

9 GLENHOLME AVE.
TORONTO, ON
M6H 3A8

DRAWINGS SCHEDULE:		
DRAWING NO.	DESCRIPTION	SCALE
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fluidlivingstudio
455 Dovercourt Road,
Suite 202
Toronto, Ontario
M6H 2W3
416-922-1111

2	AUG 27/18	ISSUED FOR CoA
1	JUL 26/18	ISSUED FOR ZONING REVIEW
SUBMISSION	DATE	DESCRIPTION
DRAWN BY:		E.H.
SCALE:		NTS
PROJECT:		9 GLENHOLME
PROJECT:		
9 GLENHOLME AVE. TORONTO, ON M6H 3A8		
SHEET TITLE:		
INDEX SHEET		
SHEET NUMBER:		
A101		

2	AUG 27/18	ISSUED FOR CoA
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SUBMISSION	DATE	DESCRIPTION
DRAWN BY:	E.H.	

SCALE: AS NOTED
PROJECT: 9 GLENHOLME

PROJECT:

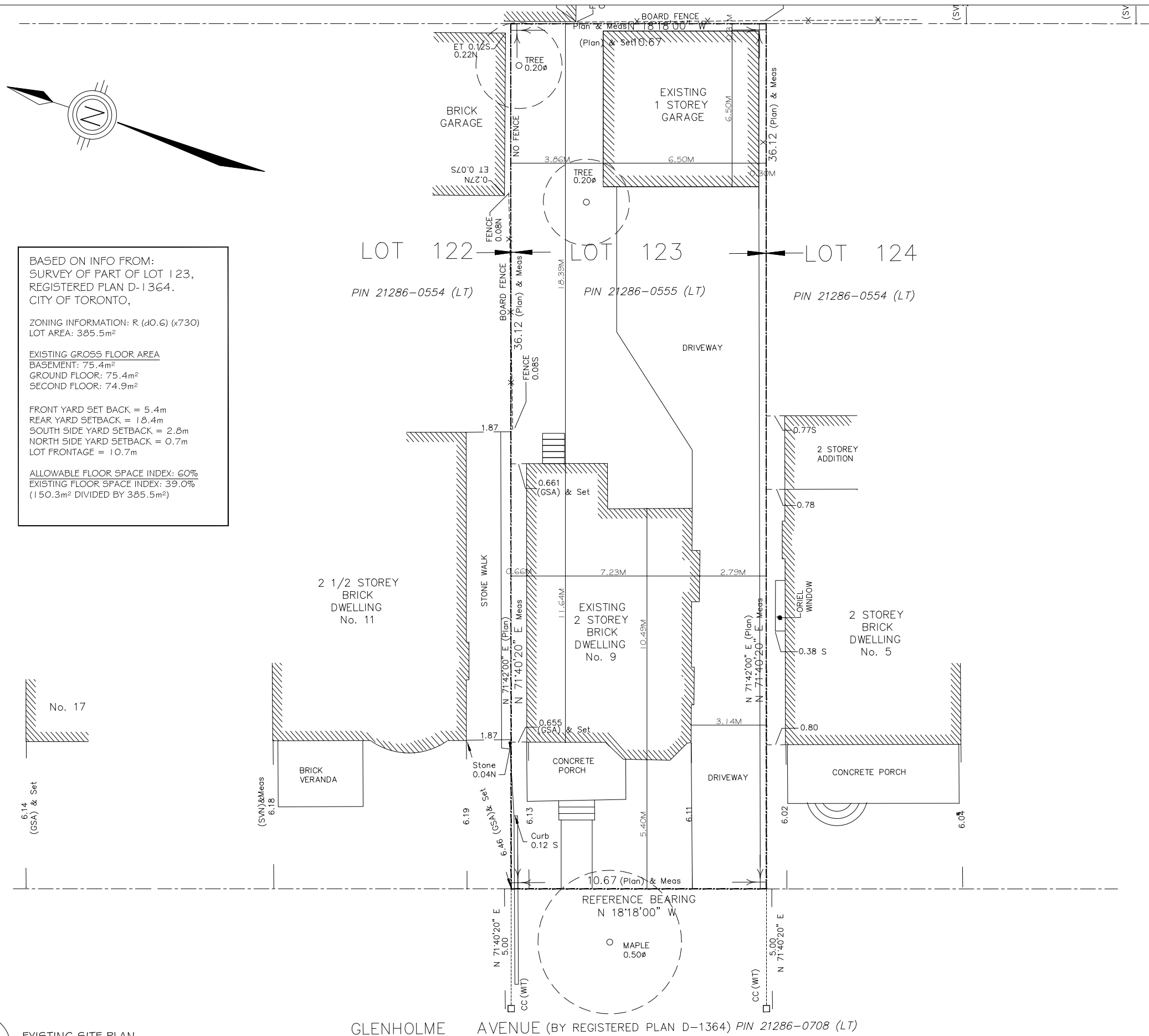
9 GLENHOLME AVE.
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M6H 3A8

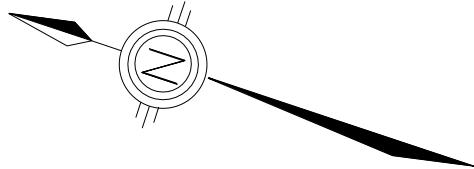
SHEET TITLE:

EXISTING SITE PLAN

SHEET NUMBER:

A201





BASED ON INFO FROM:
SURVEY OF PART OF LOT 123,
REGISTERED PLAN D-1364.
CITY OF TORONTO,

ZONING INFORMATION: R (d0.6) (x730)
LOT AREA: 385.5m²

EXISTING GROSS FLOOR AREA
BASEMENT: 75.4m²
GROUND FLOOR: 75.4m²
SECOND FLOOR: 74.9m²

FRONT YARD SET BACK = 5.4m
REAR YARD SETBACK = 18.4m
SOUTH SIDE YARD SETBACK = 2.8m
NORTH SIDE YARD SETBACK = 0.7m
LOT FRONTAGE = 10.7m

PROPOSED LOT COVERAGE
LOT AREA: 385.5m²
DWELLING FOOTPRINT: 92.1m²
FRONT PORCH: 11.0m²
REAR DECK: 205 SQFT 19.0m²
GARAGE: GARAGE: 42.3m²
TOTAL PROPOSED LOT COVERAGE: 164.3m²
= 42.6%

ALLOWABLE FLOOR SPACE INDEX: 60%
PROPOSED FLOOR SPACE INDEX = 46.8%
180.3m² / 385.5m²

PROPOSED GROSS FLOOR AREA OF HOUSE
BASEMENT: 75.4m²
GROUND FLOOR: 92.1m²
SECOND FLOOR: 88.3m²

FRONT YARD SET BACK = 5.4m
REAR YARD SETBACK = 16.4m
SOUTH SIDE YARD SETBACK = 2.8m
NORTH SIDE YARD SETBACK = 0.7m
LOT FRONTAGE = 10.7m

PROPOSED GROSS FLOOR
AREA OF ADDITION ONLY
GROUND FLOOR: 16.5m²
SECOND FLOOR: 14.9m²

FRONT YARD SET BACK = N/A
REAR YARD SETBACK = 16.4m
SOUTH SIDE YARD SETBACK = 3.2m
NORTH SIDE YARD SETBACK = 0.7m

LOT 122 PIN 21286-0554 (LT) LOT 123 PIN 21286-0555 (LT) LOT 124 PIN 21286-0554 (LT)

EXISTING GREENSPACE CALCULATIONS

FRONT YARD AREA: 63.4m²
DRIVEWAY: 16.9m²
PORCH: 11.0m²
LANDSCAPING AREA: 35.0m²
SOFT LANDSCAPING: 31.3m²
HARD LANDSCAPING: 3.7m²

NORTH SIDE YARD AREA: 7.6m²
SOFT LANDSCAPING: 7.6m²

SOUTH SIDE YARD AREA: 30.2m²
DRIVEWAY: 27.6m²
SOFT LANDSCAPING: 2.6m²

REAR YARD AREA: 208.6m²
GARAGE: 42.3m²
DRIVEWAY: 64.8m²
LANDSCAPING AREA: 101.5m²
HARD LANDSCAPING: 0m²
SOFT LANDSCAPING: 101.5m²

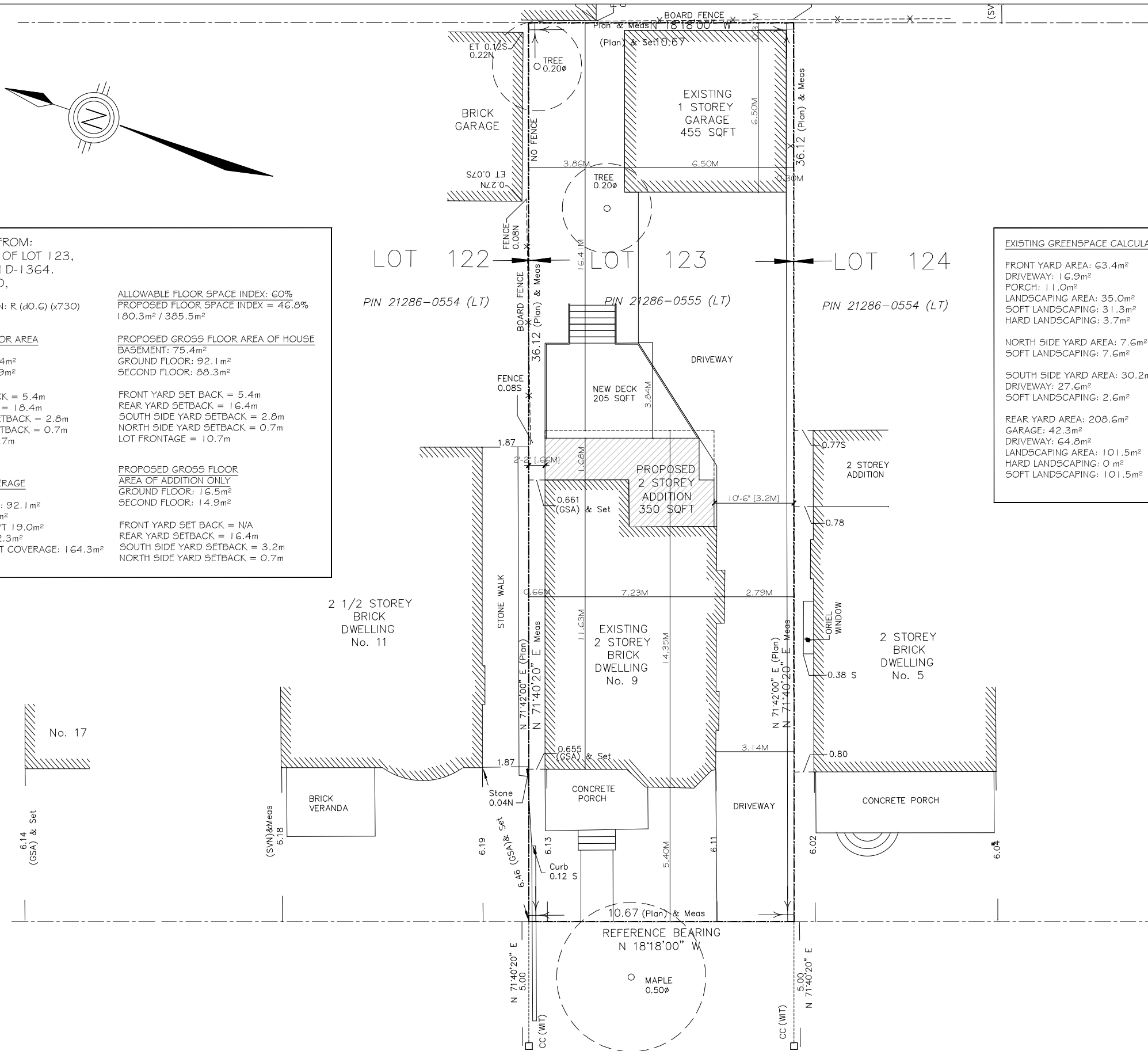
PROPOSED GREENSPACE CALCULATIONS

FRONT YARD AREA: 63.4m²
DRIVEWAY: 16.9m²
PORCH: 11.0m²
LANDSCAPING AREA: 35.0m²
SOFT LANDSCAPING: 31.3m²
HARD LANDSCAPING: 3.7m²

NORTH SIDE YARD AREA: 8.6m²
SOFT LANDSCAPING: 8.6m²

SOUTH SIDE YARD AREA: 36.2m²
DRIVEWAY: 32.8m²
SOFT LANDSCAPING: 3.4m²

REAR YARD AREA: 184.5m²
GARAGE: 42.3m²
DRIVEWAY: 59.3m²
DECK: 19.0m²
LANDSCAPING AREA: 63.9m²
HARD LANDSCAPING: 0m²
SOFT LANDSCAPING: 63.9m²



2 1/2 STOREY
BRICK
DWELLING
No. 11

PROPOSED
2 STOREY
ADDITION
350 SQFT

EXISTING
2 STOREY
BRICK
DWELLING
No. 9

2 STOREY
BRICK
DWELLING
No. 5

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SUBMISSION	DATE	DESCRIPTION
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DRAWN BY: E.H.

SCALE: AS NOTED

PROJECT: 9 GLENHOLME

PROJECT:

9 GLENHOLME AVE.
TORONTO, ON
M6H 3A8

SHEET TITLE:

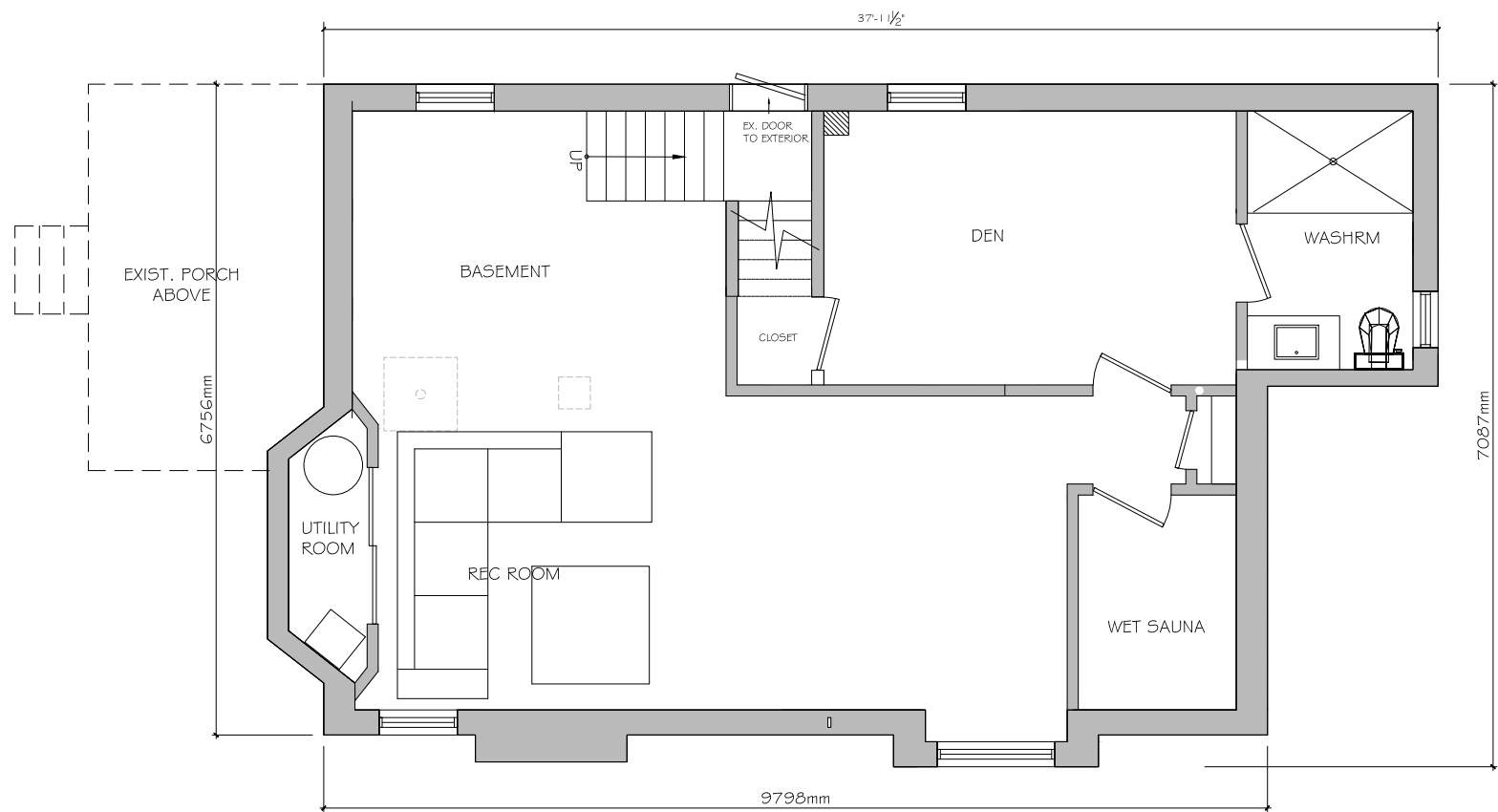
PROPOSED SITE PLAN

SHEET NUMBER:

A202

1
A202
PROPOSED SITE PLAN
1:175

GLENHOLME AVENUE (BY REGISTERED PLAN D-1364) PIN 21286-0708 (LT)



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SCALE:	AS NOTED
PROJECT:	9 GLENHOLME

PROJECT:

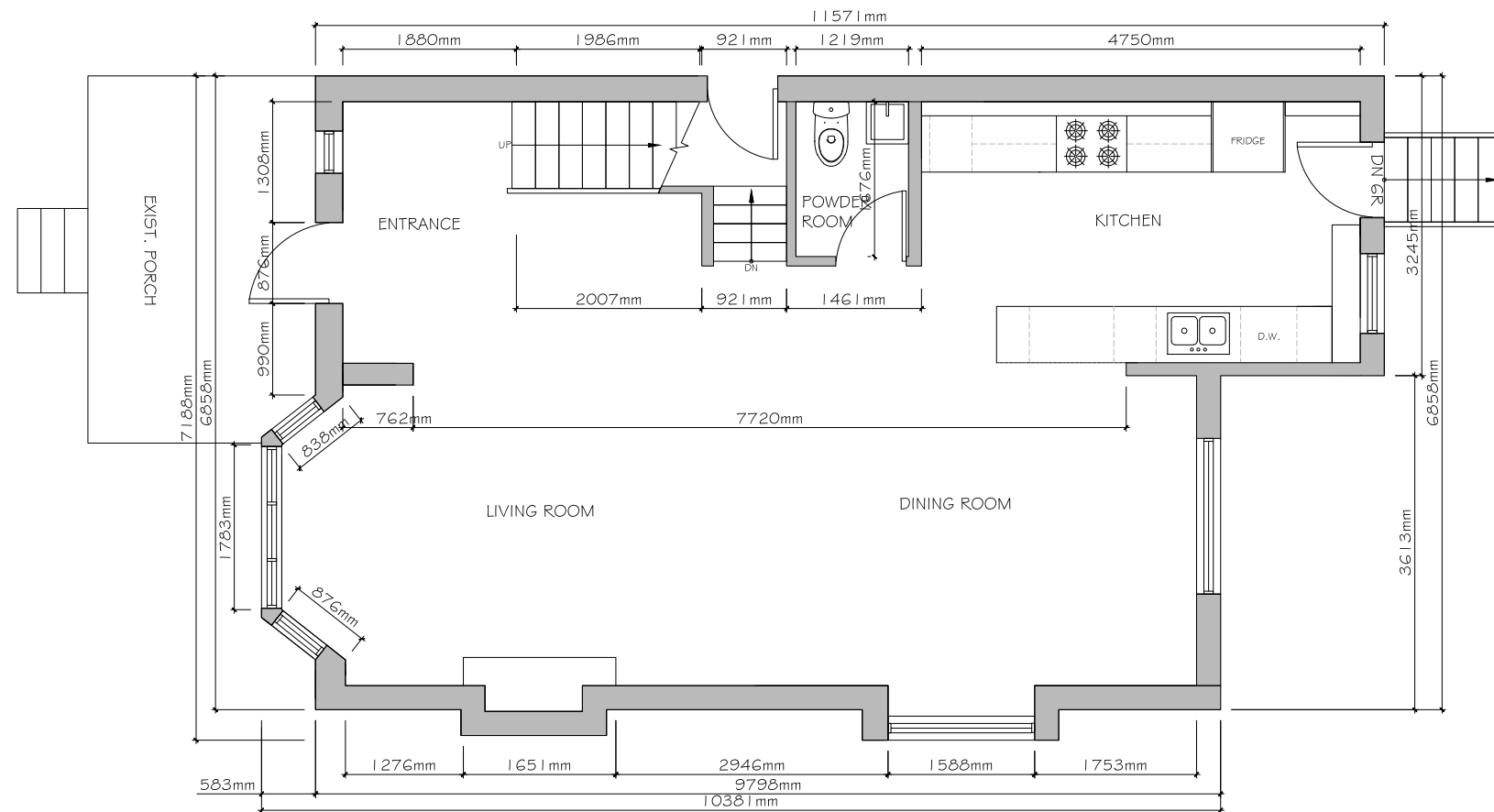
9 GLENHOLME AVE.
TORONTO, ON
M6H 3A8

SHEET TITLE:

EXISTING BASEMENT
FLOOR PLAN

SHEET NUMBER:

A301



2	AUG 27/18	ISSUED FOR CoA
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SUBMISSION	DATE	DESCRIPTION
DRAWN BY:		E.H.

SCALE:	AS NOTED
PROJECT:	9 GLENHOLME

PROJECT:

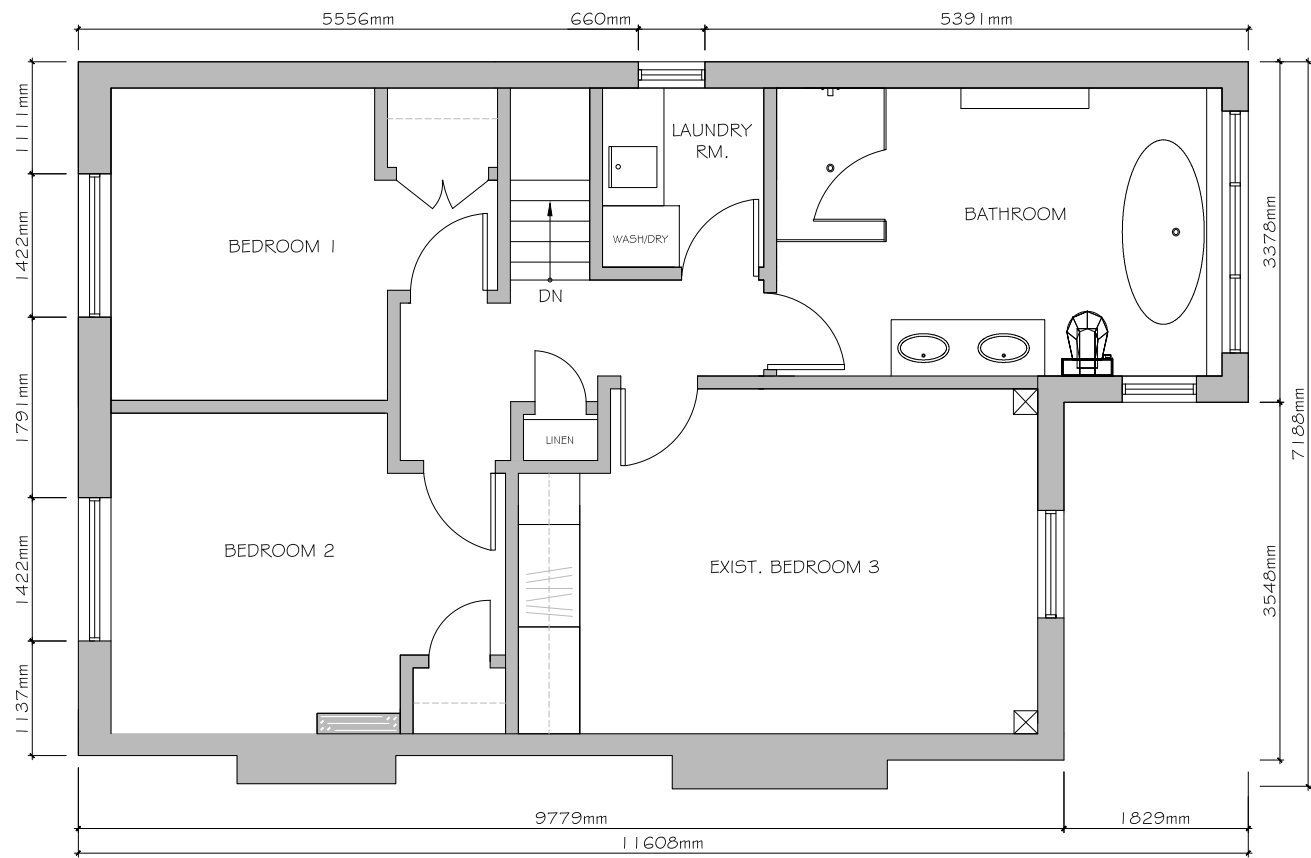
9 GLENHOLME AVE.
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M6H 3A8

SHEET TITLE:

EXISTING GROUND
FLOOR PLAN

SHEET NUMBER:

A302



2	AUG 27/18	ISSUED FOR CoA
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SUBMISSION	DATE	DESCRIPTION
DRAWN BY:	E.H.	

SCALE: AS NOTED
PROJECT: 9 GLENHOLME

PROJECT:

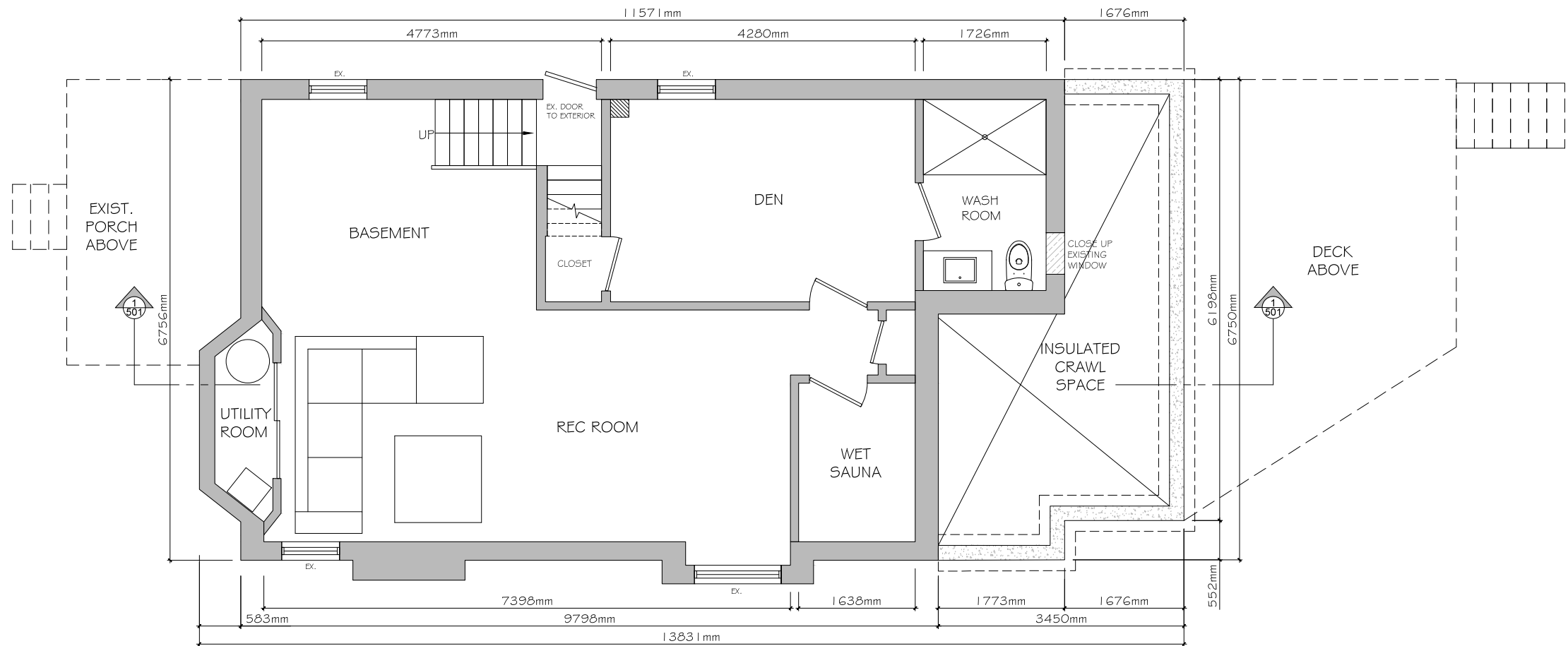
9 GLENHOLME AVE.
TORONTO, ON
M6H 3A8

SHEET TITLE:

EXISTING SECOND
FLOOR PLAN

SHEET NUMBER:

A303



2	AUG 27/18	ISSUED FOR CoA
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SUBMISSION	DATE	DESCRIPTION
DRAWN BY:	E.H.	

SCALE: AS NOTED
PROJECT: 9 GLENHOLME

PROJECT:

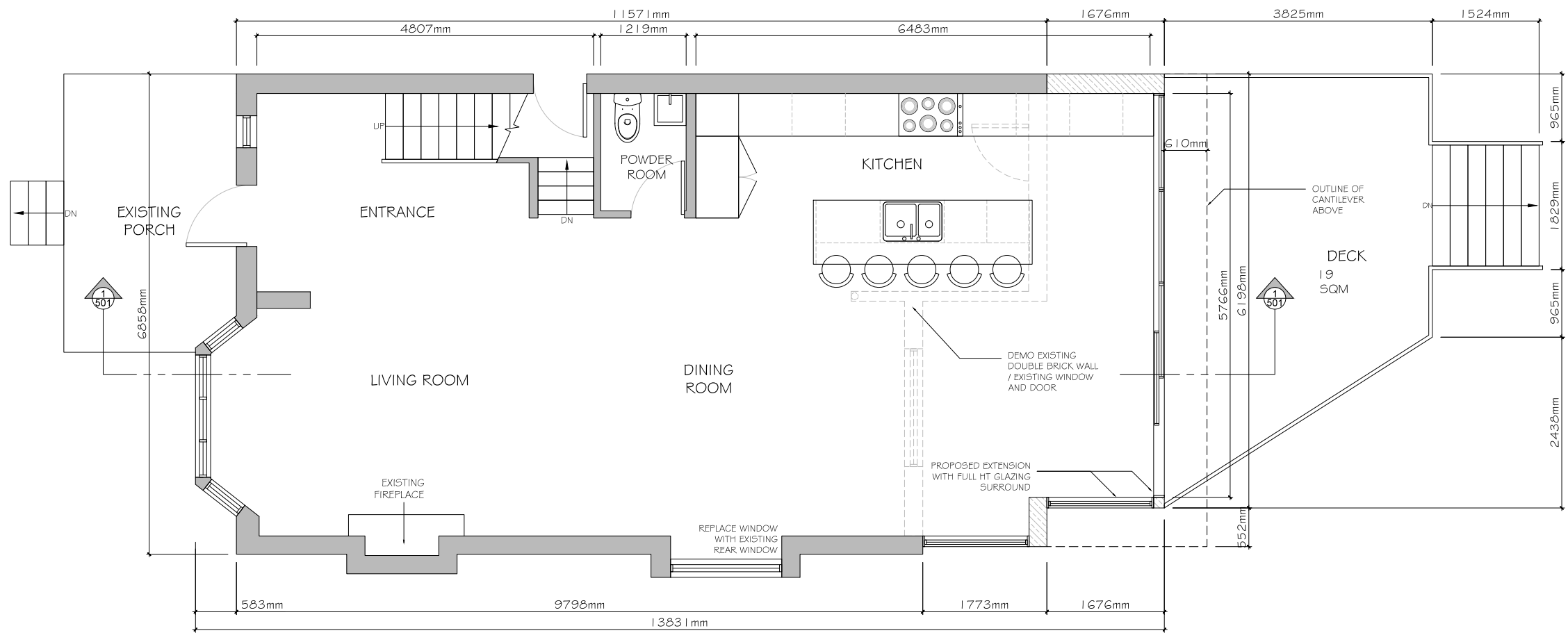
9 GLENHOLME AVE.
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M6H 3A8

SHEET TITLE:

PROPOSED BASEMENT
FLOOR PLAN

SHEET NUMBER:

A304



2	AUG 27/18	ISSUED FOR CoA
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SUBMISSION	DATE	DESCRIPTION
DRAWN BY:		E.H.

SCALE: AS NOTED
PROJECT: 9 GLENHOLME

PROJECT:

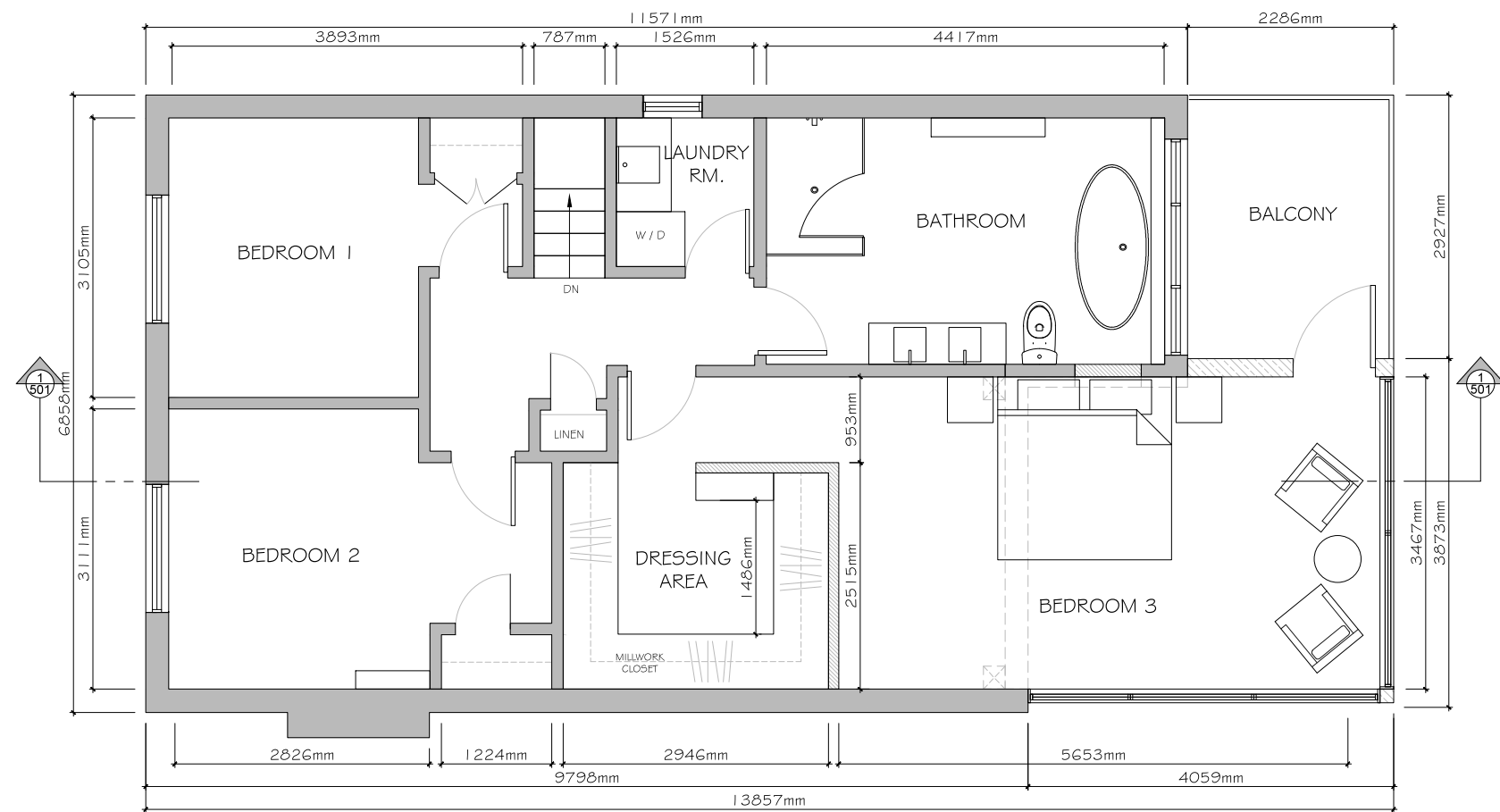
9 GLENHOLME AVE.
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M6H 3A8

SHEET TITLE:

PROPOSED GROUND
FLOOR PLAN

SHEET NUMBER:

A305



2	AUG 27/18	ISSUED FOR CoA
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SUBMISSION	DATE	DESCRIPTION
DRAWN BY:		E.H.

SCALE: AS NOTED
PROJECT: 9 GLENHOLME

PROJECT:

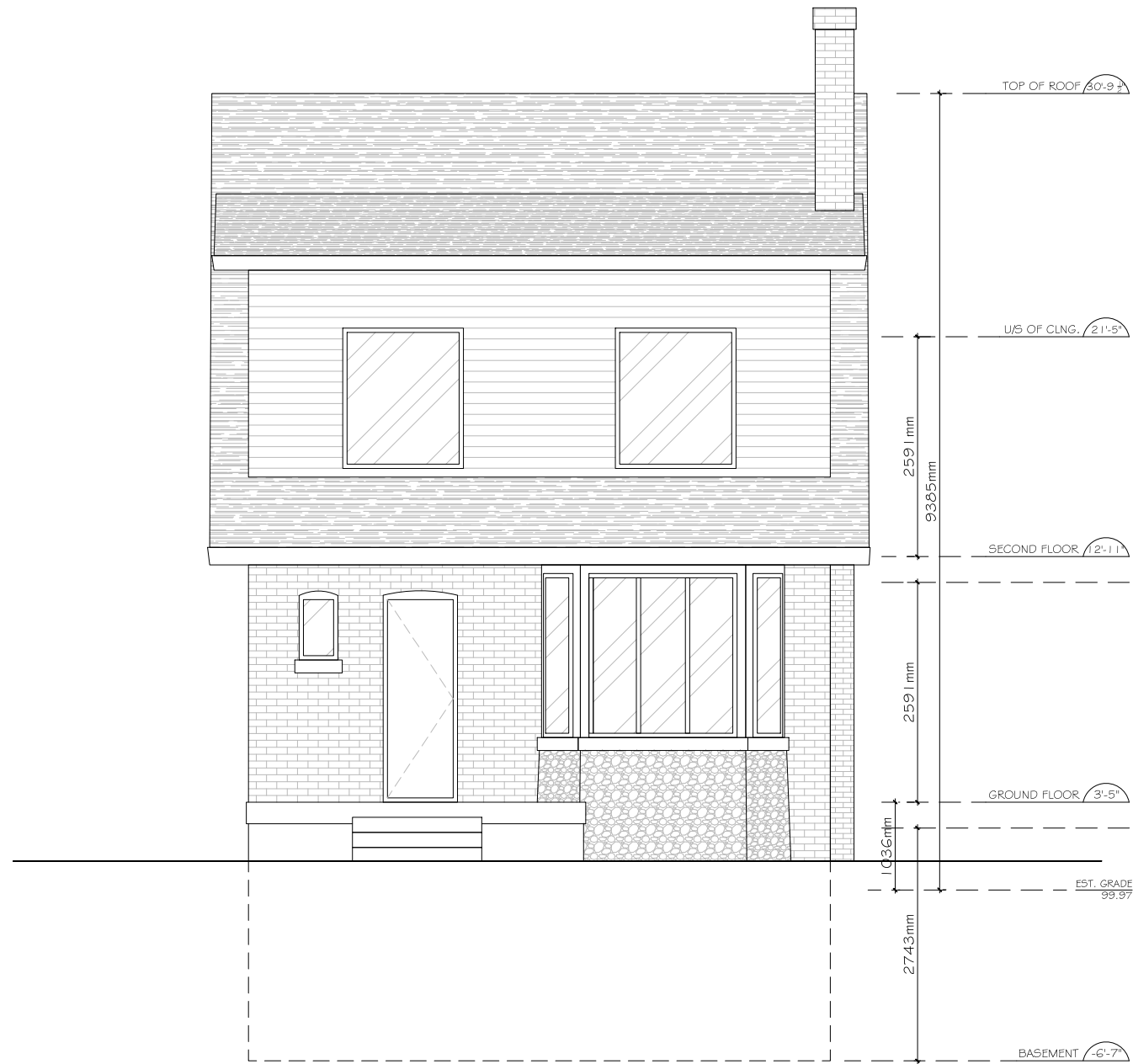
9 GLENHOLME AVE.
TORONTO, ON
M6H 3A8

SHEET TITLE:

PROPOSED SECOND
FLOOR PLAN

SHEET NUMBER:

A306



2	AUG 27/18	ISSUED FOR CoA
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DRAWN BY:		E.H.

SCALE: AS NOTED
PROJECT: 9 GLENHOLME

PROJECT:

9 GLENHOLME AVE.
TORONTO, ON
M6H 3A8

SHEET TITLE:

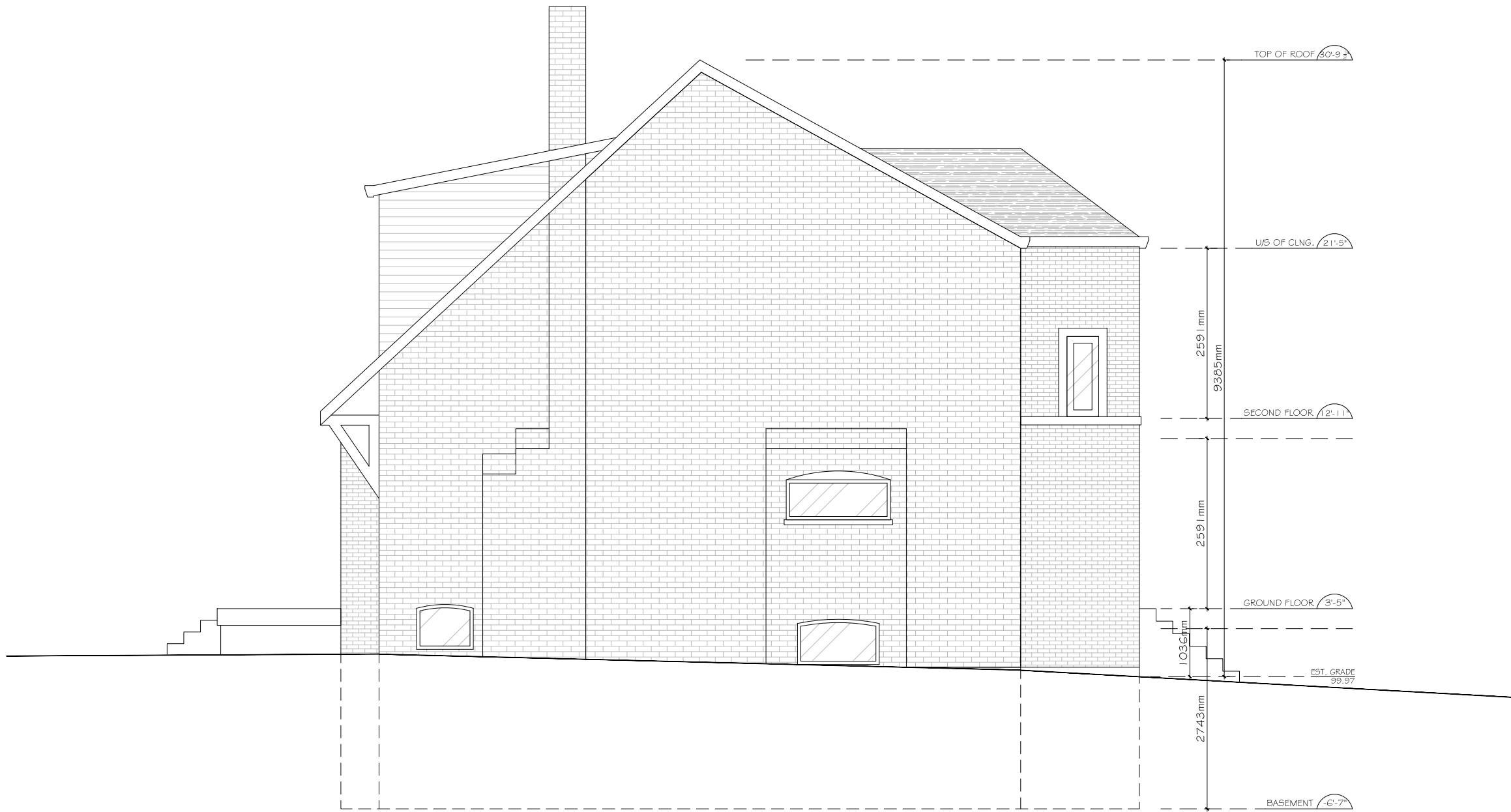
EXISTING WEST
ELEVATION

SHEET NUMBER:

A401

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SCALE: AS NOTED
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TORONTO, ON
M6H 3A8

SHEET TITLE:

EXISTING SOUTH
ELEVATION

SHEET NUMBER:

A402



2	AUG 27/18	ISSUED FOR CoA
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SUBMISSION	DATE	DESCRIPTION
DRAWN BY:		E.H.

SCALE: AS NOTED
PROJECT: 9 GLENHOLME

PROJECT:

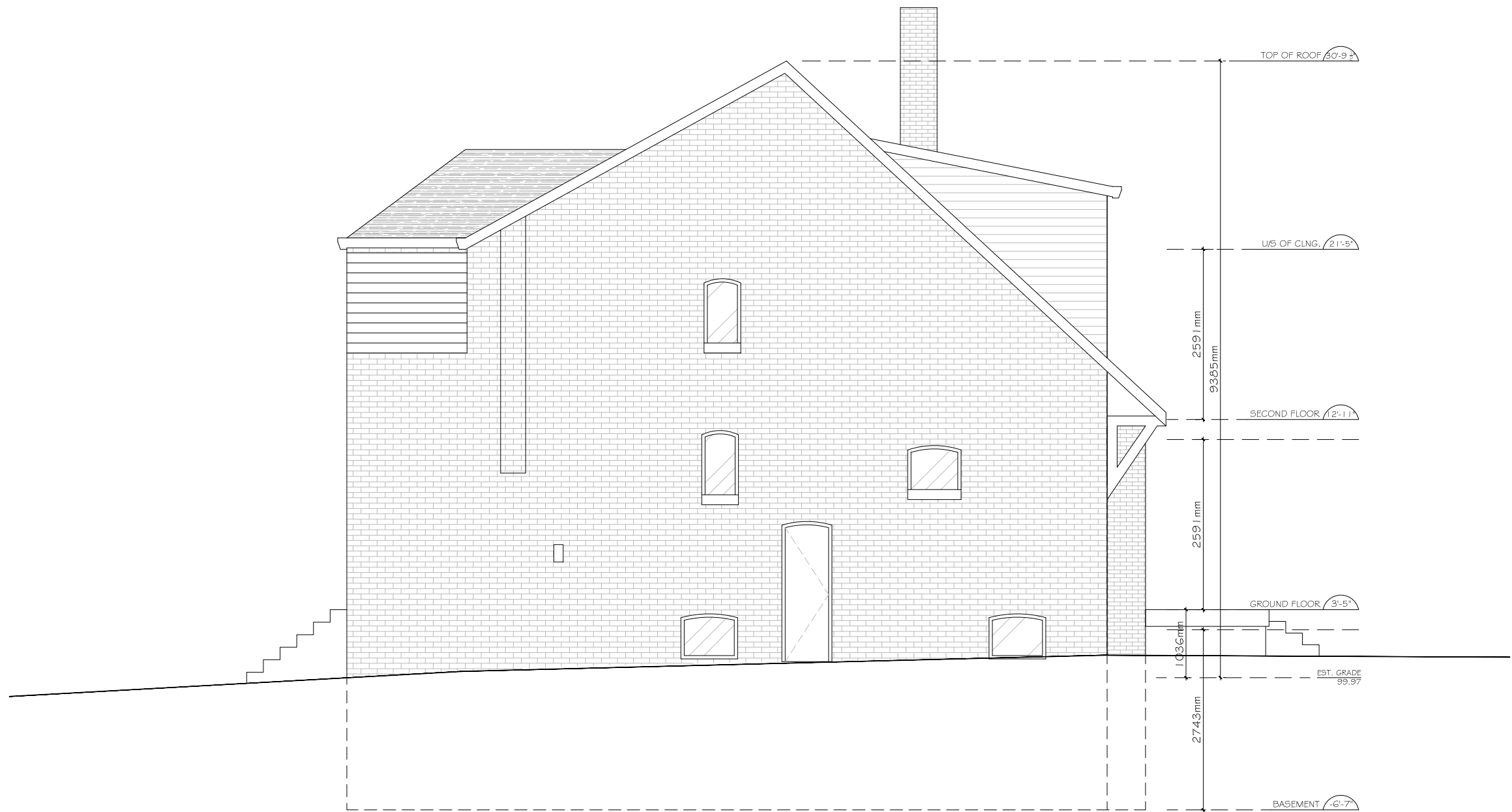
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TORONTO, ON
M6H 3A8

SHEET TITLE:

EXISTING EAST
ELEVATION

SHEET NUMBER:

A403



2	AUG 27/18	ISSUED FOR CoA
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DRAWN BY:		E.H.

SCALE: AS NOTED
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PROJECT:

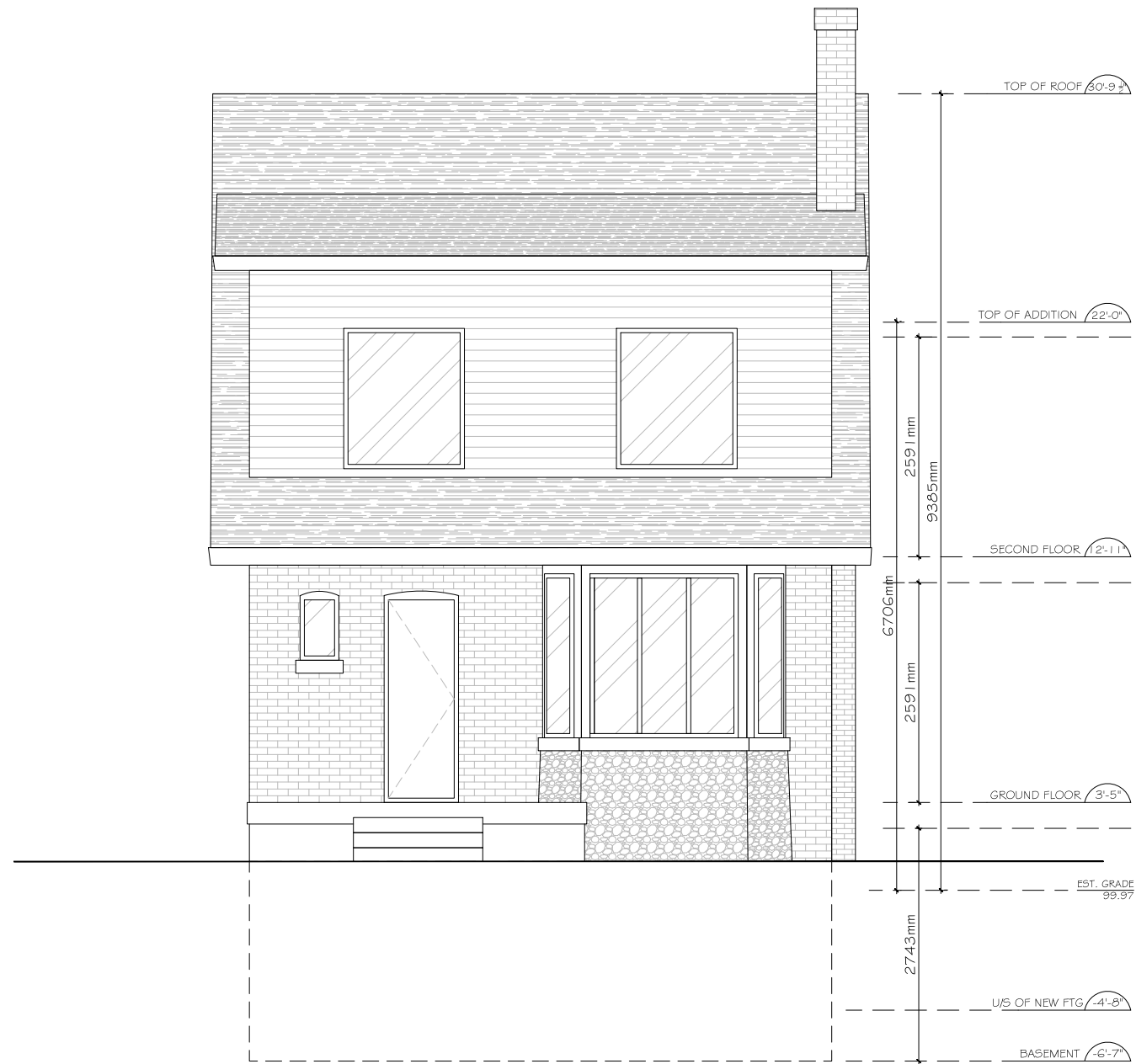
9 GLENHOLME AVE.
TORONTO, ON
M6H 3A8

SHEET TITLE:

EXISTING NORTH
ELEVATION

SHEET NUMBER:

A404



NOTE: NO CHANGES
PROPOSED TO FRONT
ELEVATION

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SCALE:	AS NOTED
PROJECT:	9 GLENHOLME

PROJECT:

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TORONTO, ON
M6H 3A8

SHEET TITLE:

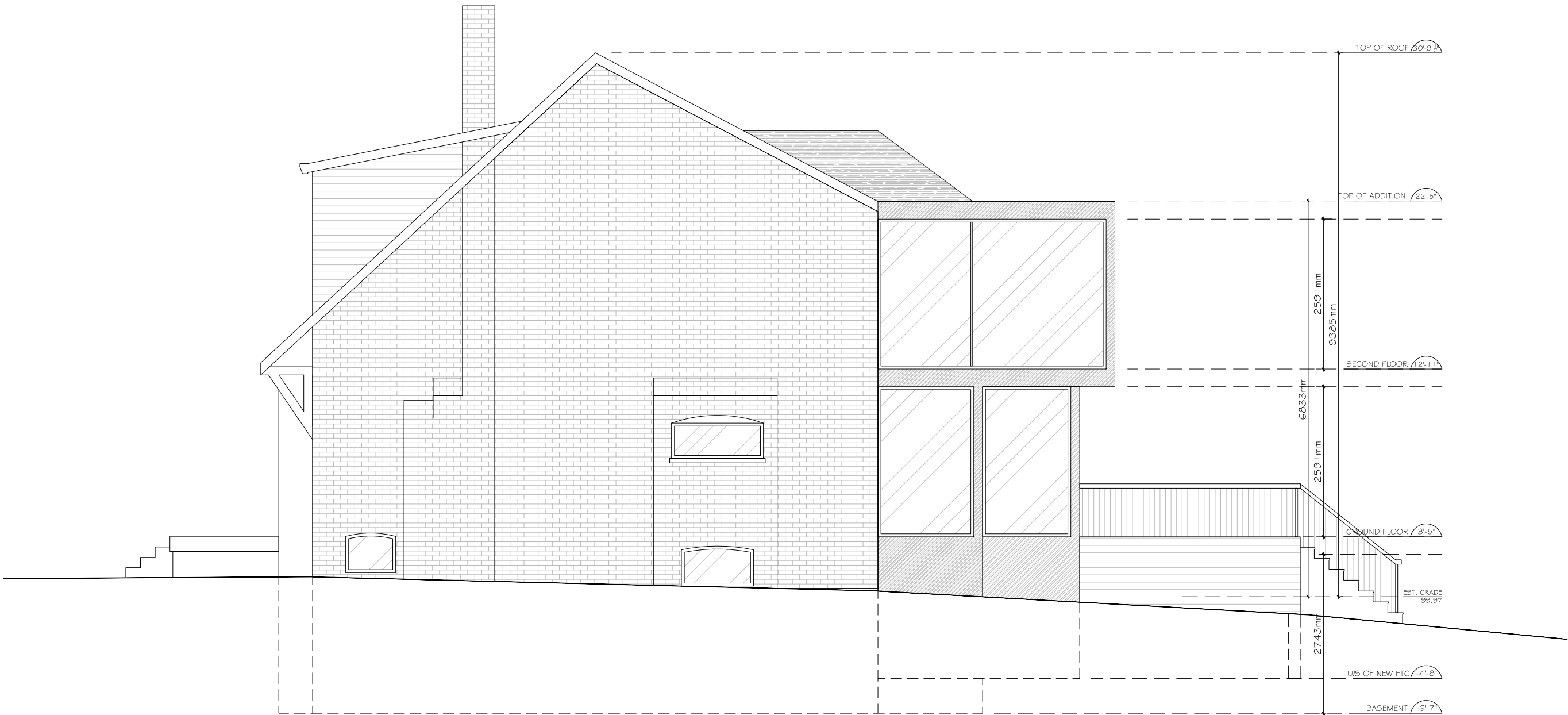
PROPOSED WEST
ELEVATION

SHEET NUMBER:

A405

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SCALE: AS NOTED
PROJECT: 9 GLENHOLME

PROJECT:

9 GLENHOLME AVE.
TORONTO, ON
M6H 3A8

SHEET TITLE:

PROPOSED SOUTH
ELEVATION

SHEET NUMBER:

A406



2	AUG 27/18	ISSUED FOR CoA
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DRAWN BY:		E.H.

SCALE: AS NOTED
PROJECT: 9 GLENHOLME

PROJECT:

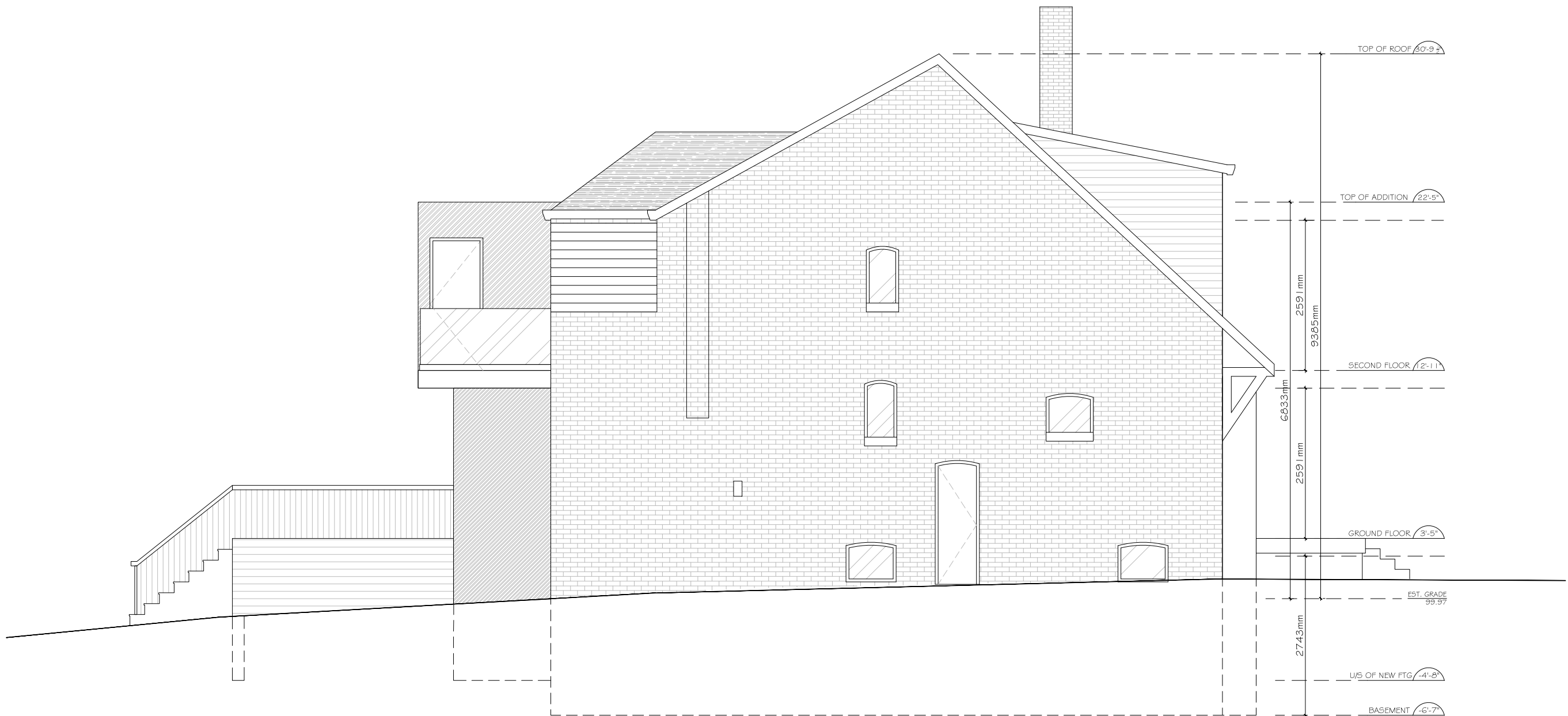
9 GLENHOLME AVE.
TORONTO, ON
M6H 3A8

SHEET TITLE:

PROPOSED EAST
ELEVATION

SHEET NUMBER:

A407



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SCALE: AS NOTED
PROJECT: 9 GLENHOLME

PROJECT:

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SHEET TITLE:

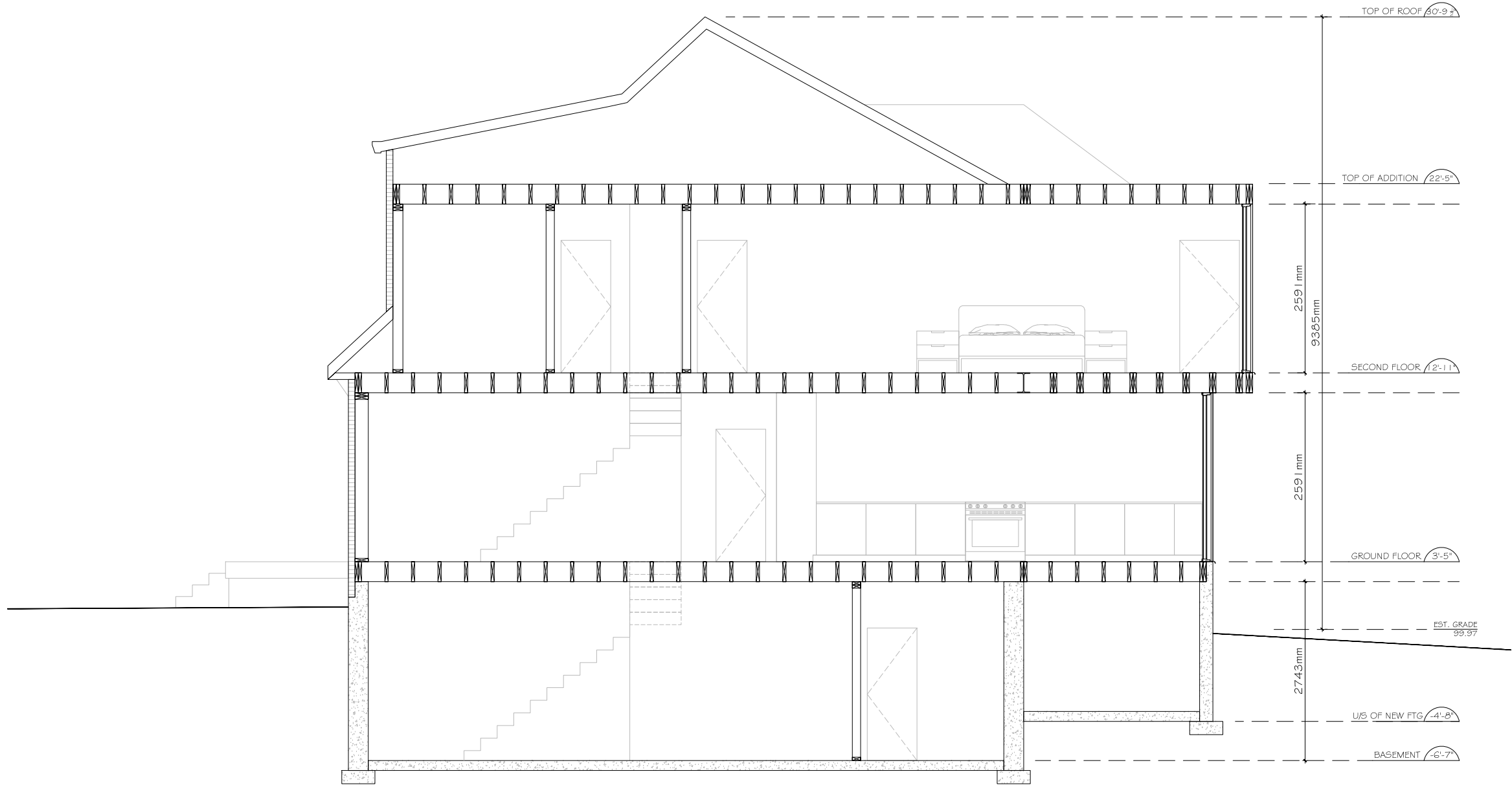
PROPOSED NORTH
ELEVATION

SHEET NUMBER:

A408

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SCALE: AS NOTED
PROJECT: 9 GLENHOLME

PROJECT:

9 GLENHOLME AVE.
TORONTO, ON
M6H 3A8

SHEET TITLE:

PROPOSED
BUILDING SECTION

SHEET NUMBER:

A501