

PROJECT STATS

LOT AREA	569.03 SQM
EXISTING GROSS FLOOR AREA	291.74 SQM
EXISTING GARAGE AREA (NON-GFA)	(45.69 SQM)
EXISTING FLOOR SPACE INDEX	0.513
PROPOSED GROSS FLOOR AREA	374.231 SQM
PROPOSED FLOOR SPACE INDEX	0.658
PROPOSED BUILDING DEPTH	19.17 M
PROPOSED REAR SETBACK	12.17 M
PROPOSED SIDE SETBACK	0.76 M
PROPOSED BUILDING HEIGHT	EX. NO CHANGE
PROPOSED ADDITION HEIGHT (T/O SKYLIGHT)	7.00 M
EXISTING PARKING (GARAGE)	1 X SPACE

SURVEY NOTE

REFERENCE TO SURVEY BY TERRY DIETZ, O.L.S.  
TOM CZERWINSKI SURVEYING LTD.  
DATED SEPTEMBER 16, 1987

SCOPE OF WORK

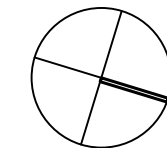
- SECOND STOREY ADDITION ABOVE EXISTING GARAGE
- REAR TWO-STOREY ADDITION (EXTENSION) TO EXISTING GARAGE
- REAR SECOND STOREY ELEVATED DECK W/ HOT TUB
- INTERIOR ALTERATIONS TO EXISTING DWELLING UNIT NO. 2

EDWARD LEE  
ARCHITECT

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NO.	ISSUED / REVISED	DATE
1	PRELIMINARY	21.06.25
2	ZONING REVIEW	21.09.30
3	COA	21.10.12



75 REGAL ROAD  
TORONTO, ONTARIO

SCALE: 1:100  
DRAWN BY: EL  
DATE: 2021.08.31

PROPOSED  
SITE PLAN

\* COMMITTEE OF ADJUSTMENT

A1.0

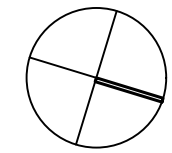
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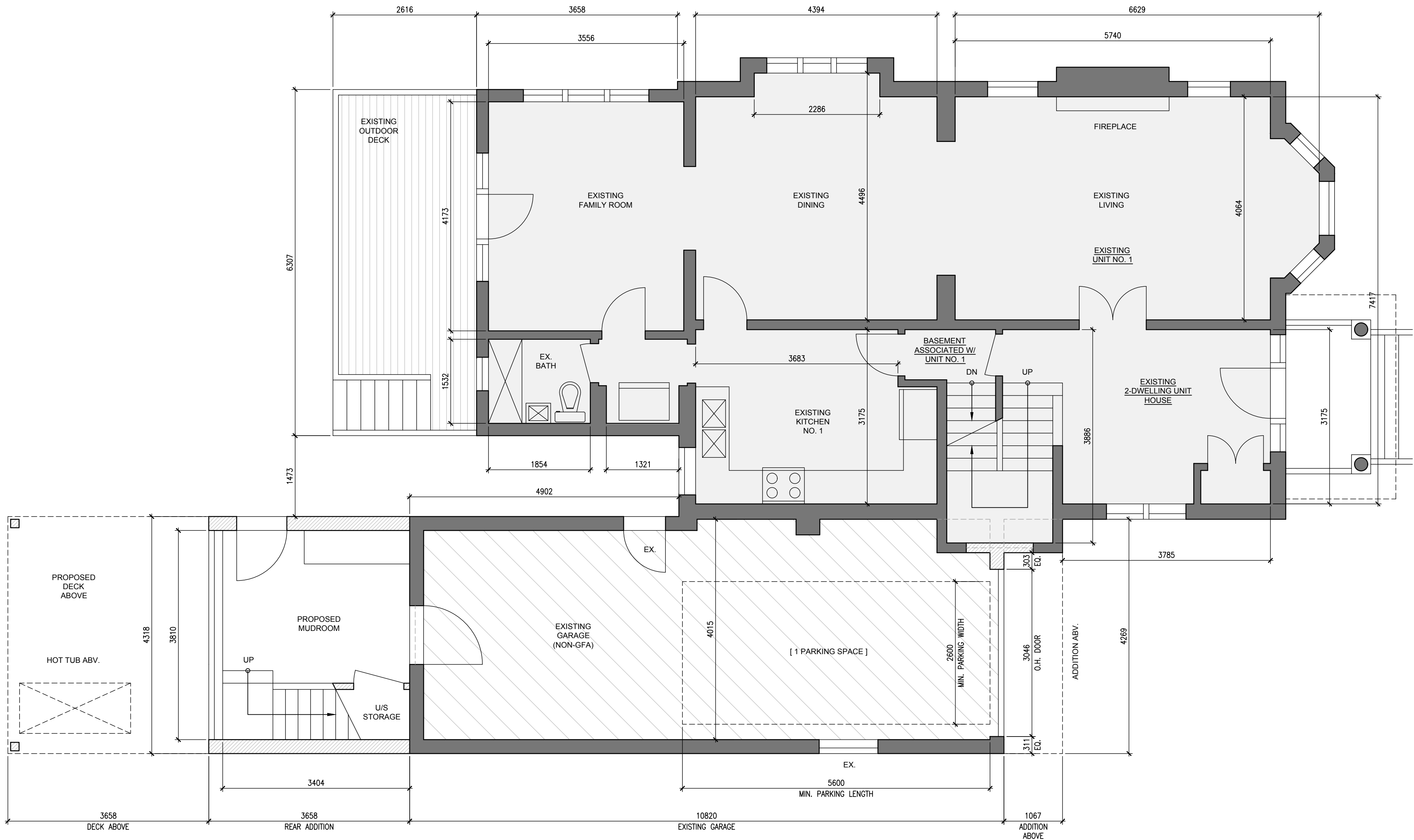
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PROPOSED  
GROUND FLOOR PLAN



EXISTING  
2-STOREY BRICK  
DWELLING

\* COMMITTEE OF ADJUSTMENT NO. 77

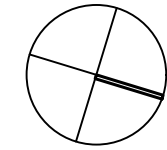
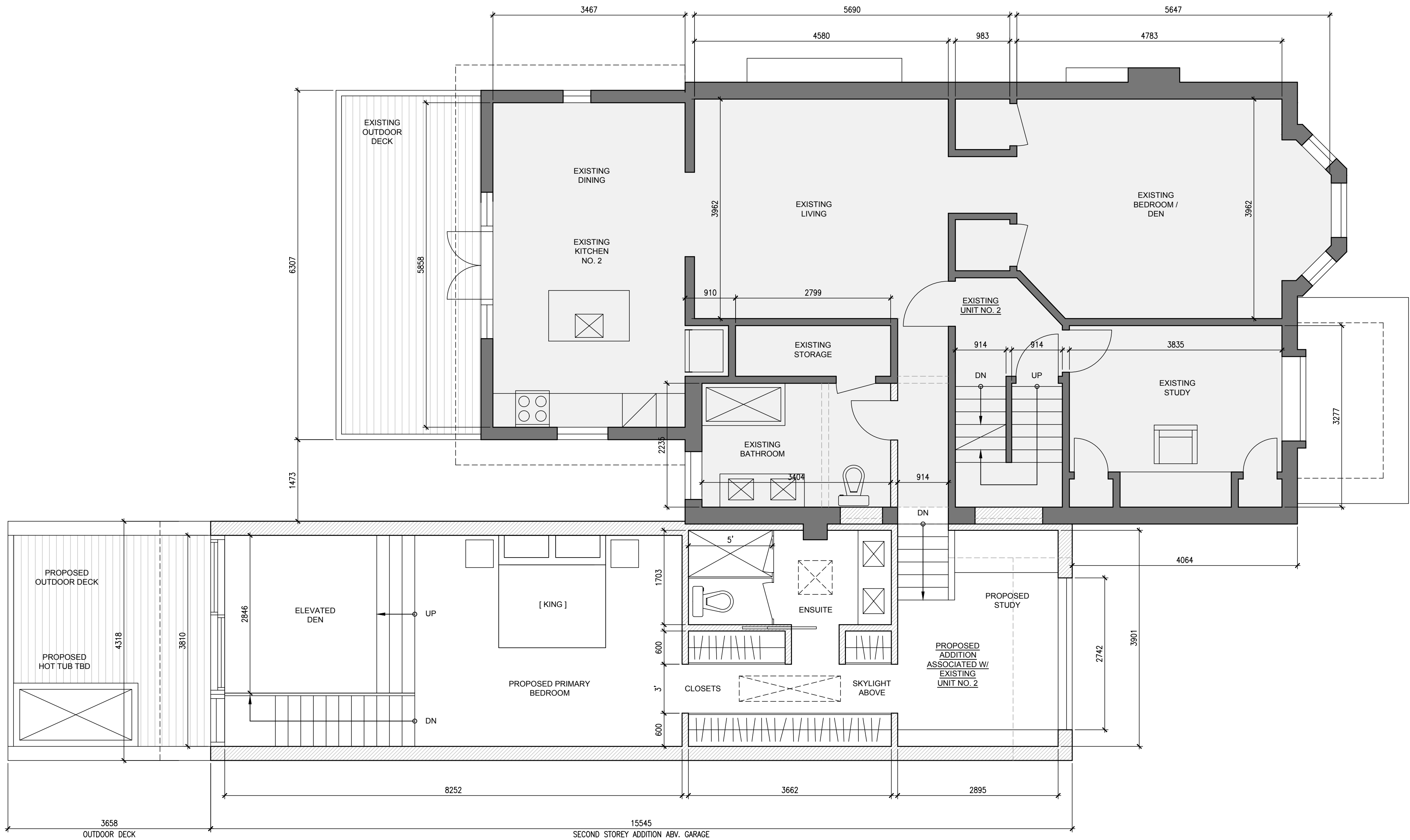
A1.1

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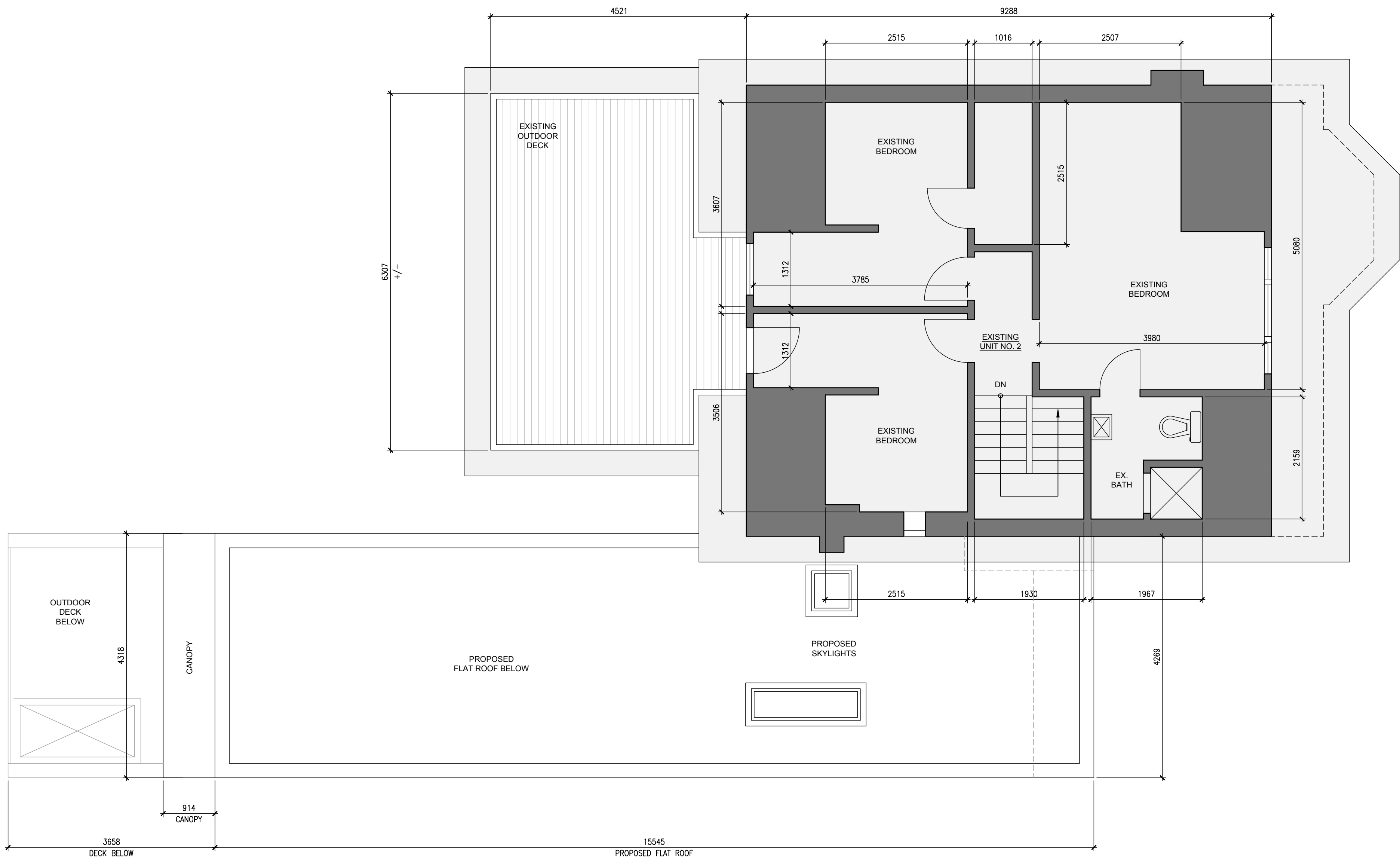
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PROPOSED  
SECOND FLOOR PLAN

\* COMMITTEE OF ADJUSTMENT

A1.2

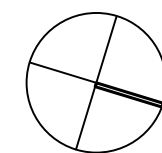


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PROPOSED  
THIRD FLOOR &  
ADDITION ROOF PLAN

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A1.3

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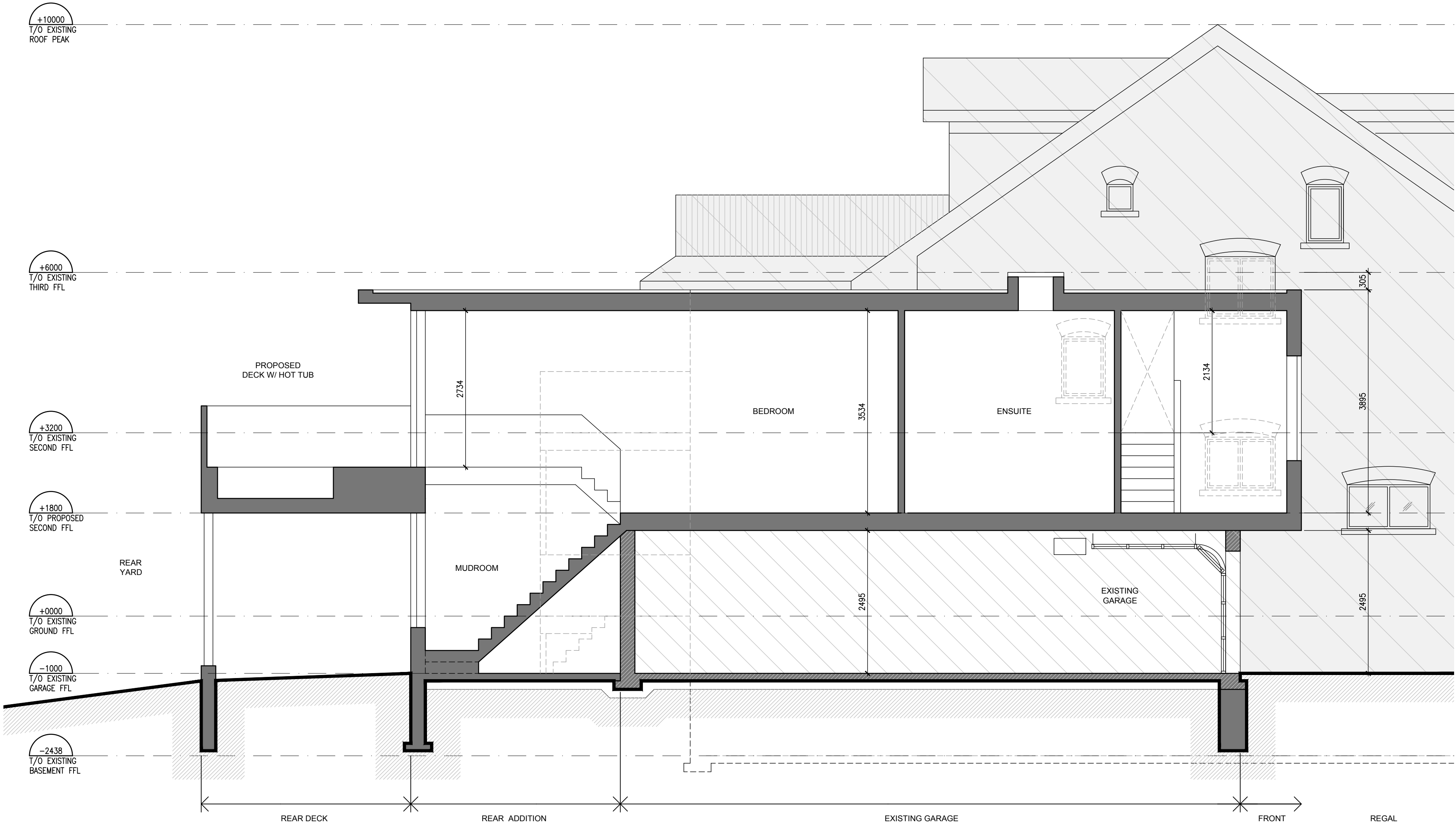
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PROPOSED  
NORTH / SOUTH  
SECTION

A2.1



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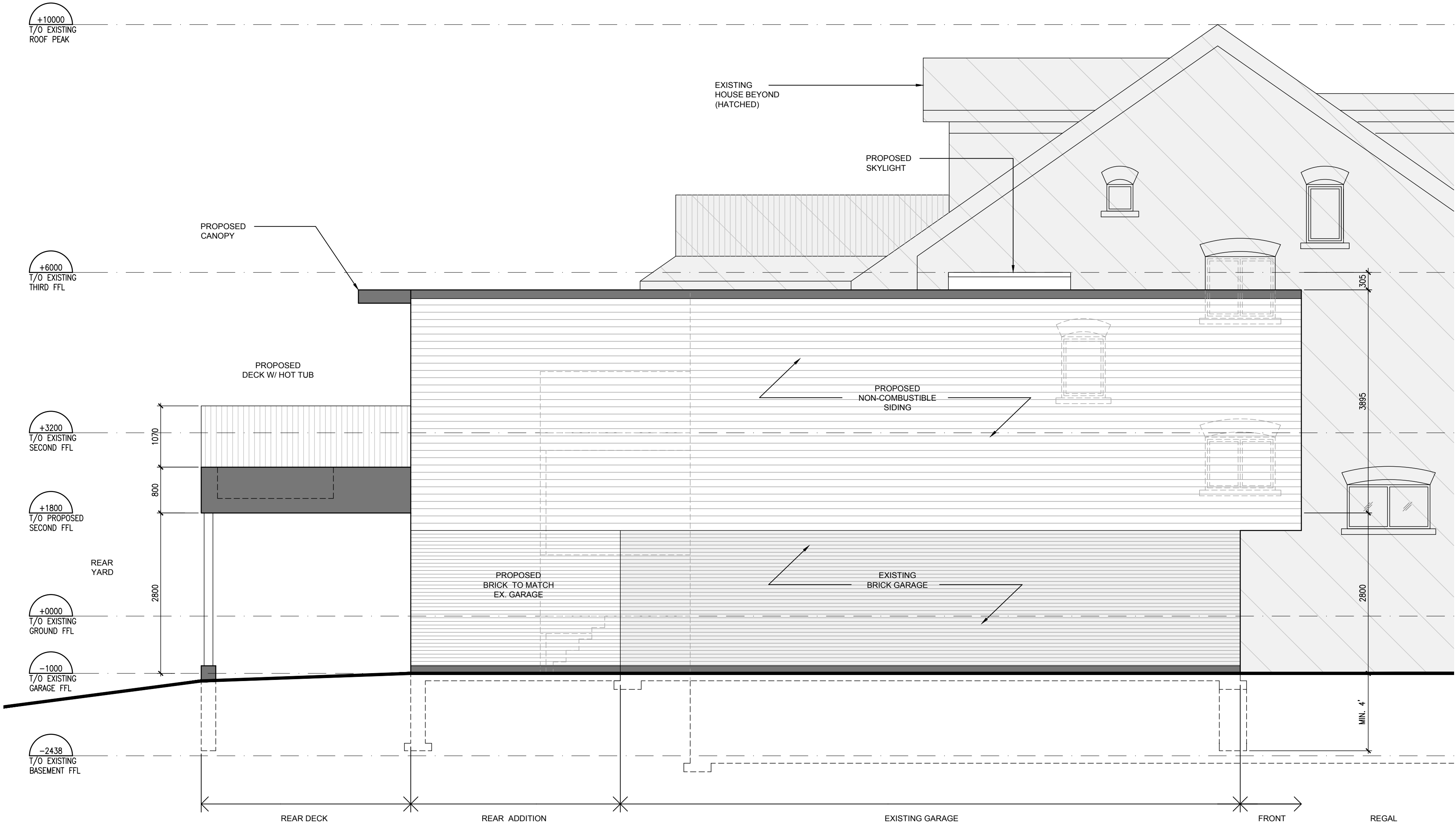
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PROPOSED  
EAST ELEVATION

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A3.1



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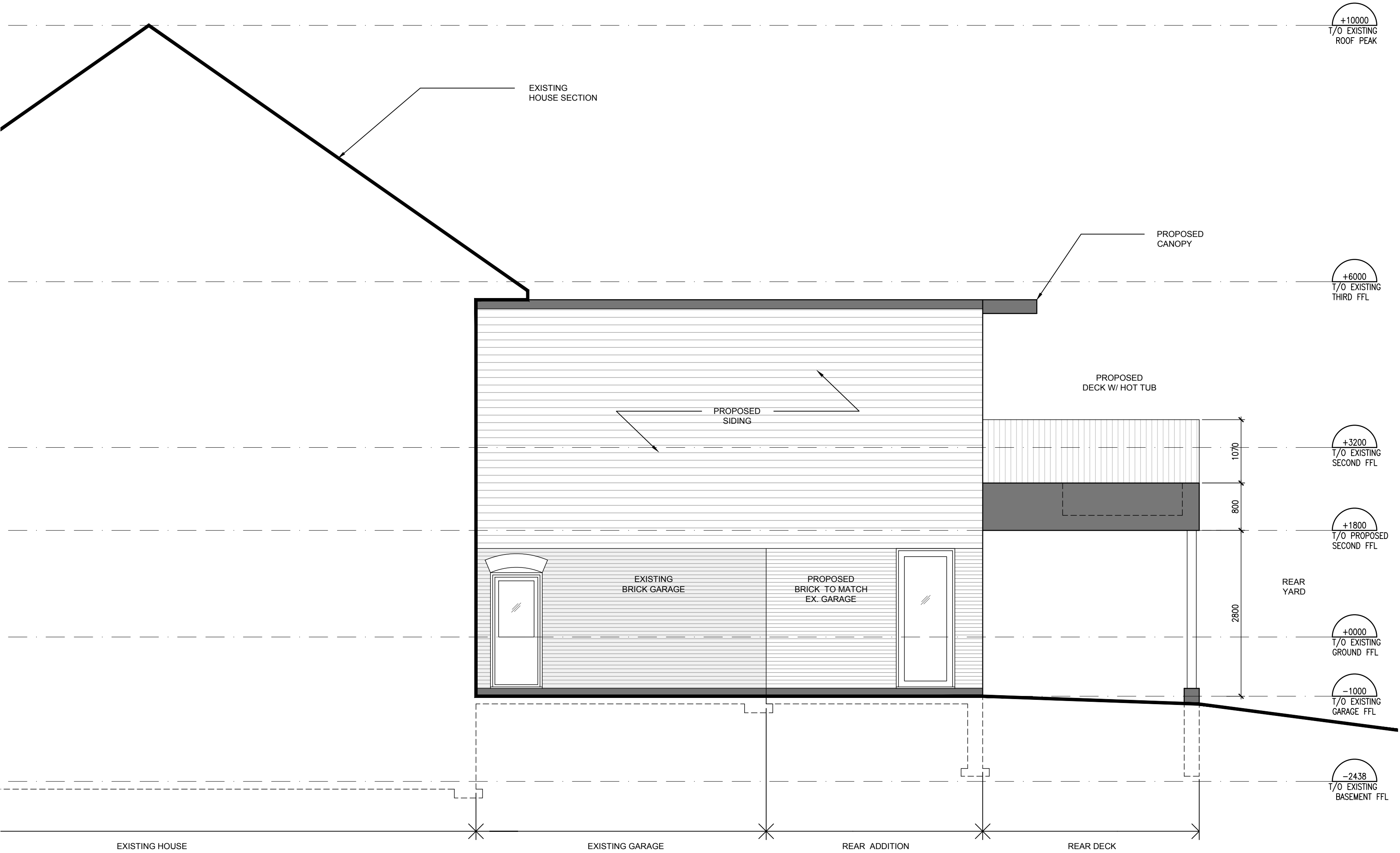
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PROPOSED  
WEST ELEVATION



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A3.2

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PROPOSED  
NORTH ELEVATION

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A3.3



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PROPOSED  
SOUTH ELEVATION



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A3.4