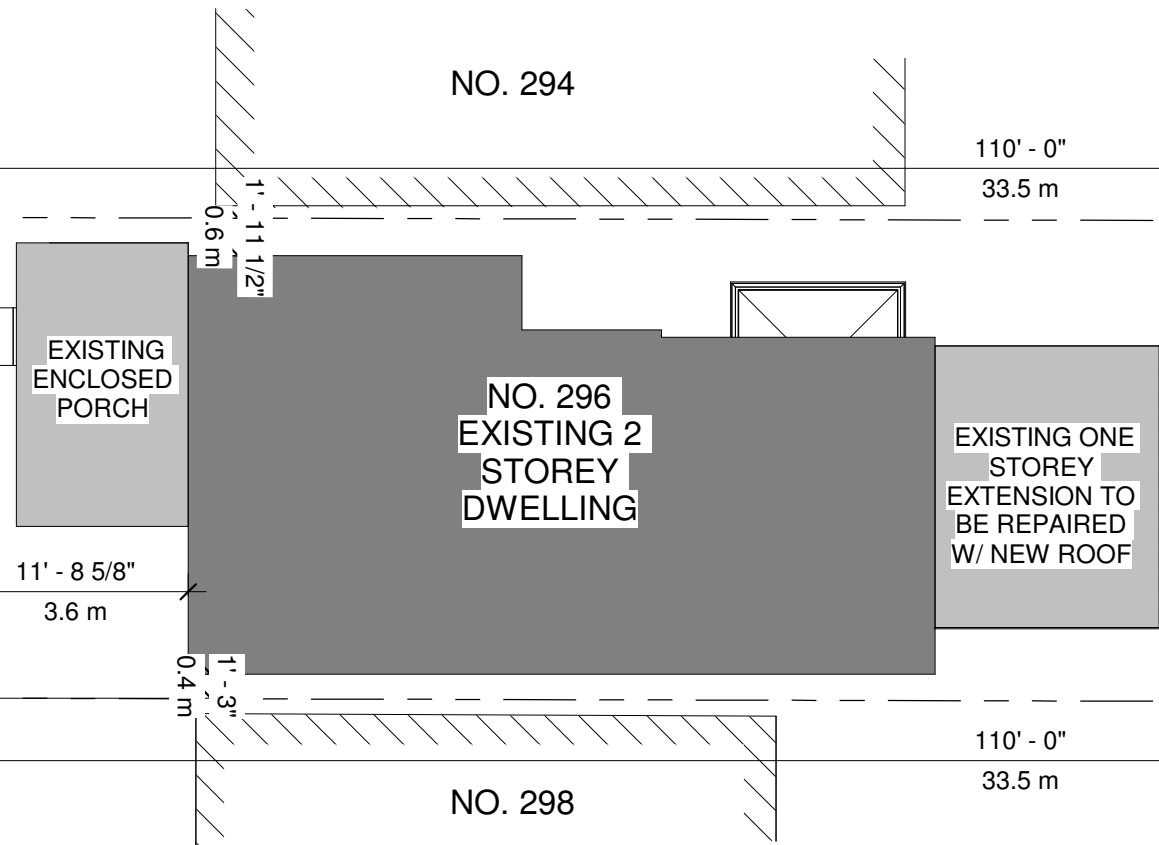


AVENUE

1
SITE
1" = 10'-0"



Bicycle Parking Space Requirement for a Garden Suite
An ancillary building containing a garden suite must provide a minimum of two bicycle parking spaces within the garden suite or within any required separation distance or the required building setbacks for an ancillary building containing a garden suite.

Minimum Separation between a Residential Building and the Ancillary Building
Despite regulation 10.5.60.30(1), an ancillary building containing a garden suite must be:
(A) no less than 5.0 metres from a residential building on the same lot if the height of the ancillary building is no greater than 4.0 metres; and
(B) no less than 7.5 metres from a residential building on the same lot if the height of the ancillary building is greater than 6.0 metres.

MIN. 50% OF REAR YARD AREA NEEDS TO BE SOFT LANDSCAPING

MAX. PERMITTED AREA FOR THE SUITE: 40% OF AREA FROM REAR WALL TO REAR LOT LINE: $0.4x 113.24 = 45.3 \text{ m}^2$

MIN SIDE SETBACK: 0.76m (10% OF LOT FRONTAGE)

MIN REAR SETBACK: 1.5 m

Site Data			
City of Toronto Zoning By-law 569-2013/ R (d0.6)			
LOT AREA	262.07 m ²		
GROSS FLOOR AREA	PROPOSED		
EXISTING GROUND FLOOR	86.47 m ²	EXISTING GROUND FLOOR TO REMAIN	86.47 m ²
EXISTING SECOND FLOOR	71.52 m ²	EXISTING SECOND FLOOR TO REMAIN	71.52 m ²
EXISTING SUM	157.99 m ²	PROPOSED SUM	157.99 m ²
SETBACKS	PERMITTED	EXISTING	PROPOSED
FRONT YARD	6.0 m	5.8 m	EXISTING TO REMAIN 3.6 m
EASTSIDE YARD	0.9 m	0.8 m	EXISTING TO REMAIN 0.4 m
WESTSIDE YARD	0.9 m		EXISTING TO REMAIN 0.6 m
BACKYARD	7.5 m	16.9 m	EXISTING TO REMAIN 14.5 m
MAX LENGTH	17 m	13.9 m	EXISTING TO REMAIN 17 m
MAX HEIGHT	10 m	9.7 m	EXISTING TO REMAIN 8.5 m
MAX FIN. 1ST FLOOR HEIGHT	1.2 m	1.1 m	EXISTING TO REMAIN 0.6 m
ROOF EAVE DIMENSION			EXISTING TO REMAIN
DISTANCE FROM PROPERTY LINE			EXISTING TO REMAIN
FLOOR SPACE INDEX (d)	PERMITTED 0.6 (157.24 m ²)		EXISTING TO REMAIN 0.602 (157.99 m ²)

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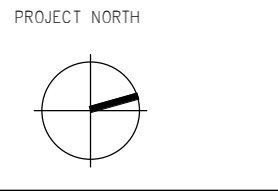
PROJECT NAME
[REDACTED] AVE.

DRAWN: [REDACTED] CHECKED: [REDACTED]
SCALE: SHOWN REV: [REDACTED]
DATE: [REDACTED]

PROJECT COORDINATOR
[REDACTED]
PROJECT ENGINEER
[REDACTED]

No.	REVISION	DATE
0	ZONING	

DRAWING TITLE
Site Plan



PROJECT No. [REDACTED]
DRAWING No. **A100**