



DRAWINGS LIST:

- A000

A010

A100

A101

A102

A103

A104
- COVER

SITE PLAN

BASEMENT PLAN EXISTING

LEVEL 01 EXISTING

LEVEL 02 EXISTING

LEVEL 03 EXISTING

ROOF PLAN EXISTING

A200

A201

A202

A203

BASEMENT PROPOSED

LEVEL 01 PROPOSED

LEVEL 02 PROPOSED

LEVEL 03 PROPOSED

A301

A302

A303

A304

A305

A306

A307

A308

WEST ELEVATION EXISTING

NORTH ELEVATION EXISTING

EAST ELEVATION EXISTING

SOUTH ELEVATION EXISTING

WEST ELEVATION PROPOSED

NORTH ELEVATION PROPOSED

EAST ELEVATION PROPOSED

SOUTH ELEVATION PROPOSED

ISSUED FOR COMMITTEE OF ADJUSTMENT APPLICATION:

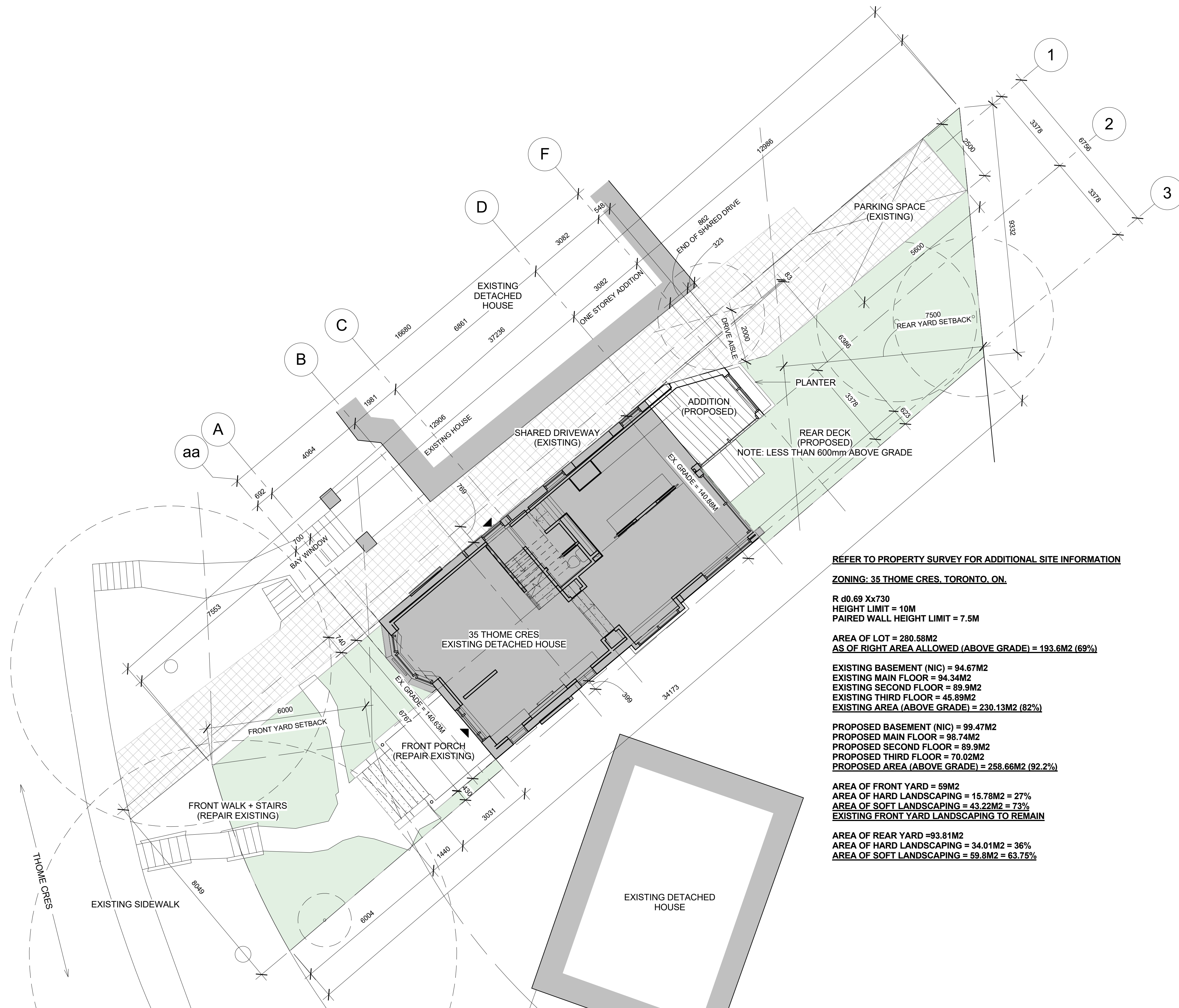
DECEMBER 10, 2021

PROJECT ADDRESS:
STORIES ABOVE GRADE:

35 THOME CRES, TORONTO, ON.
2.5

PROJECT TEAM:

WAYBACK ARCHITECTS
647A BLOOR STREET WEST
TORONTO, ONTARIO
M6G 1L1
(416) 881-4093



REFER TO PROPERTY SURVEY FOR ADDITIONAL SITE INFORMATION

ZONING: 35 THOME CRES, TORONTO, ON.

R d0.69 Xx730
HEIGHT LIMIT = 10M
PAIRED WALL HEIGHT LIMIT = 7.5M

AREA OF LOT = 280.58M2
AS OF RIGHT AREA ALLOWED (ABOVE GRADE) = 193.6M2 (69%)

EXISTING BASEMENT (NIC) = 94.67M2
EXISTING MAIN FLOOR = 94.34M2
EXISTING SECOND FLOOR = 89.9M2
EXISTING THIRD FLOOR = 45.89M2
EXISTING AREA (ABOVE GRADE) = 230.13M2 (82%)

PROPOSED BASEMENT (NIC) = 99.47M2
PROPOSED MAIN FLOOR = 98.74M2
PROPOSED SECOND FLOOR = 89.9M2
PROPOSED THIRD FLOOR = 70.02M2
PROPOSED AREA (ABOVE GRADE) = 258.66M2 (92.2%)

AREA OF FRONT YARD = 59M2
AREA OF HARD LANDSCAPING = 15.78M2 = 27%
AREA OF SOFT LANDSCAPING = 43.22M2 = 73%
EXISTING FRONT YARD LANDSCAPING TO REMAIN

AREA OF REAR YARD = 93.81M2
AREA OF HARD LANDSCAPING = 34.01M2 = 36%
AREA OF SOFT LANDSCAPING = 59.8M2 = 63.75%

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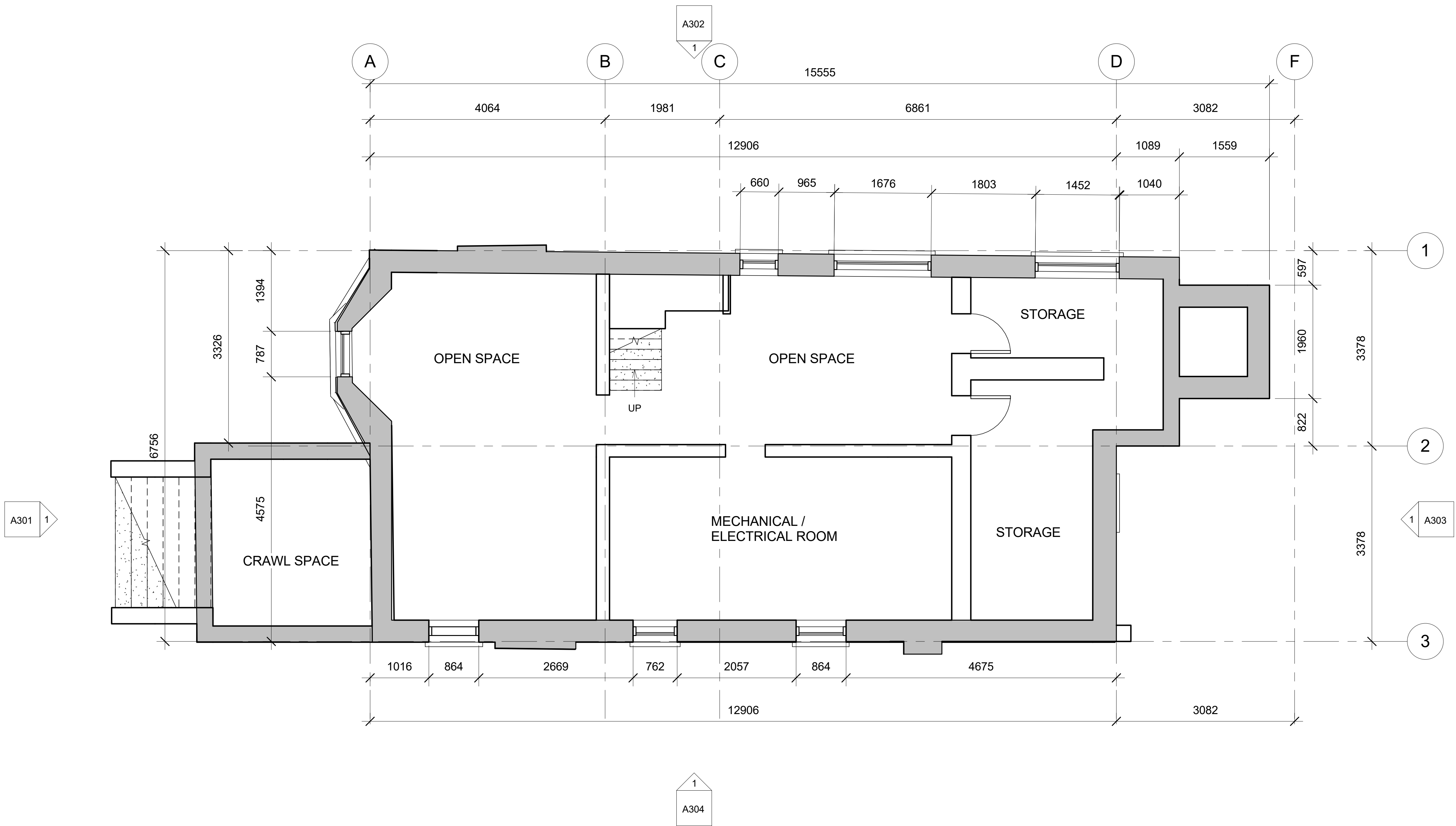
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21.11.16	ZONING CERTIFICATE REV. 1
21.10.08	ZONING CERTIFICATE
21.07.15	EXISTING DRAWINGS
Date	Issued for



Project Name	35 THOME CRES
Address	35 THOME CRES
Client	JEAN • OLIVER
Project no.	2110
Drawn by	SVDM

SITE PLAN

A010

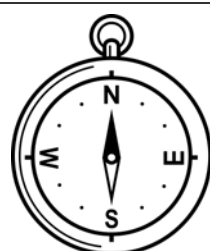


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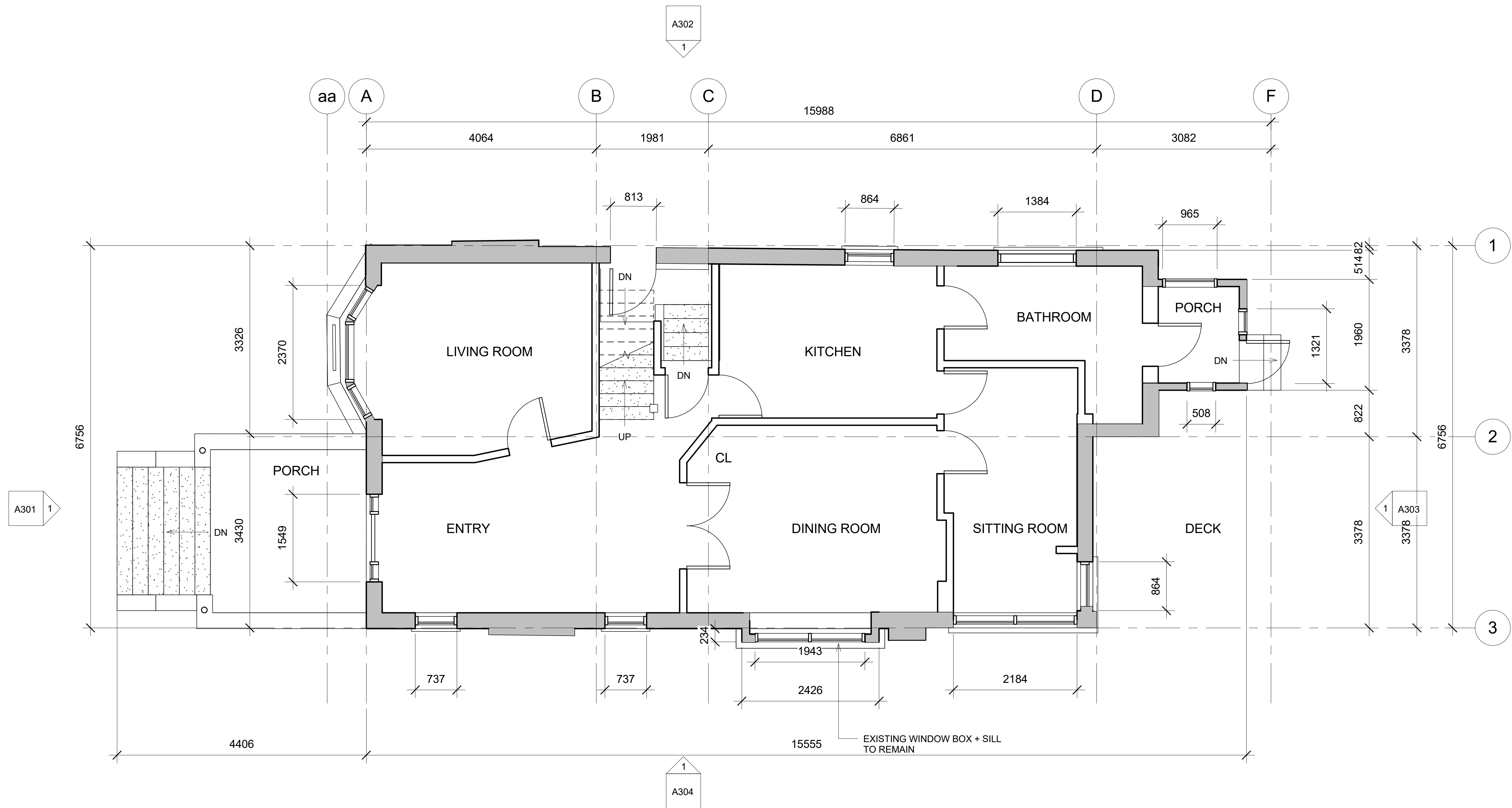
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Project Name	35 THOME CRES
Client	JEAN + OLIVER
Project no.	2110
Drawn by	SVDM

BASEMENT -
EXISTING

A100



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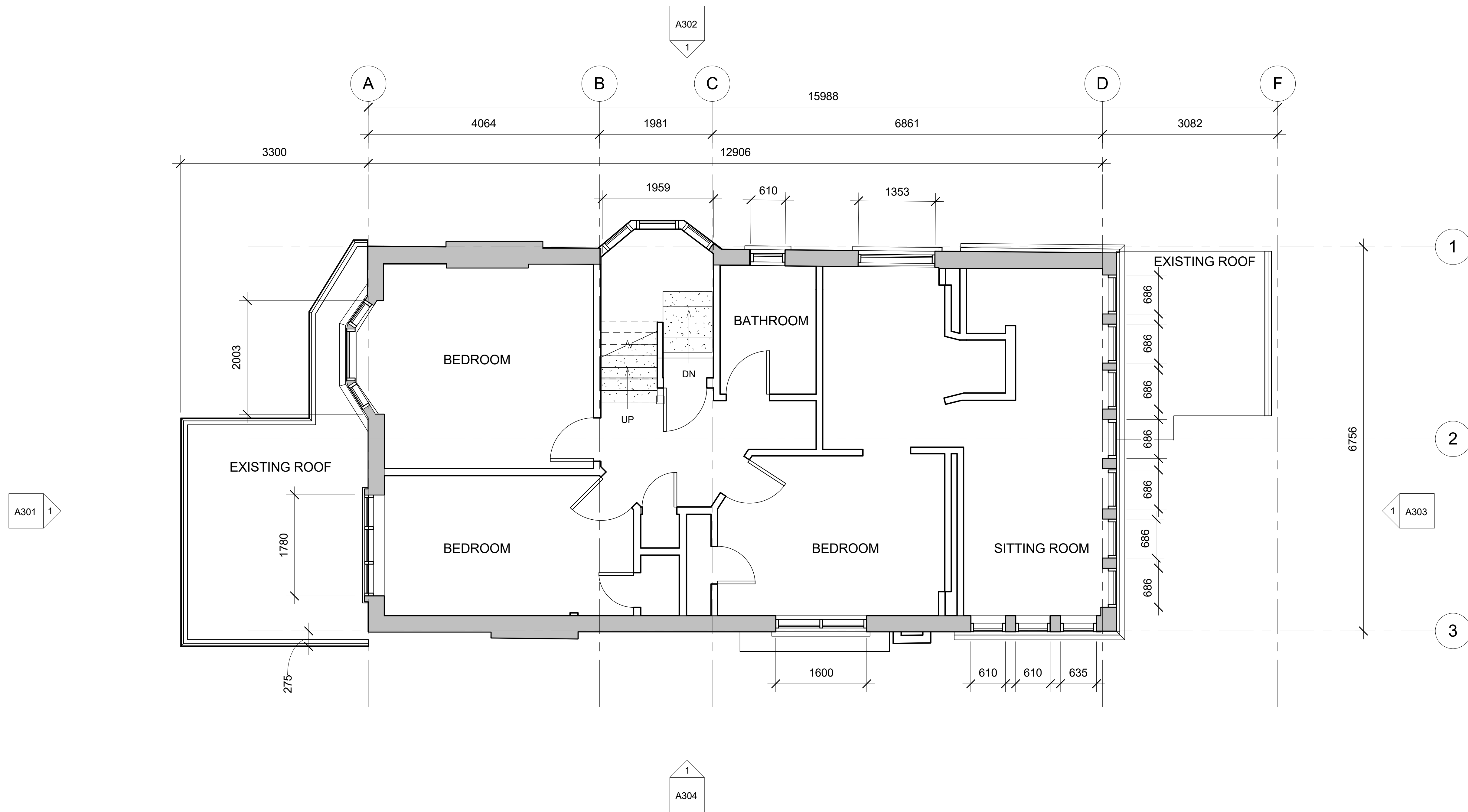
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LEVEL 01 - EXISTING

A101



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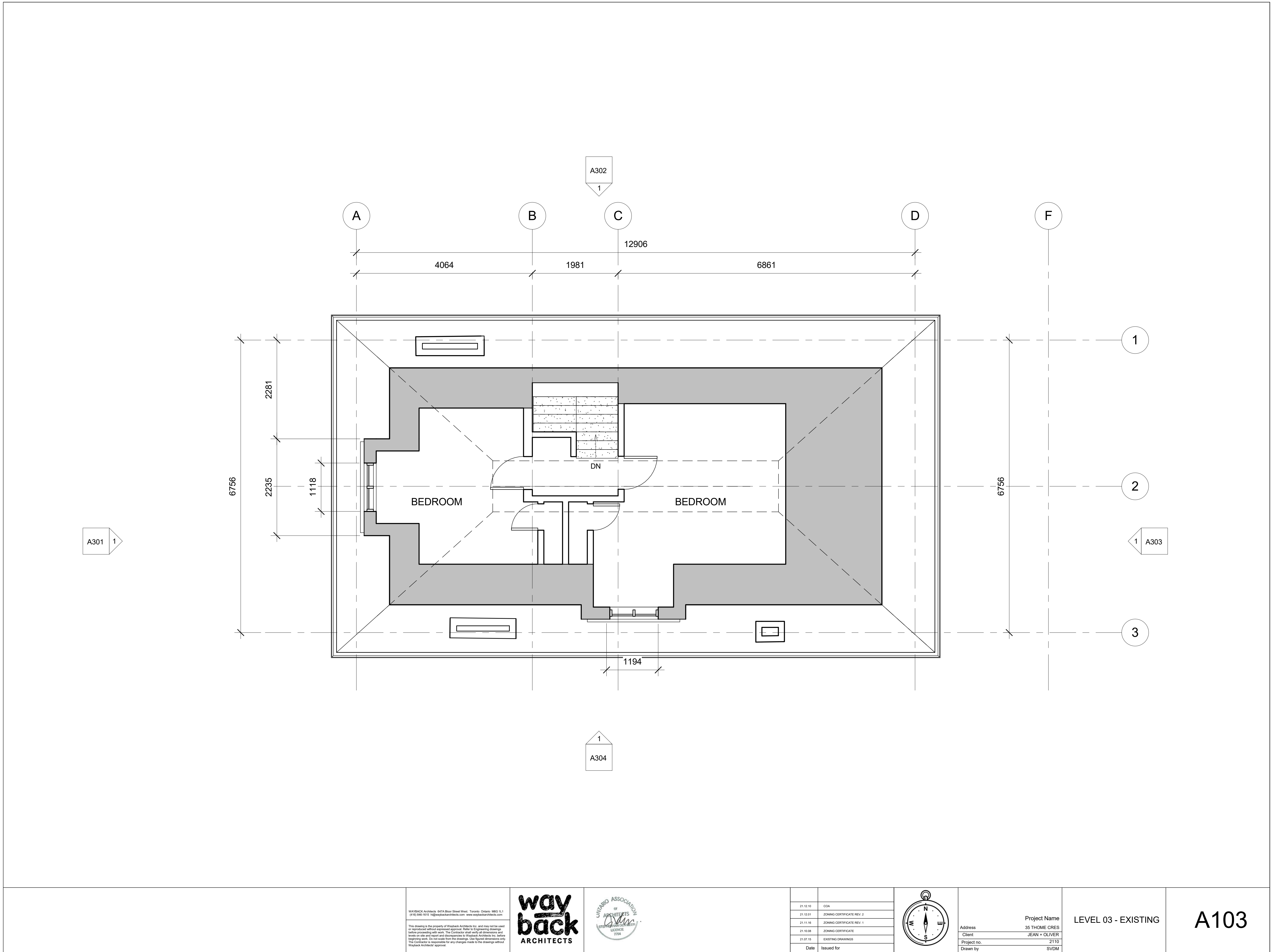
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Project Name	35 THOME CRES
Address	
Client	JEAN + OLIVER
Project no.	2110
Drawn by	SVDM

LEVEL 02 - EXISTING

A102

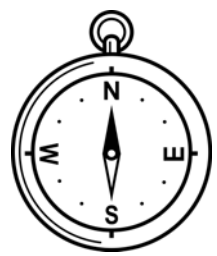


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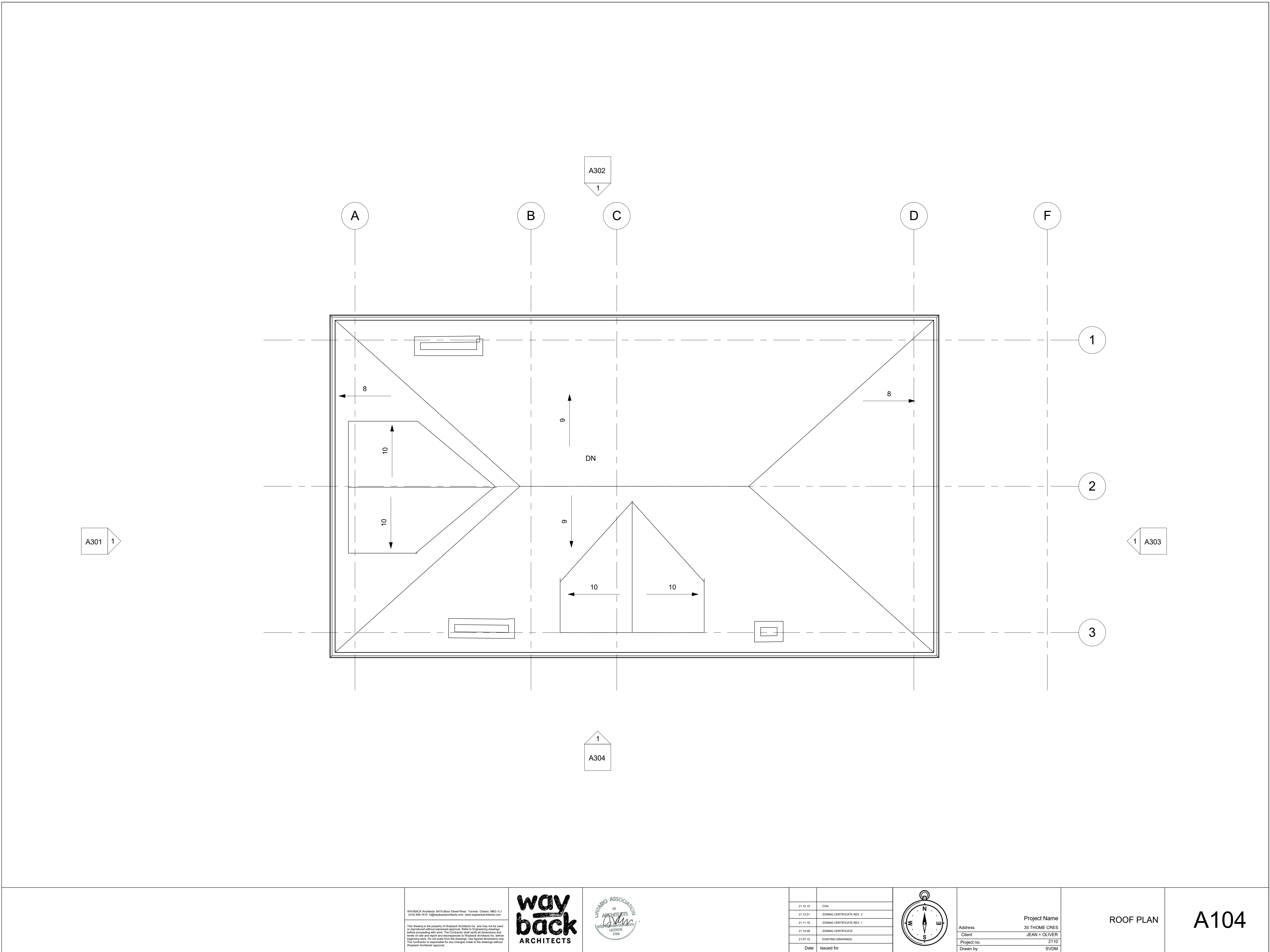
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Address	
Client	JEAN + OLIVER
Project no.	2110
Drawn by	SVDM

LEVEL 03 - EXISTING

A103



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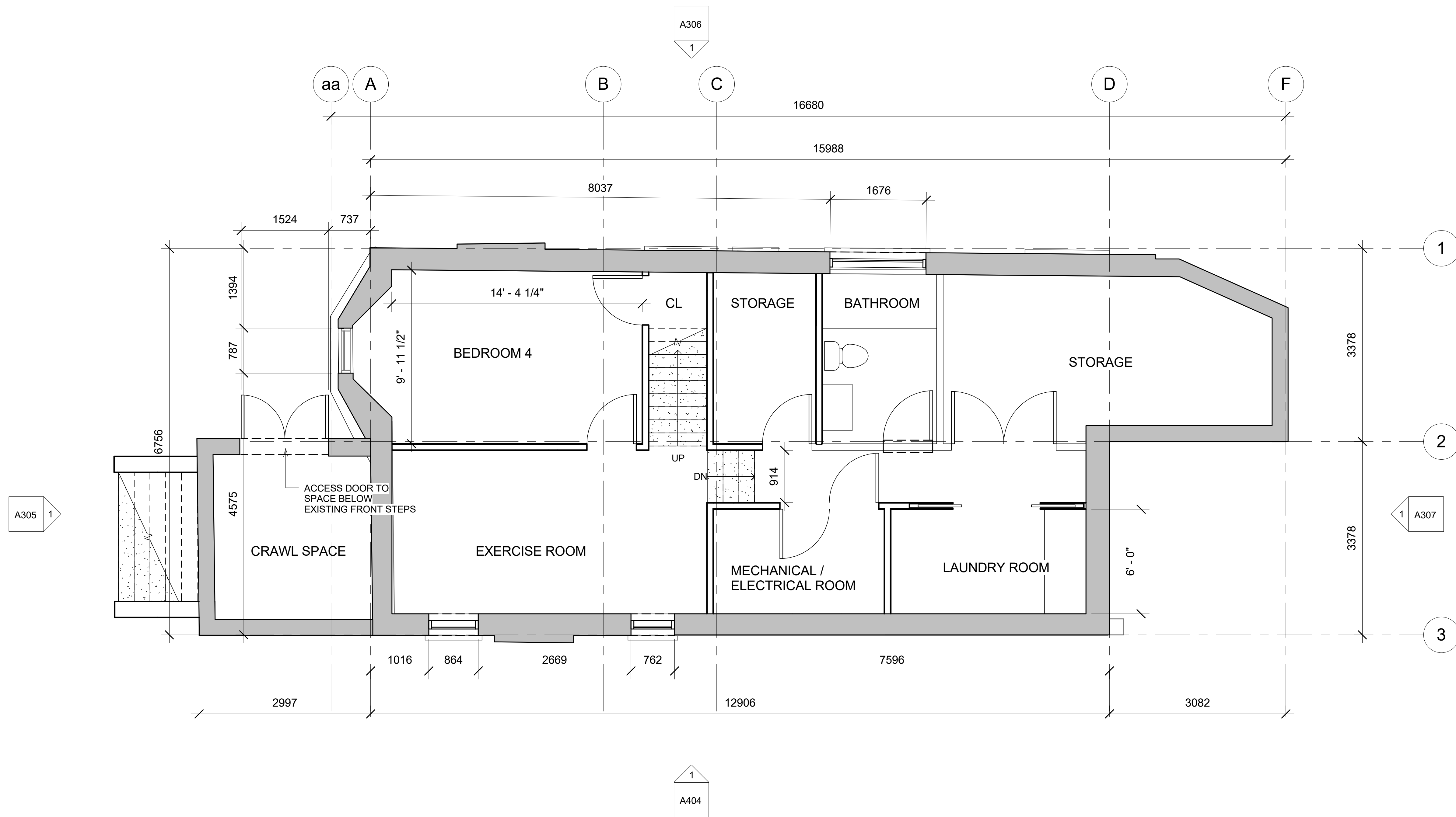
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Project Name	35 THOME CRES
Address	
Client	JEAN + OLIVER
Project no.	2110
Drawn by	SVDM

ROOF PLAN

A104



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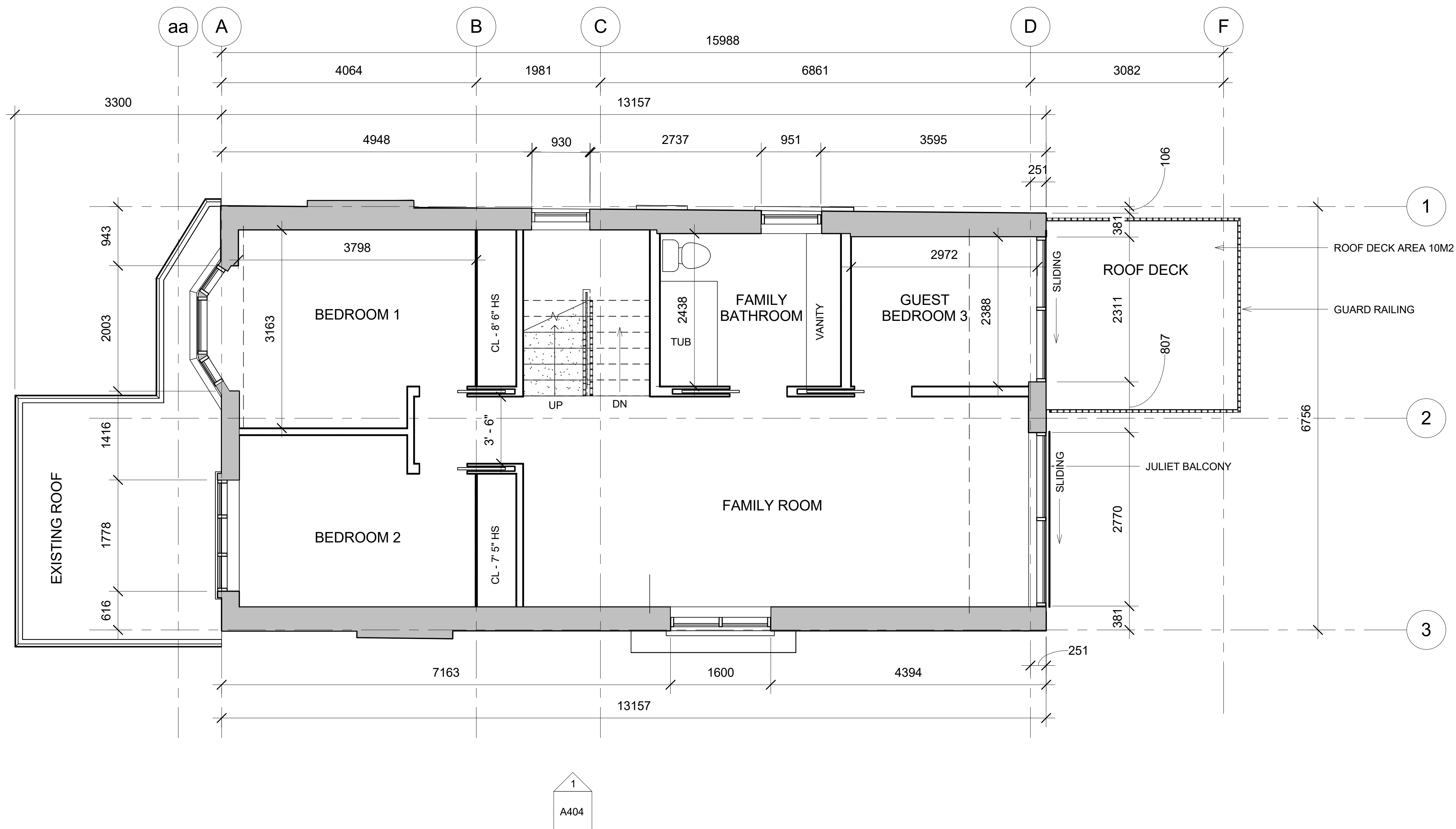
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Project Name	35 THOME CRES
Address	
Client	JEAN + OLIVER
Project no.	2110
Drawn by	Author

BASEMENT -
PROPOSED

A200



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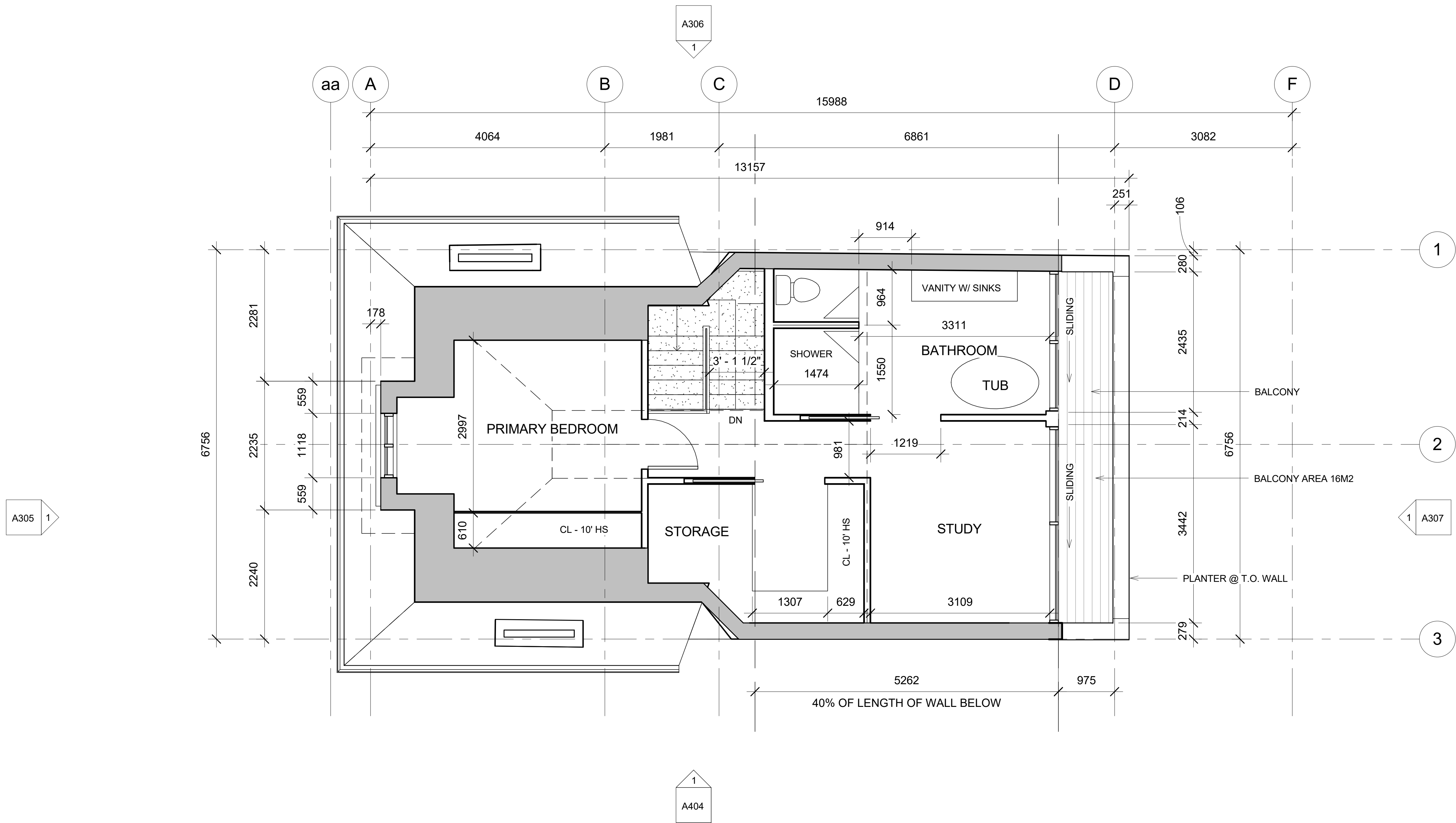
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21.10.08	ZONING CERTIFICATE
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Project Name	35 THOME CRES
Client	JEAN + OLIVER
Project no.	2110
Drawn by	SVDM

LEVEL 02 -
PROPOSED

A202



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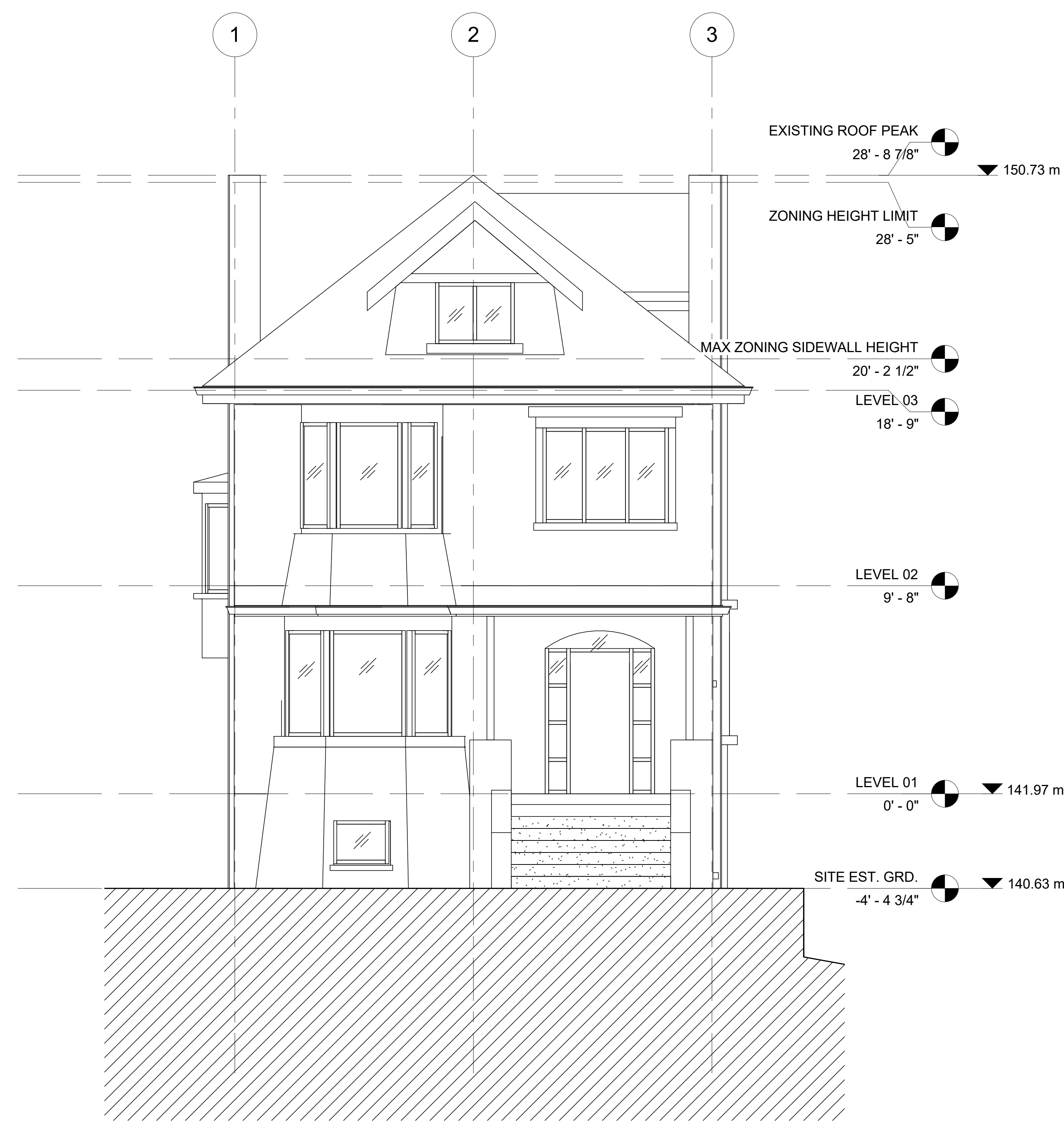
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21.10.08	ZONING CERTIFICATE
21.07.15	EXISTING DRAWINGS



Project Name	35 THOME CRES
Address	
Client	JEAN + OLIVER
Project no.	2110
Drawn by	SVDM

LEVEL 03 -
PROPOSED

A203



1 WEST ELEVATION - EXIST
1/4" = 1'-0"

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21.02.10	CSA
21.02.01	ZONING CERTIFICATE REV. 2
21.11.16	ZONING CERTIFICATE REV. 1
21.10.08	ZONING CERTIFICATE
21.07.15	EXISTING DRAWINGS
Date	Issued for



Project Name	35 THOME CRES
Address	
Client	JEAN + OLIVER
Project no.	2110
Drawn by	SVDM

ELEVATIONS

A301



1 NORTH ELEVATION -
EXIST
1/4" = 1'-0"

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**way
back**
ARCHITECTS



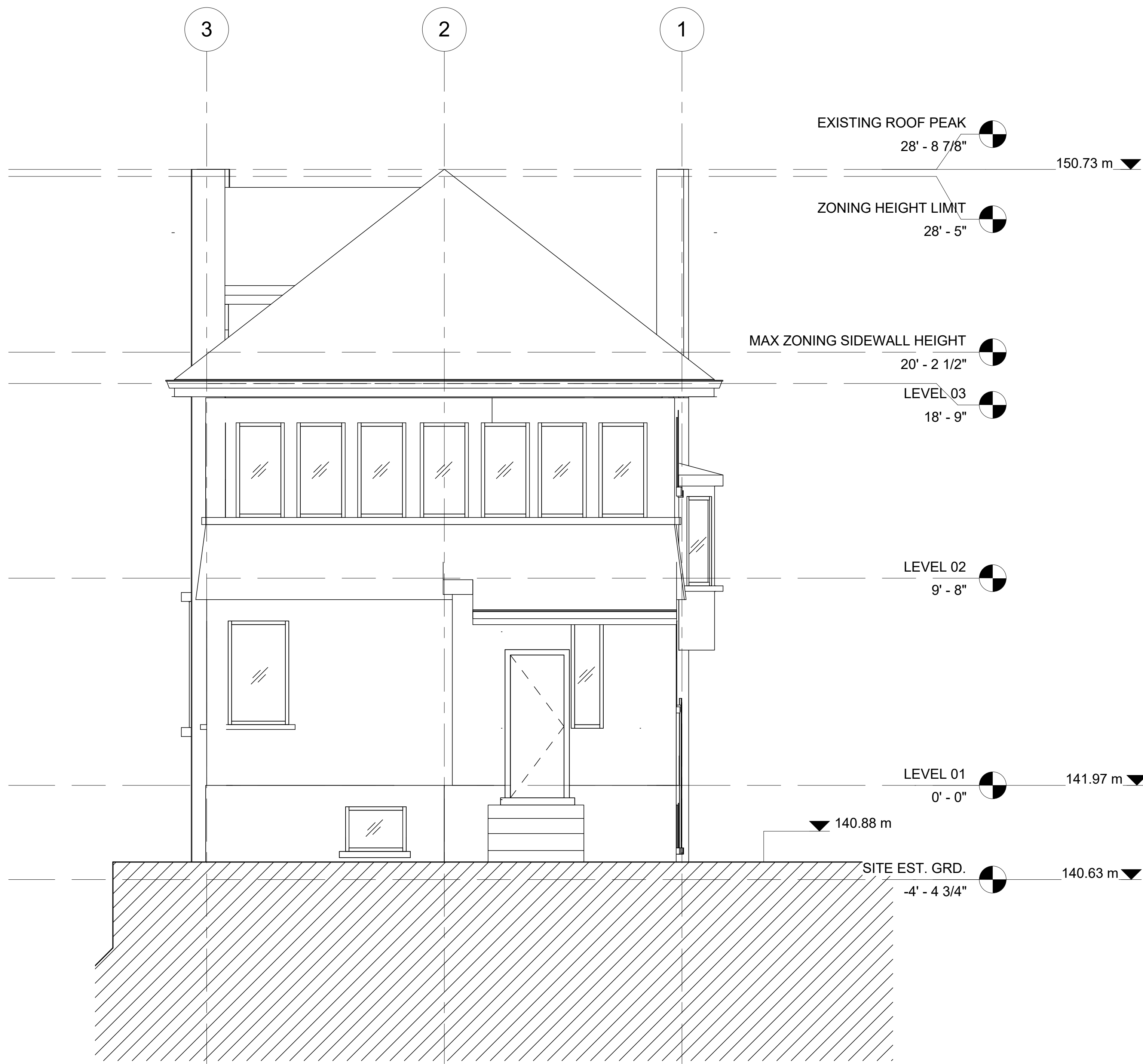
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Date	Issued for



Project Name	35 THOME CRES
Address	
Client	JEAN • OLIVER
Project no.	2110
Drawn by	SVDM

ELEVATIONS

A302



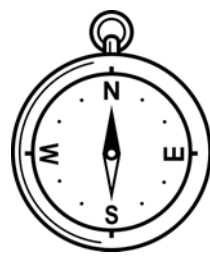
1 EAST ELEVATION - EXIST
1/4" = 1'-0"

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Project Name	35 THOME CRES
Address	
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Project no.	2110
Drawn by	SVDM

ELEVATIONS

A303



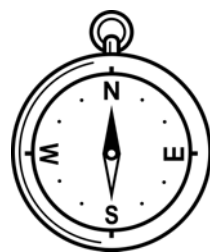
1 SOUTH ELEVATION -
EXIST
1/4" = 1'-0"

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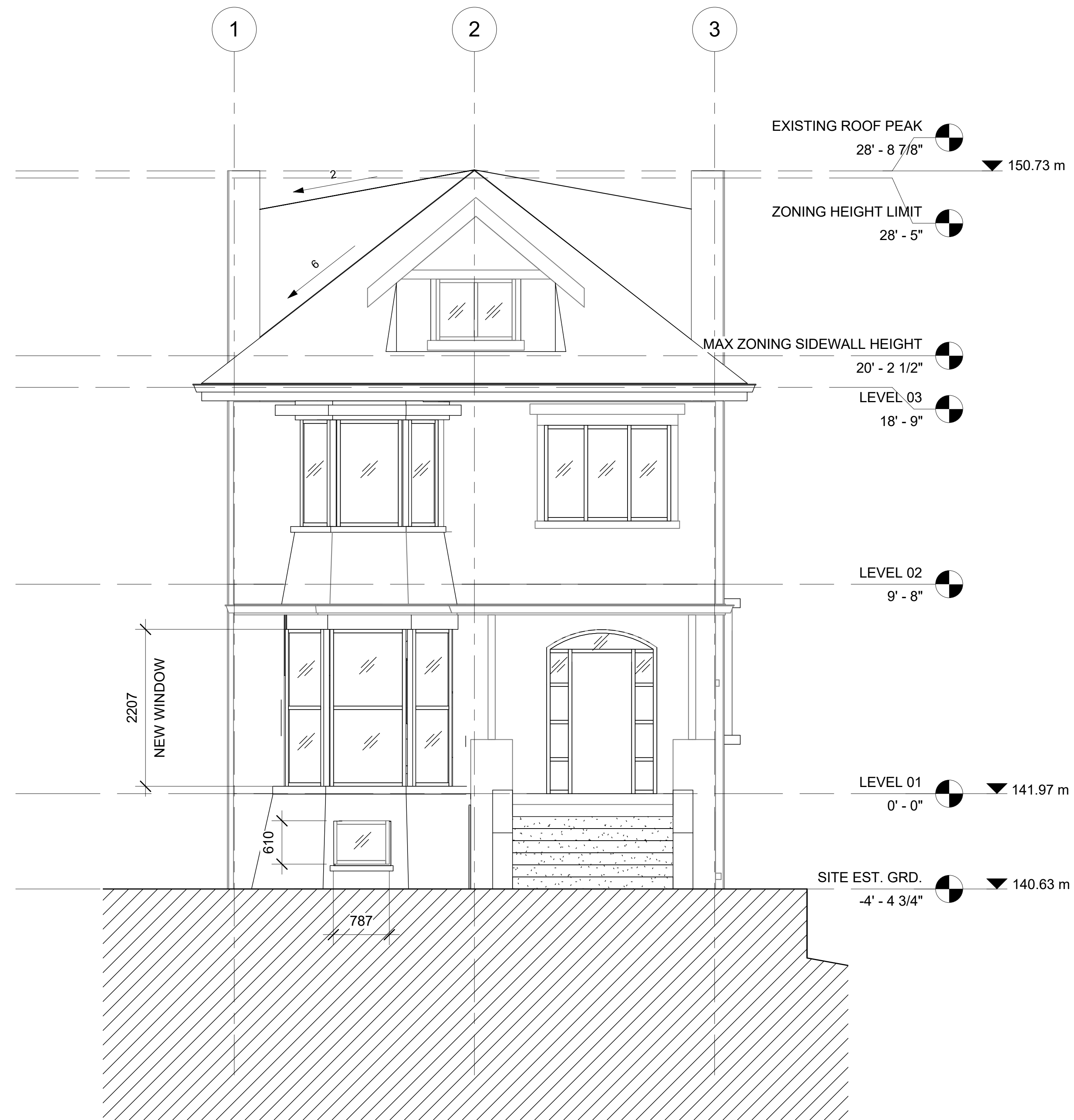
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Project Name	35 THOME CRES
Address	
Client	JEAN + OLIVER
Project no.	2110
Drawn by	SVDM

ELEVATIONS

A304



1 WEST ELEVATION - PROPOSED
1/4" = 1'-0"

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**way
back**
ARCHITECTS



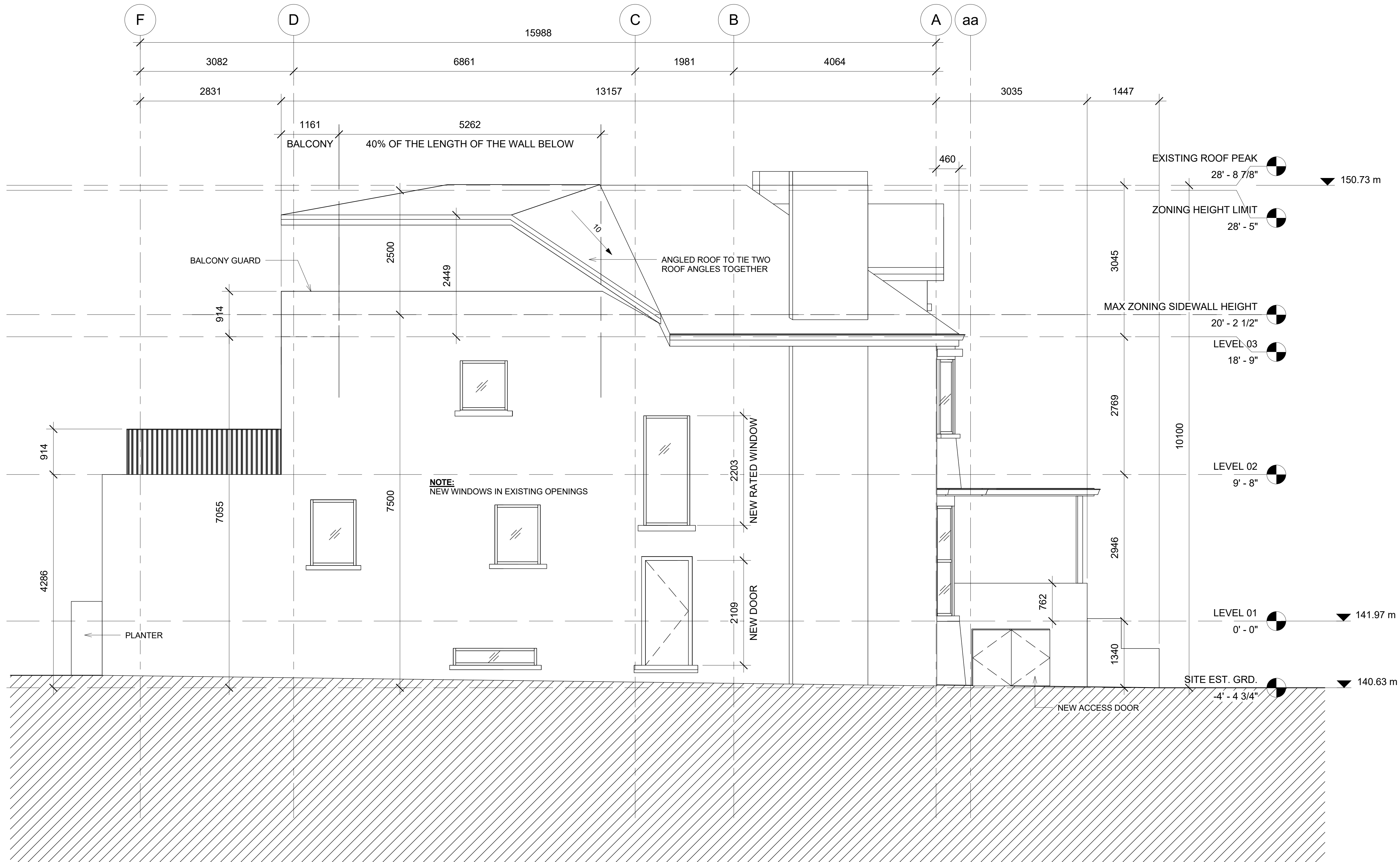
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Project Name	35 THOME CRES
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ELEVATIONS

A305



1 NORTH ELEVATION - PROPOSED
1/4" = 1'-0"

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**way
back**
ARCHITECTS



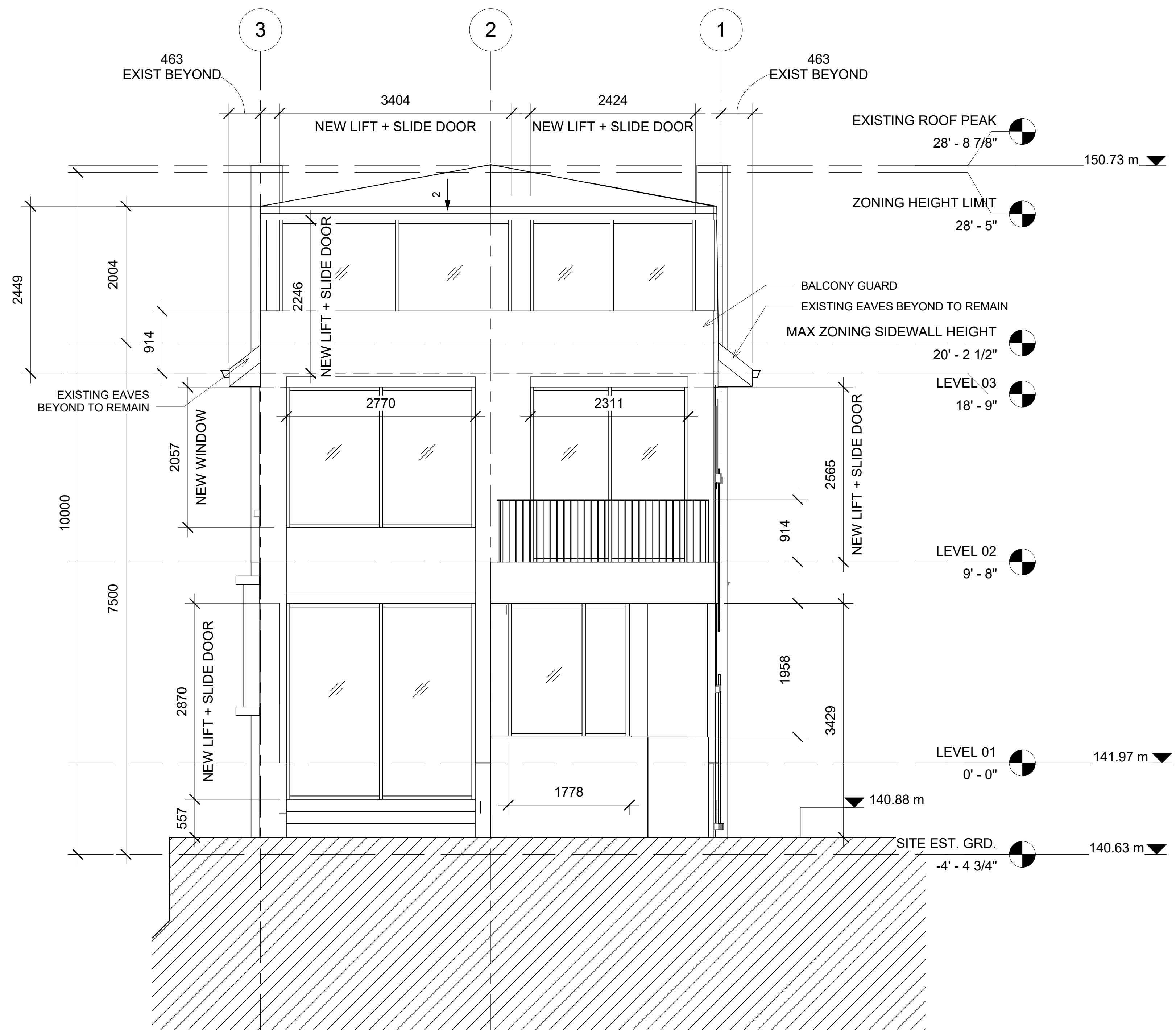
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Project Name	35 THOME CRES
Address	
Client	JEAN + OLIVER
Project no.	2110
Drawn by	SVDM

ELEVATIONS

A306



1 EAST ELEVATION -
PROPOSED
1/4" = 1'-0"

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**way
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ARCHITECTS



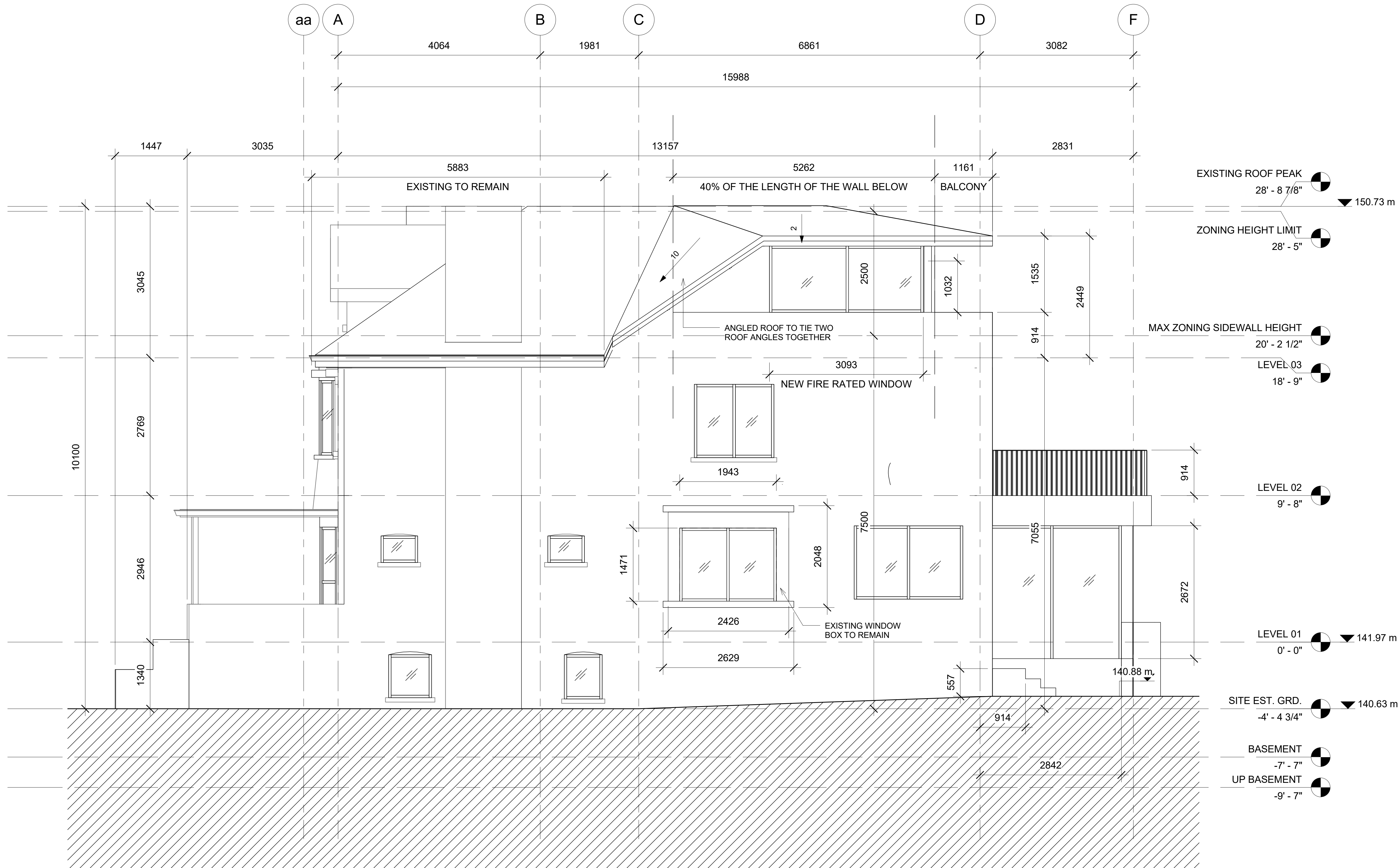
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Project Name
35 THOME CRES
Client
JEAN + OLIVER
Project no.
2110
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SVDM

ELEVATIONS

A307



1 SOUTH ELEVATION -
PROPOSED
1/4" = 1'-0"

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**way
back**
ARCHITECTS



Date	Issued for
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ELEVATIONS

A308