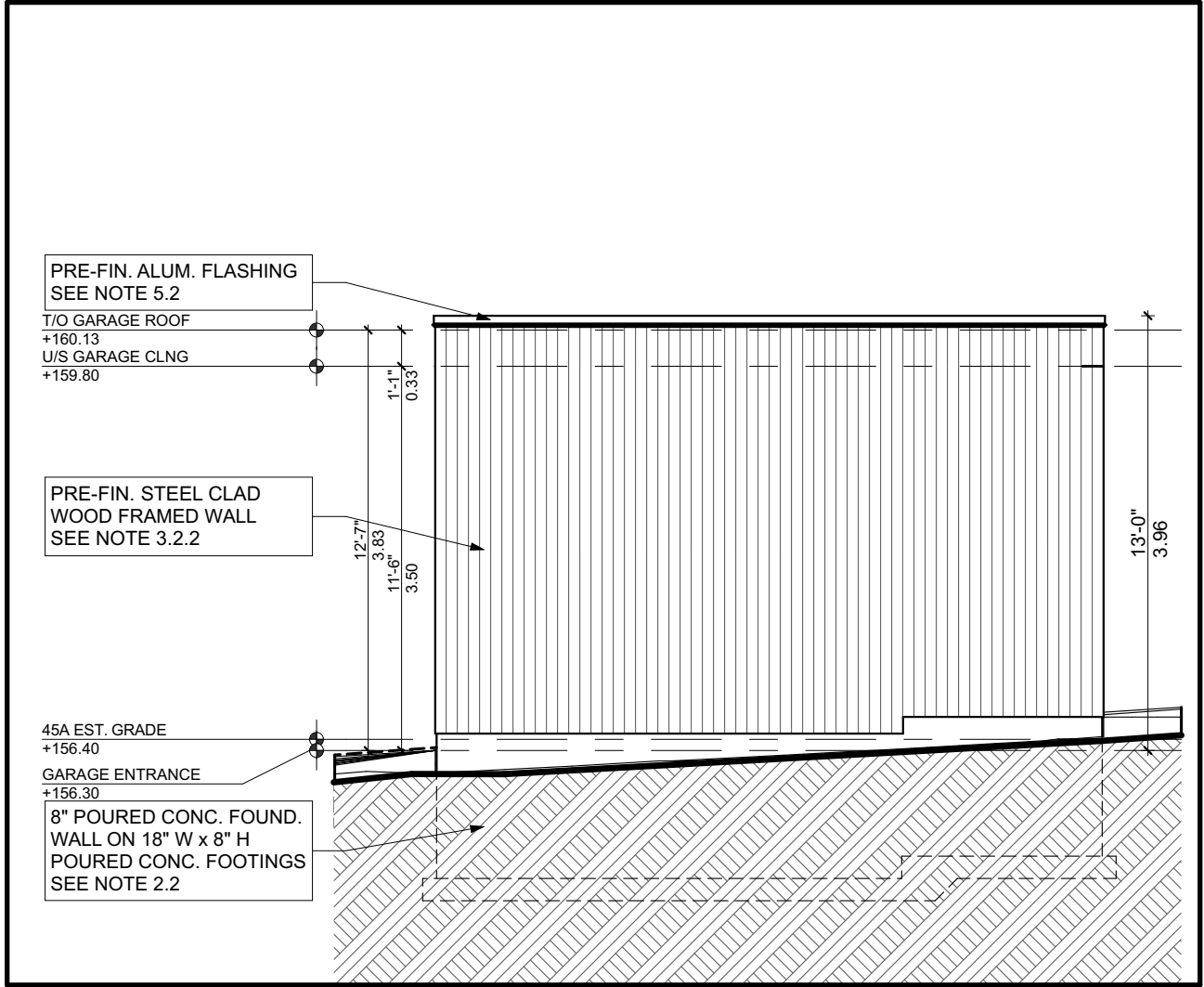


1 EAST ELEVATION
A3.3 SCALE: 3/16" = 1'-0"

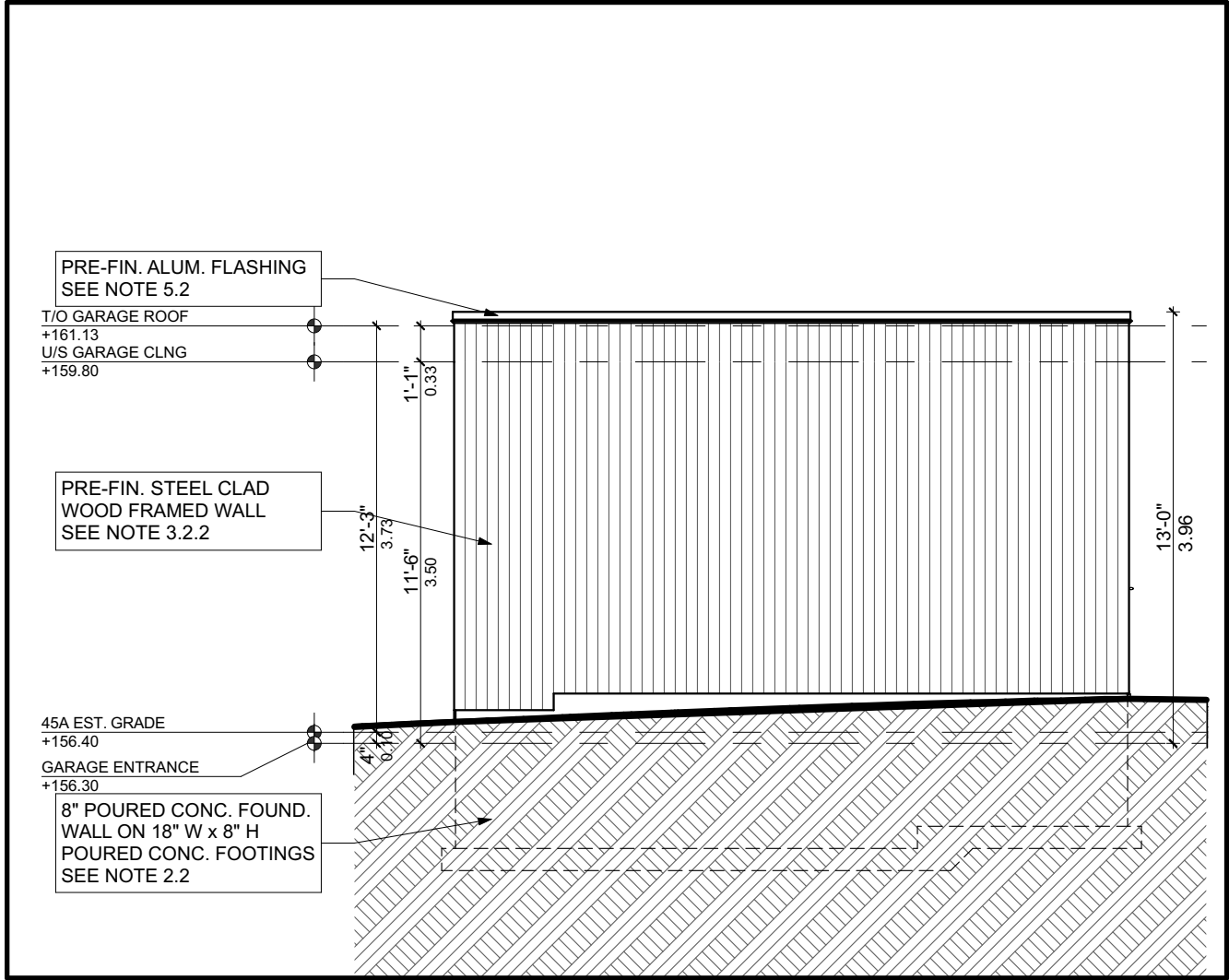




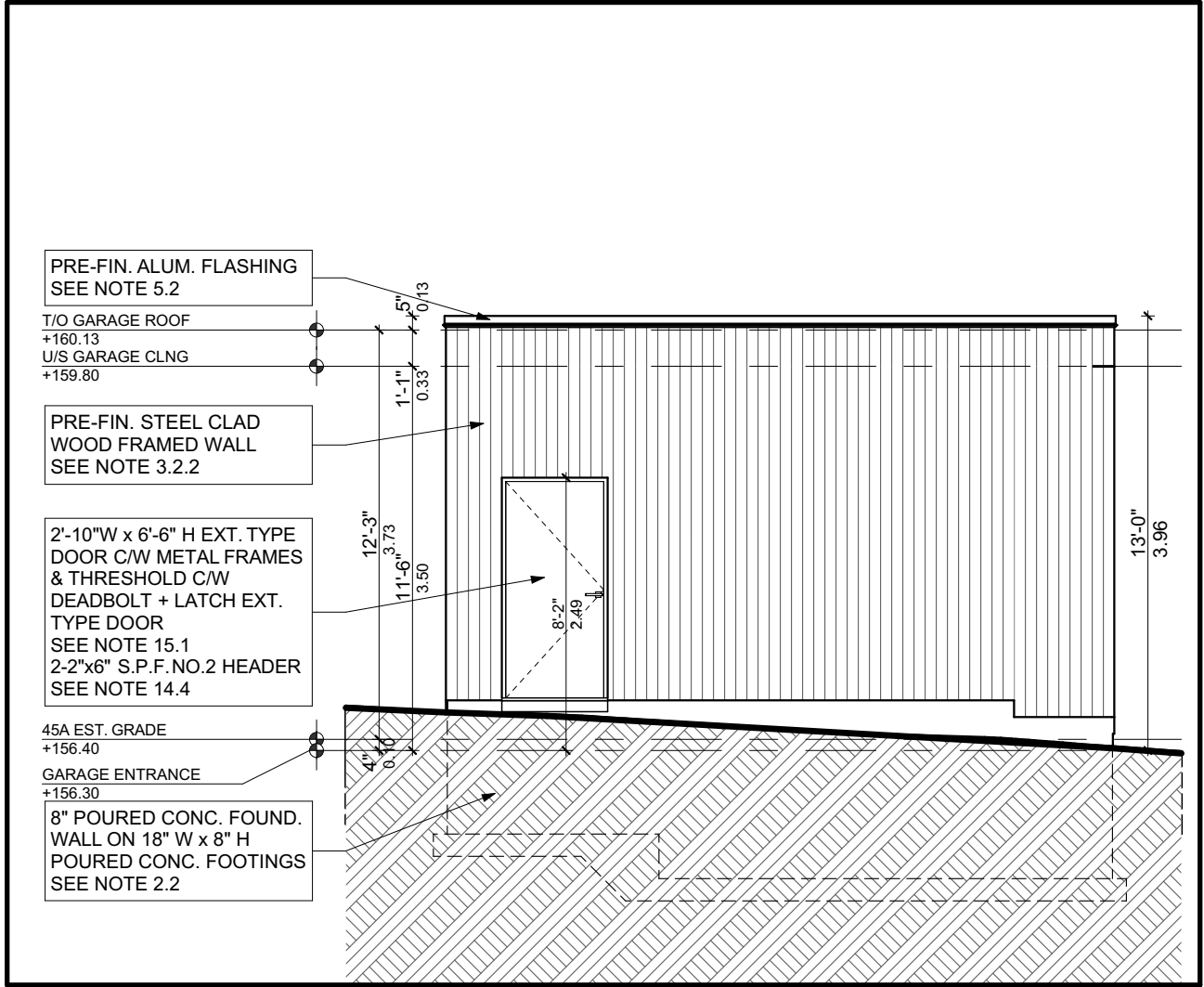
1 GARAGE SOUTH ELEVATION
A3.5 SCALE: 3/16" = 1'-0"



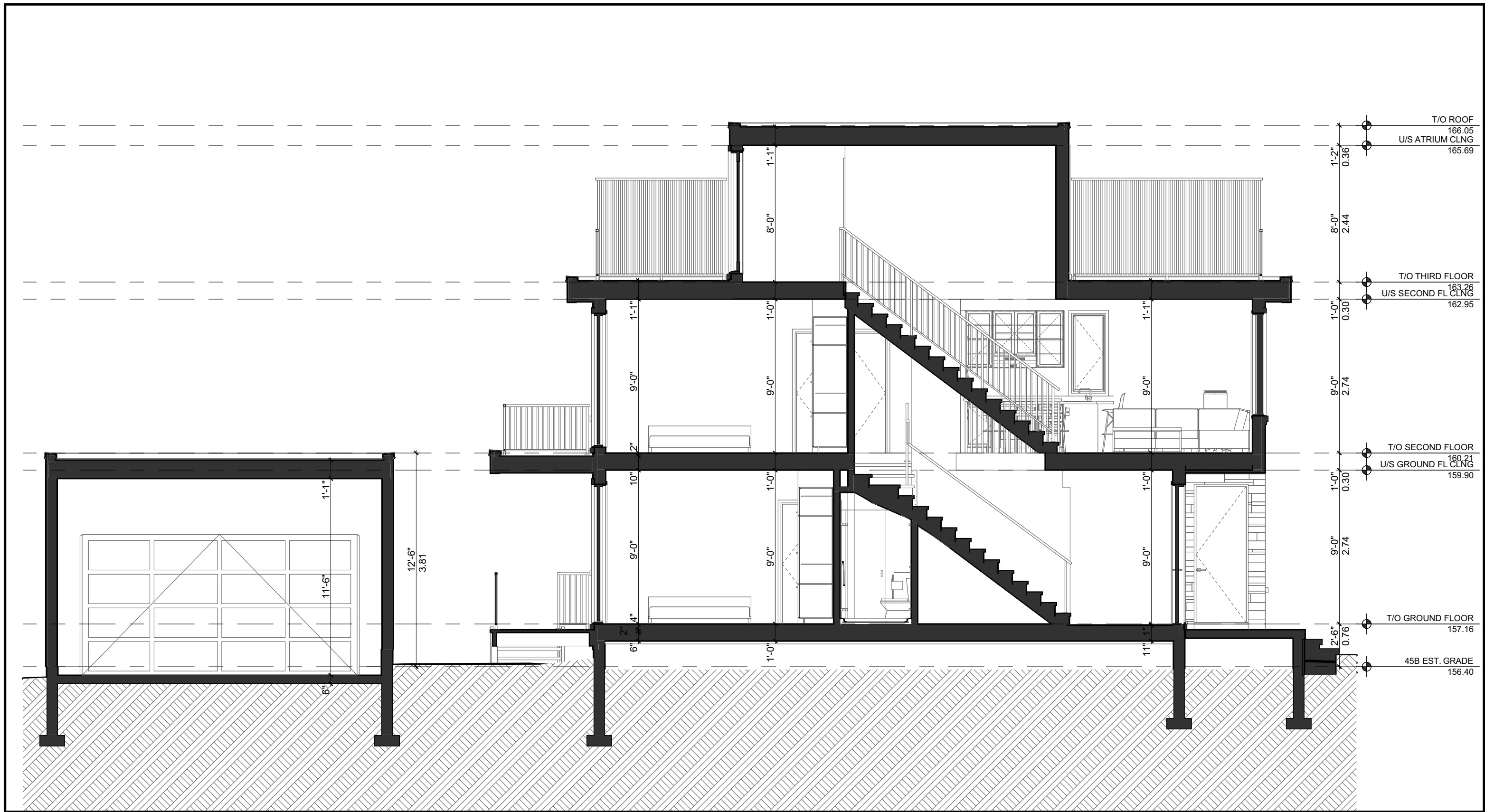
1 GARAGE EAST ELEVATION
A3.6 SCALE: 3/16" = 1'-0"



1 GARAGE NORTH ELEVATION
A3.7 SCALE: 3/16" = 1'-0"



1 GARAGE WEST ELEVATION
A3.8 SCALE: 3/16" = 1'-0"



1 BUILDING SECTION A
A4.1 SCALE: 3/16" = 1'-0"