

ZONING PARAMETERS FOR R(d0.6)(X312) (BY-LAW 569-2013)		PERMITTED	EXISTING	PROPOSED
LOT AREA		(LOT FRONTAGE X 30m)	170 m ²	(EXISTING) 170 m ²
LOT FRONTAGE		MIN 6.0 m	5.5 m	(EXISTING) 5.5 m
FLOOR SPACE INDEX/ GROSS FLOOR AREA	TOTAL (NOT INCLUDING BASEMENT, SEE AREAS BELOW)	(0.69) 117.3 m ²	(0.90) 153.8 m ²	(1.01) 172.1 m ² (VARIANCE)
ESTABLISHED GRADE		119.24		
BUILDING HEIGHT		MAX 10.0 m	9.56 m	(EXISTING) 9.56 m
MAIN WALL HEIGHT – OBC 10.10.40.40.(2)		MAX 7.5 m	6.87 m	9.56 m (VARIANCE)
SETBACKS	FRONT YARD	AVG. OF NEIGHBOURS (6.96m)	6.97 m	(EXISTING) 6.97 m
	SIDE YARD (EAST)	MIN 0.45 m	0.0 m	(EXISTING) 0.0 m
	SIDE YARD (WEST)	MIN 0.90 m	0.42 m	(EXISTING) 0.42 m
	REAR YARD	MIN 7.5 m	10.02 m	(EXISTING) 10.02 m
MAXIMUM DWELLING UNIT DEPTH		17.0 m	14.1 m	14.1 M
PARKING SPACE		1	1	(EXISTING) 1
MINIMUM LANDSCAPING IN FRONT YARD		50%	EXISTING	EXISTING
MINIMUM SOFT LANDSCAPE IN FRONT YARD W/ DRIVEWAY		75%	EXISTING	EXISTING
MINIMUM SOFT LANDSCAPE IN REAR YARD		50%	EXISTING	EXISTING

AREA OF EXISTING HOUSE (EXCL. BASEMENT)	
GROUND FLOOR	58.8 m ²
SECOND FLOOR	59.6 m ²
THIRD FLOOR	35.4 m ²
TOTAL	153.8 m ²

AREA OF PROPOSED HOUSE (EXCL. BASEMENT)	
GROUND FLOOR	58.8 m ²
SECOND FLOOR	59.6 m ²
THIRD FLOOR	53.7 m ²
TOTAL	172.1 m ²

ESTABLISHED GRADE CALCULATION	
ELEV. POINT #	ELEVATION
A	119.2800
B	119.2000
TOTAL	238.48
ESTABLISHED GRADE (TOTAL/2)	119.24

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6	2017/03/07	COMMITTEE OF ADJUSTMENTS
NO.	DATE	ISSUE



SIX FOUR FIVE A
645 LANSDOWNE AVE
TORONTO, ONTARIO
CANADA, M6H 3Y2
T. 647 928 7338



PROJECT TITLE
BROWNING AVE

PROJECT ADDRESS
159 BROWNING AVE
TORONTO, ON
M4K 1W6

PROJECT NUMBER
201618

ISSUED FOR
COMMITTEE OF ADJUSTMENTS

DRAWING TITLE
**OBC ZONING
MATRIX**

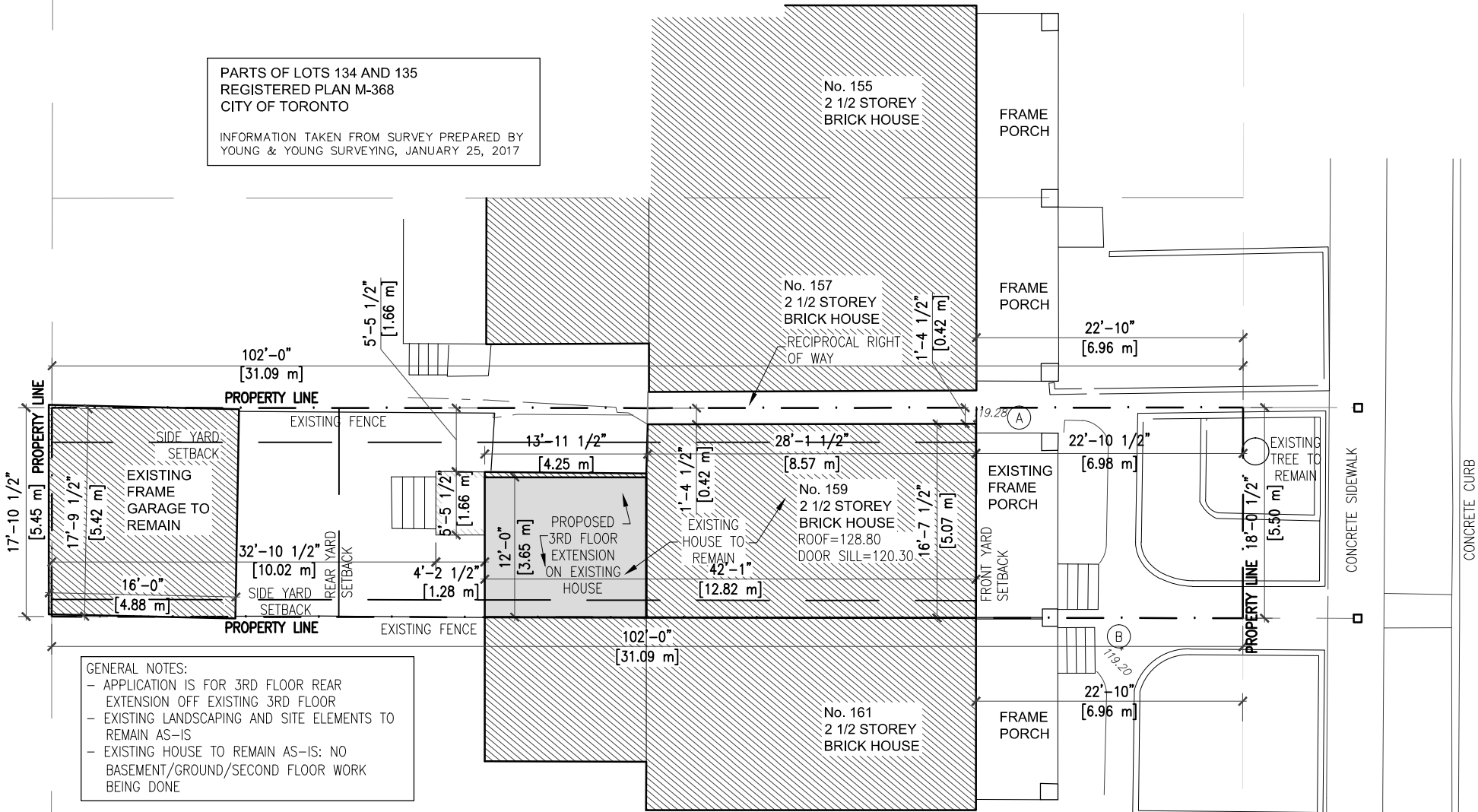
DRAWING DATE
2017/03/06
DRAWING SCALE
N/A

DRAWING NO.

A100

PARTS OF LOTS 134 AND 135
 REGISTERED PLAN M-368
 CITY OF TORONTO

INFORMATION TAKEN FROM SURVEY PREPARED BY
 YOUNG & YOUNG SURVEYING, JANUARY 25, 2017



GENERAL NOTES:
 - APPLICATION IS FOR 3RD FLOOR REAR EXTENSION OFF EXISTING 3RD FLOOR
 - EXISTING LANDSCAPING AND SITE ELEMENTS TO REMAIN AS-IS
 - EXISTING HOUSE TO REMAIN AS-IS: NO BASEMENT/GROUND/SECOND FLOOR WORK BEING DONE

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PROJECT ADDRESS
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 TORONTO, ON
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PROJECT NUMBER
 201618

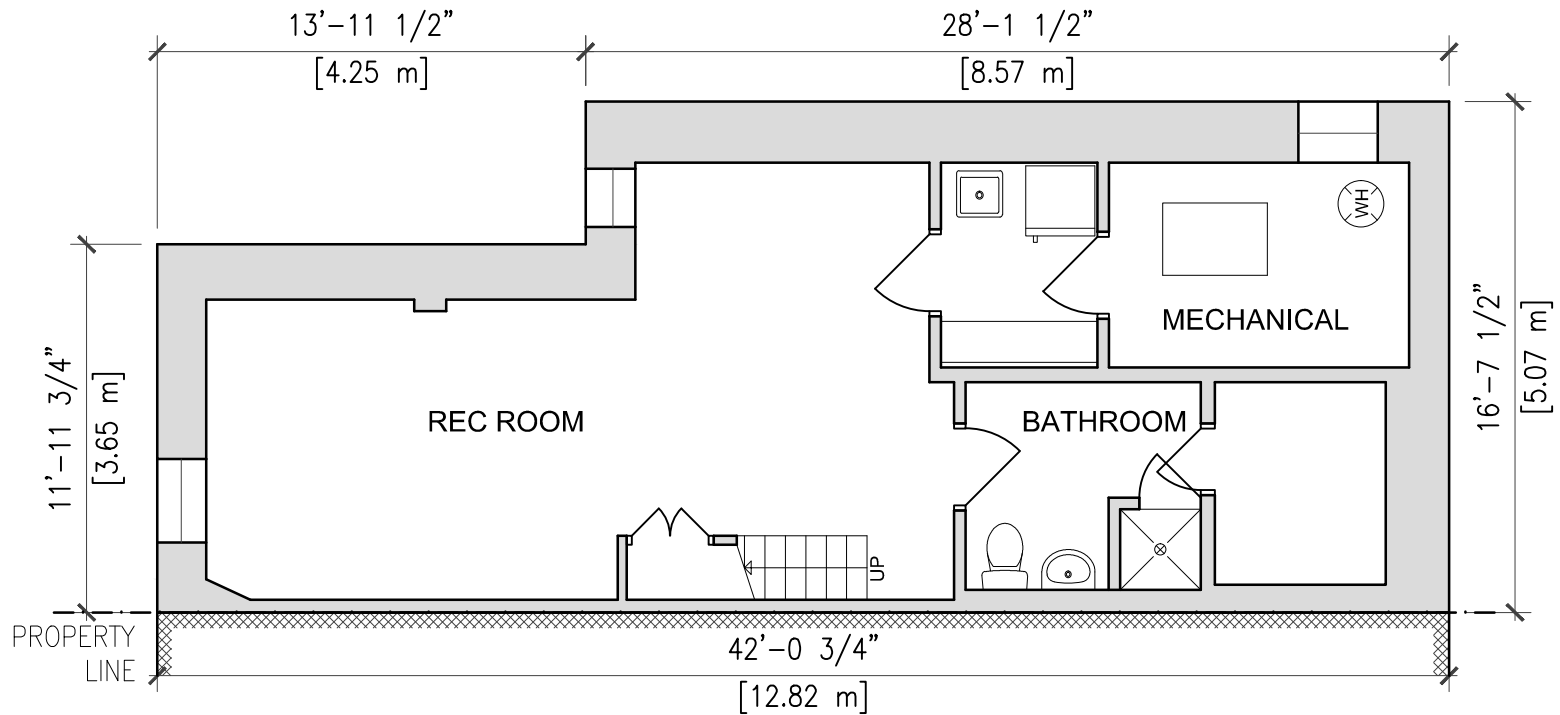
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DRAWING TITLE
SITE PLAN

DRAWING DATE
 2017/03/06
 DRAWING SCALE
 1:150



DRAWING NO.
A101



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LEGEND

-  EXISTING WALLS
-  NEW INTERIOR WALLS
-  NEW EXTERIOR WALLS

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PROJECT TITLE
BROWNING AVE

PROJECT ADDRESS
 159 BROWNING AVE
 TORONTO, ON
 M4K 1W6

PROJECT NUMBER
 201618

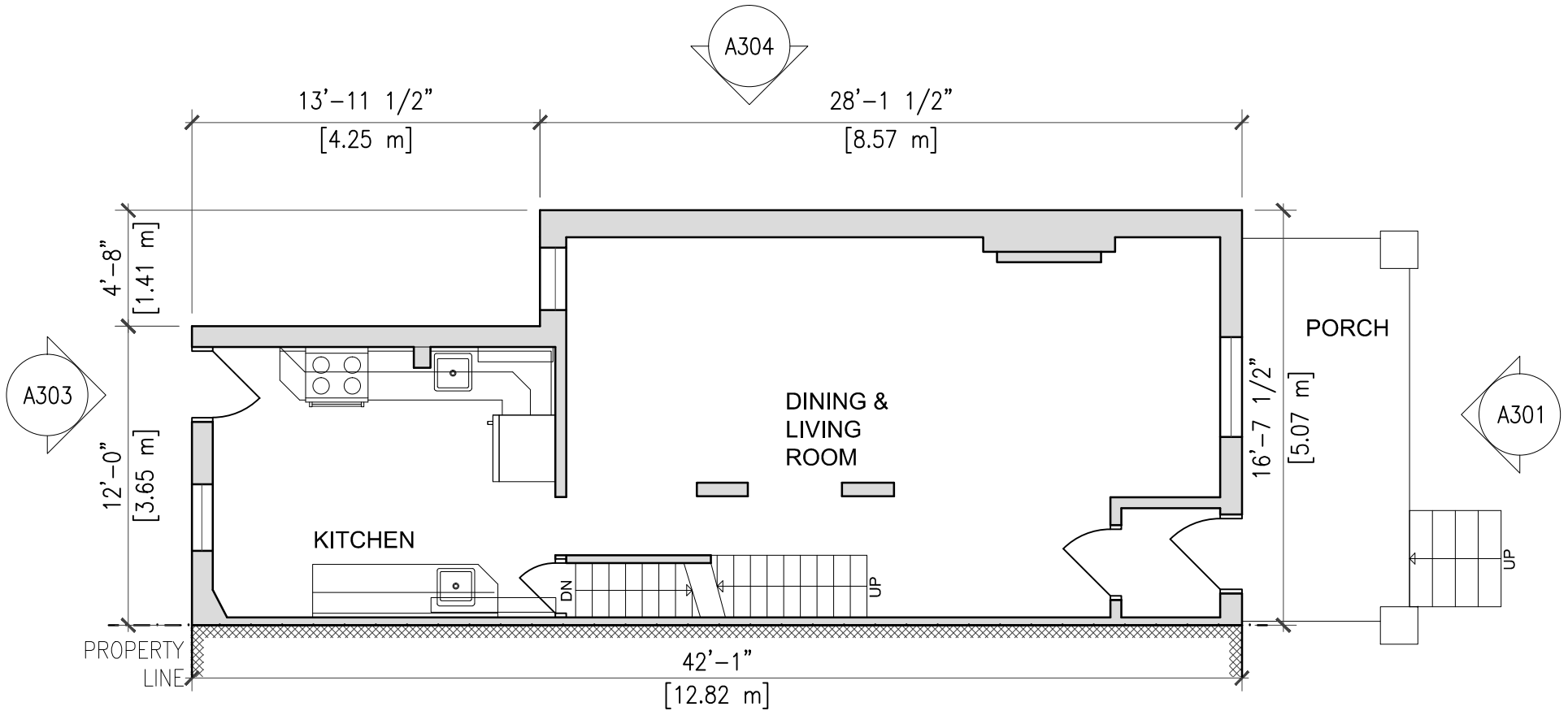
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DRAWING TITLE
EXISTING BASEMENT PLAN

DRAWING DATE
 2017/03/06
 DRAWING SCALE
 1:75



DRAWING NO.
A201



**FOR REFERENCE ONLY -
NO CHANGES**

- LEGEND
- EXISTING WALLS
 - NEW INTERIOR WALLS
 - NEW EXTERIOR WALLS

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SIX FOUR FIVE A
645 LANSDOWNE AVE
TORONTO, ONTARIO
CANADA, M6H 3Y2
T. 647 928 7338

ONTARIO ASSOCIATION
OF
ARCHITECTS
OLIVER DAVIS
LICENCE
7905

PROJECT TITLE
BROWNING AVE

PROJECT ADDRESS
159 BROWNING AVE
TORONTO, ON
M4K 1W6

PROJECT NUMBER
201618

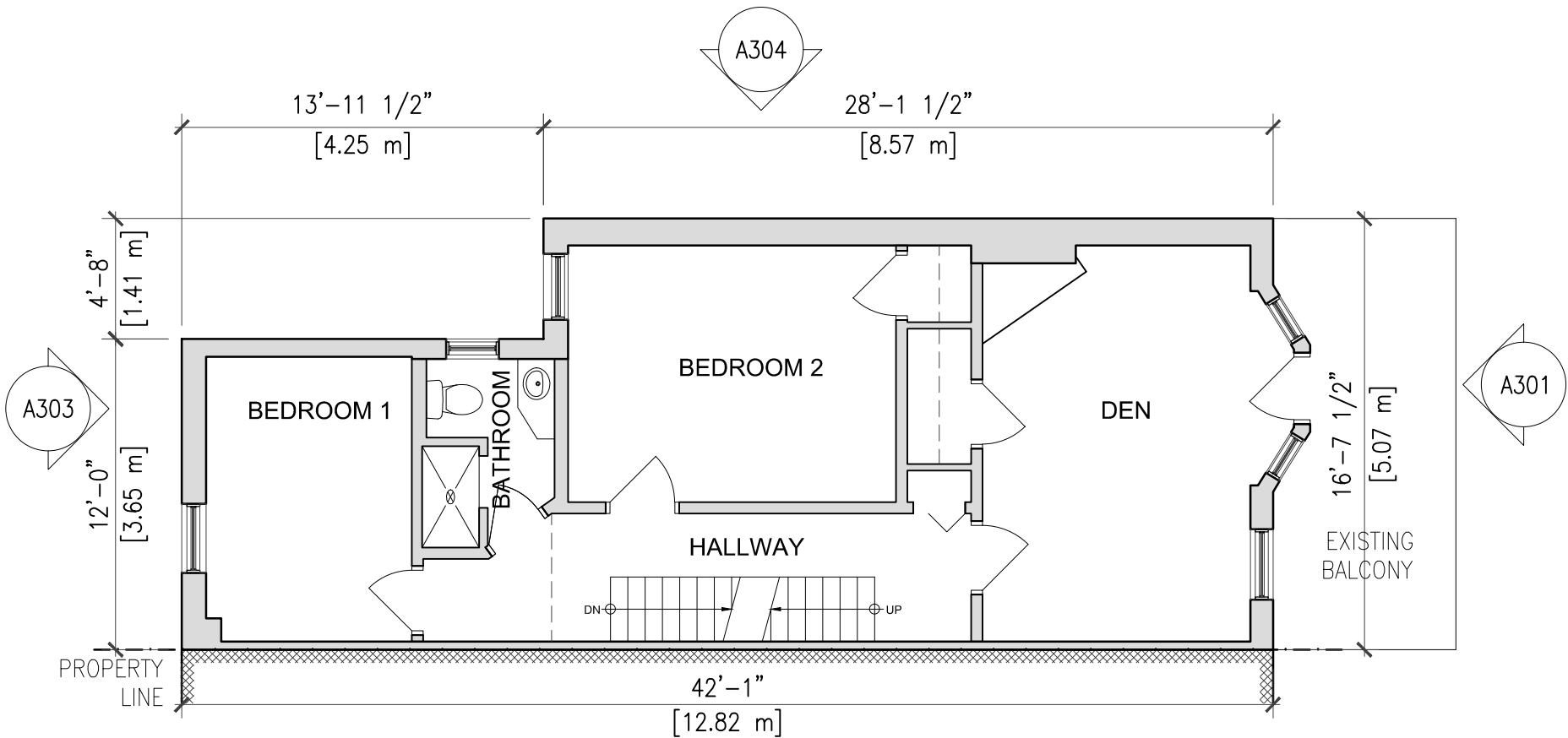
ISSUED FOR
COMMITTEE OF ADJUSTMENTS

DRAWING TITLE
**EXISTING
GROUND FLOOR
PLAN**

DRAWING DATE
2017/03/06

DRAWING SCALE
1:75

DRAWING NO.
A202



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LEGEND

- EXISTING WALLS
- NEW INTERIOR WALLS
- NEW EXTERIOR WALLS

6	2017/03/07	COMMITTEE OF ADJUSTMENTS
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SIX FOUR FIVE A
645 LANSDOWNE AVE
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T. 647 928 7338



PROJECT TITLE
BROWNING AVE

PROJECT ADDRESS
159 BROWNING AVE
TORONTO, ON
M4K 1W6

PROJECT NUMBER
201618

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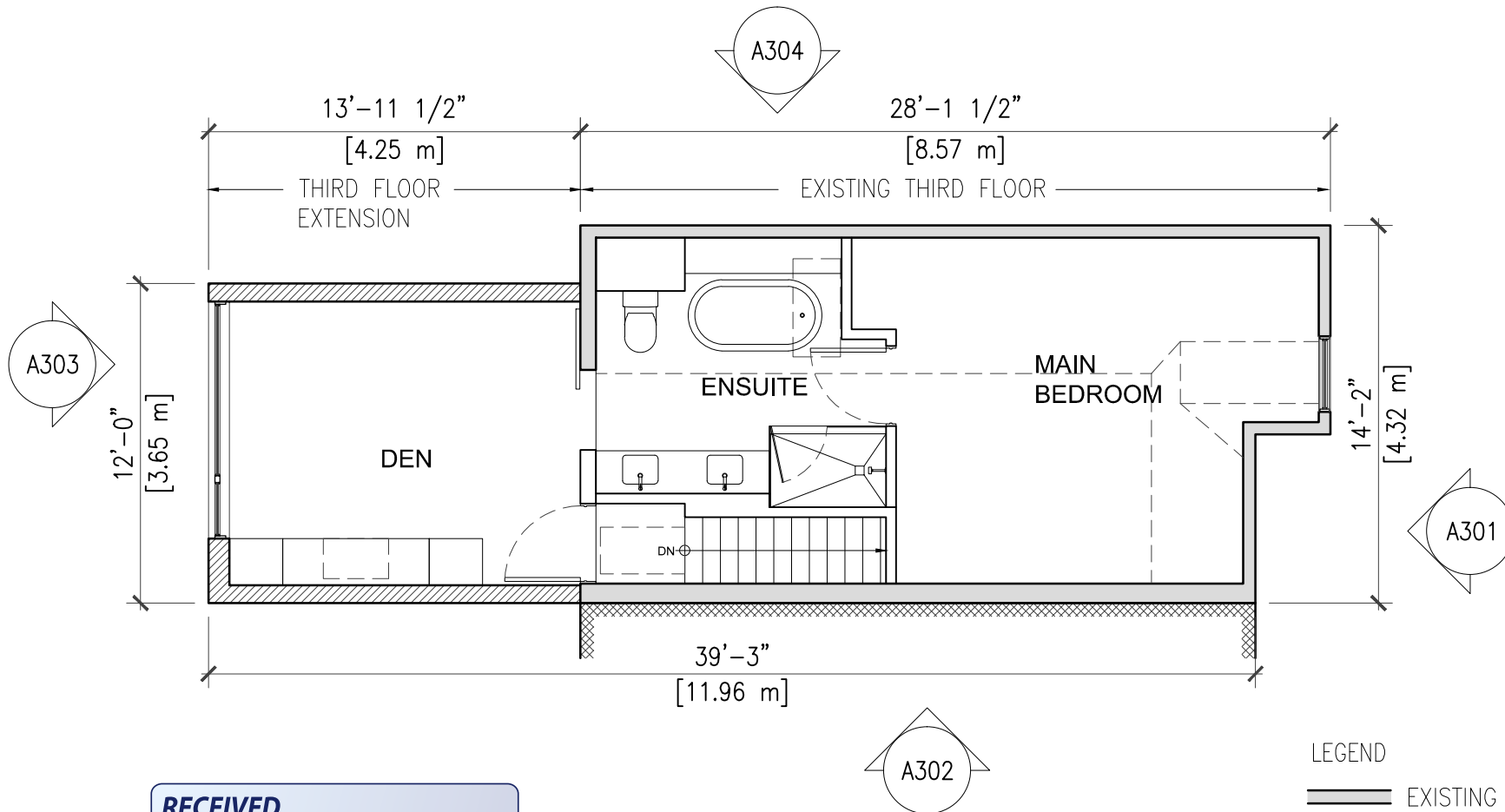
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**EXISTING
SECOND FLOOR
PLAN**

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2017/03/06
DRAWING SCALE
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A203



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LEGEND
 ===== EXISTING WALLS
 ===== NEW INTERIOR WALLS
 ===== NEW EXTERIOR WALLS

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A
 SIX FOUR FIVE A
 645 LANSDOWNE AVE
 TORONTO, ONTARIO
 CANADA, M6H 3Y2
 T. 647 928 7338



PROJECT TITLE
BROWNING AVE

PROJECT ADDRESS
159 BROWNING AVE
TORONTO, ON
M4K 1W6

PROJECT NUMBER
201618

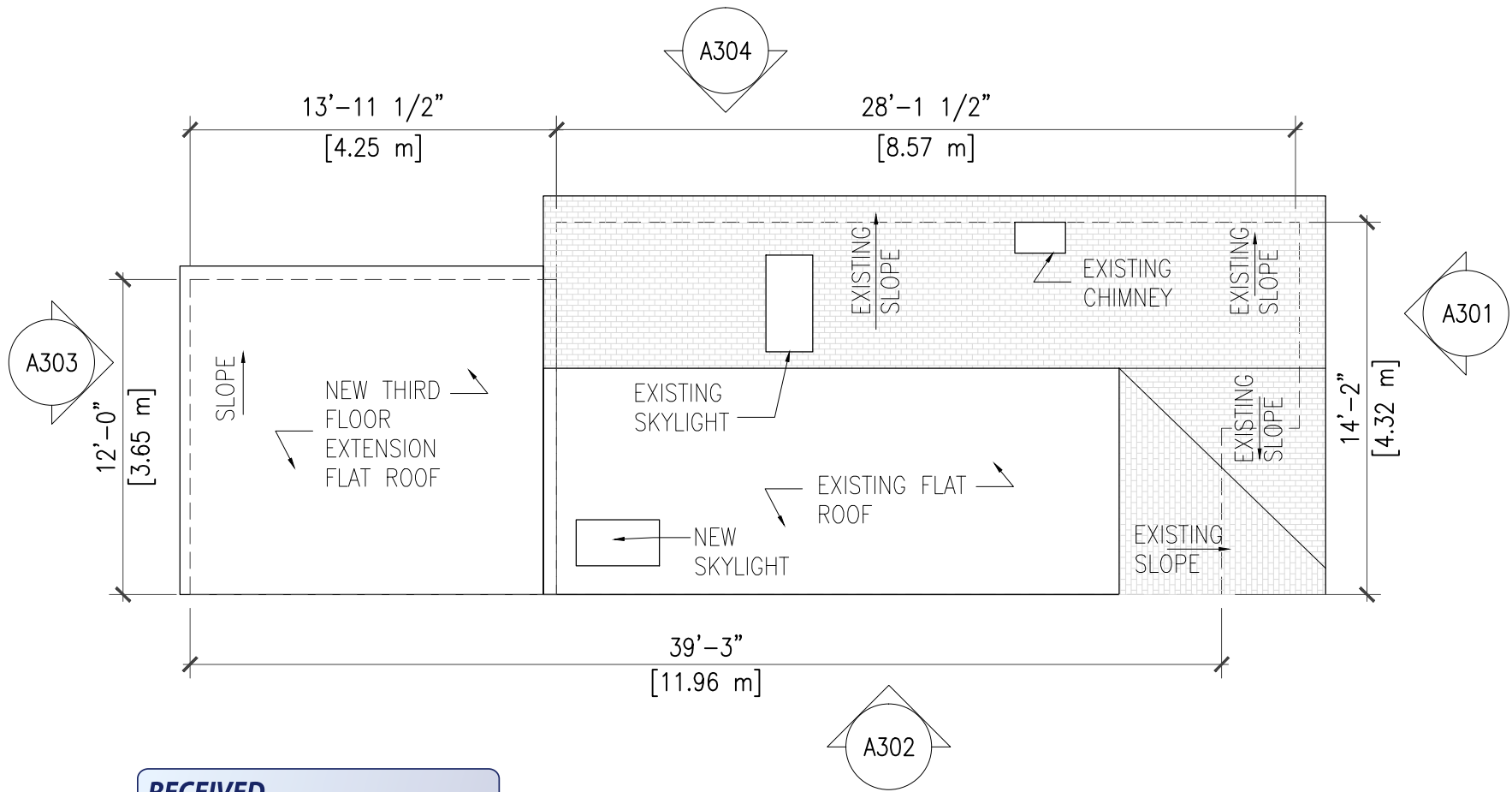
ISSUED FOR
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DRAWING TITLE
**PROPOSED
THIRD FLOOR
PLAN**

DRAWING DATE
2017/03/06
 DRAWING SCALE
1:75



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A204



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T. 647 928 7338



PROJECT TITLE
BROWNING AVE

PROJECT ADDRESS
159 BROWNING AVE
TORONTO, ON
M4K 1W6

PROJECT NUMBER
201618

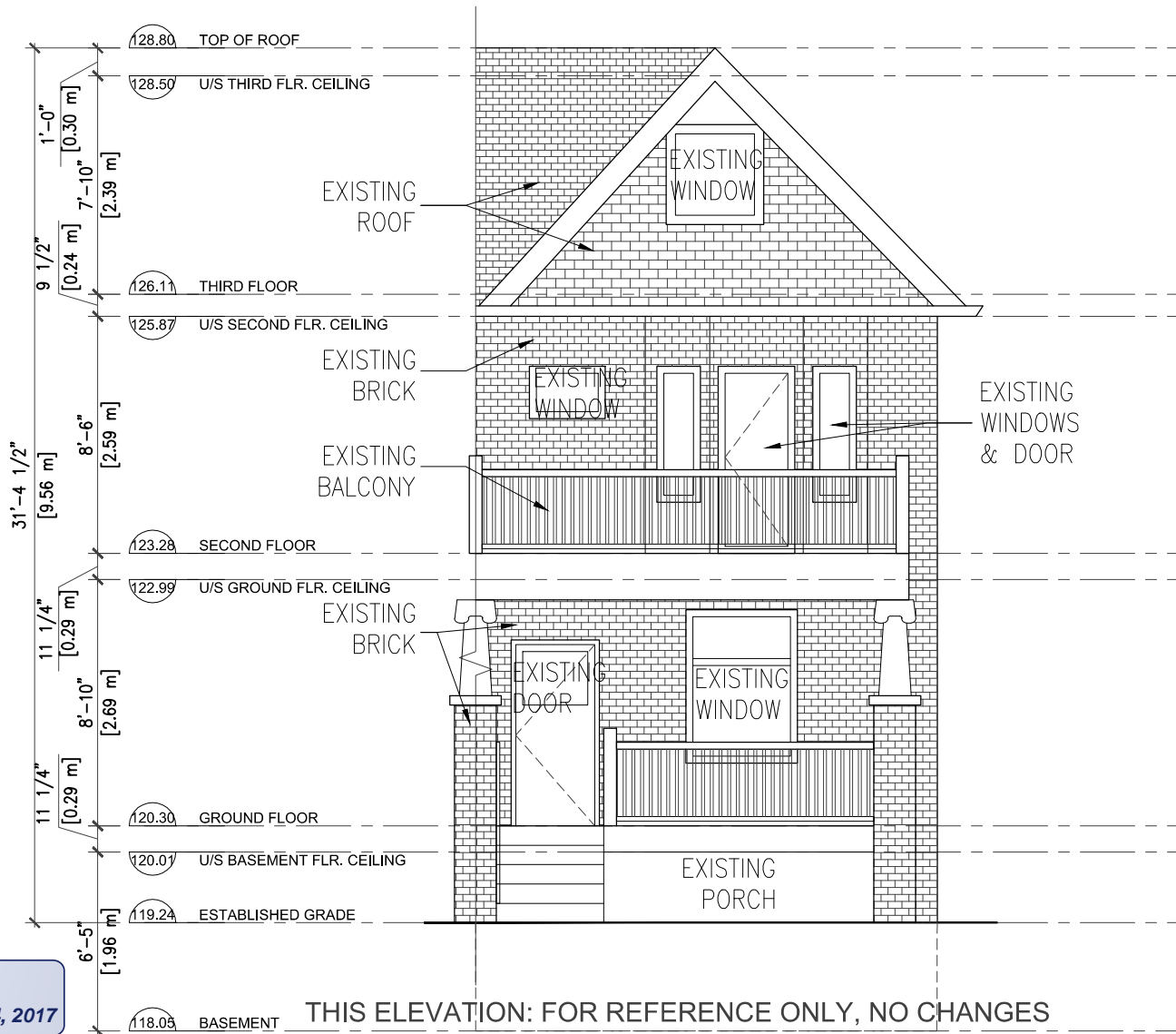
ISSUED FOR
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DRAWING TITLE
ROOF PLAN

DRAWING DATE
2017/03/06
DRAWING SCALE
1:75



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A205



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645 LANSDOWNE AVE
TORONTO, ONTARIO
CANADA, M6H 3Y2
T. 647 928 7338



PROJECT TITLE
BROWNING AVE

PROJECT ADDRESS
159 BROWNING AVE
TORONTO, ON
M4K 1W6

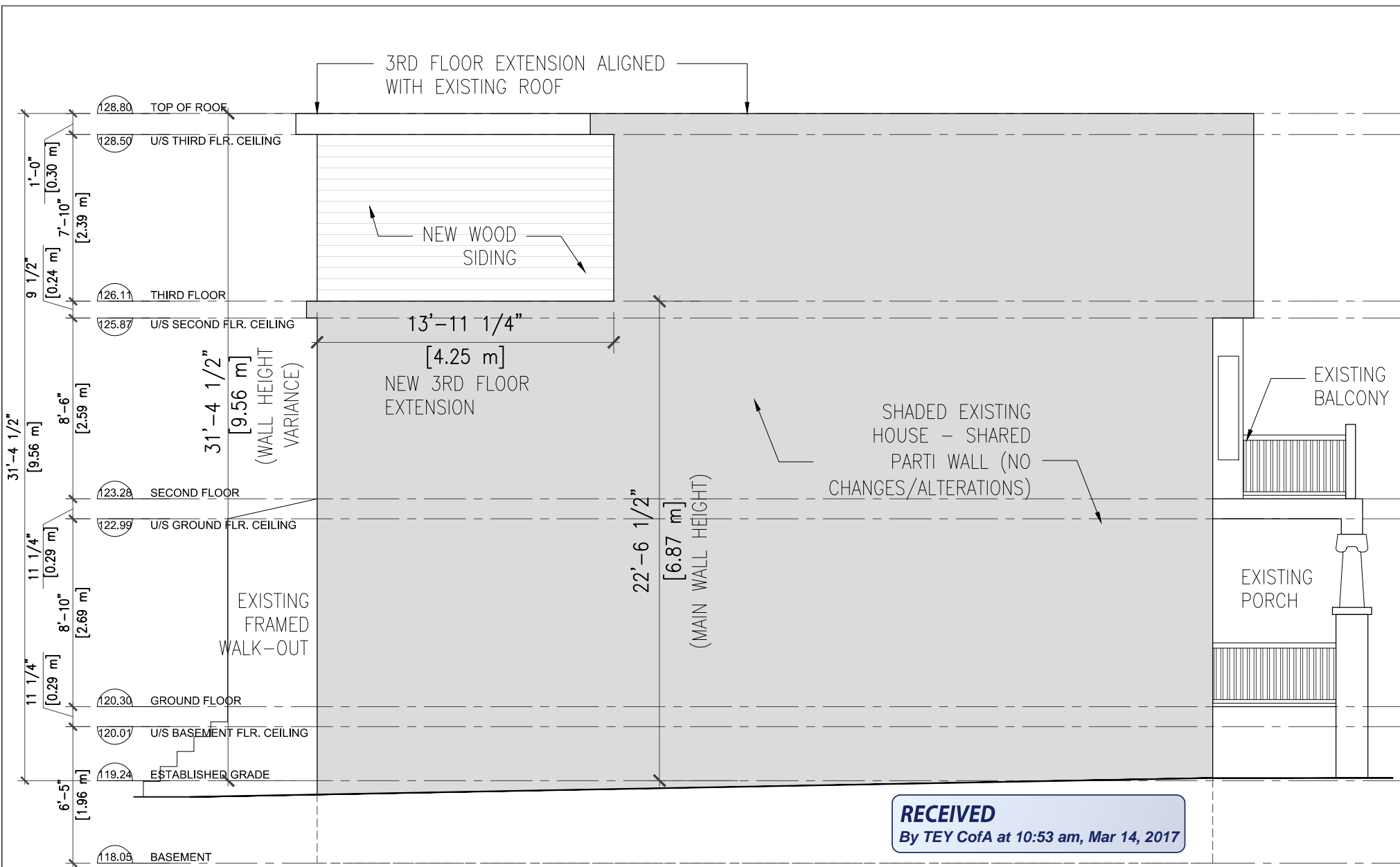
PROJECT NUMBER
201618

ISSUED FOR
COMMITTEE OF ADJUSTMENTS

DRAWING TITLE
**EXISTING
NORTH
EXTERIOR
ELEVATION**

DRAWING DATE
2017/03/06
DRAWING SCALE
1:75

DRAWING NO.
A301



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TORONTO, ONTARIO
CANADA, M6H 3Y2
T. 647 928 7338



PROJECT TITLE
BROWNING AVE

PROJECT ADDRESS
159 BROWNING AVE
TORONTO, ON
M4K 1W6

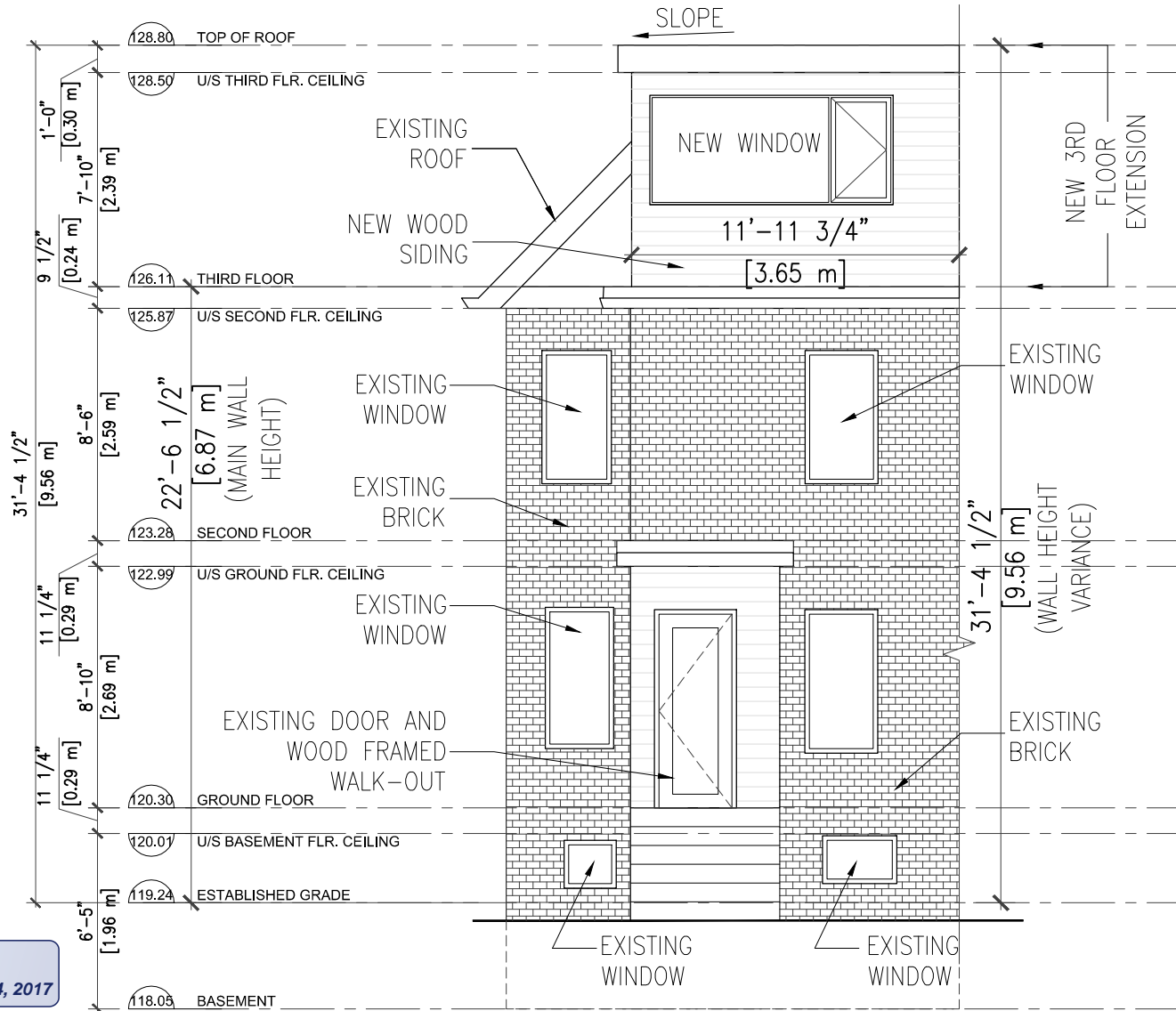
PROJECT NUMBER
201618

ISSUED FOR
COMMITTEE OF ADJUSTMENTS

DRAWING TITLE
**EAST
EXTERIOR
ELEVATION**

DRAWING DATE
2017/03/06
DRAWING SCALE
1:75

DRAWING NO.
A302



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645 LANSDOWNE AVE
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PROJECT TITLE
BROWNING AVE

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159 BROWNING AVE
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M4K 1W6

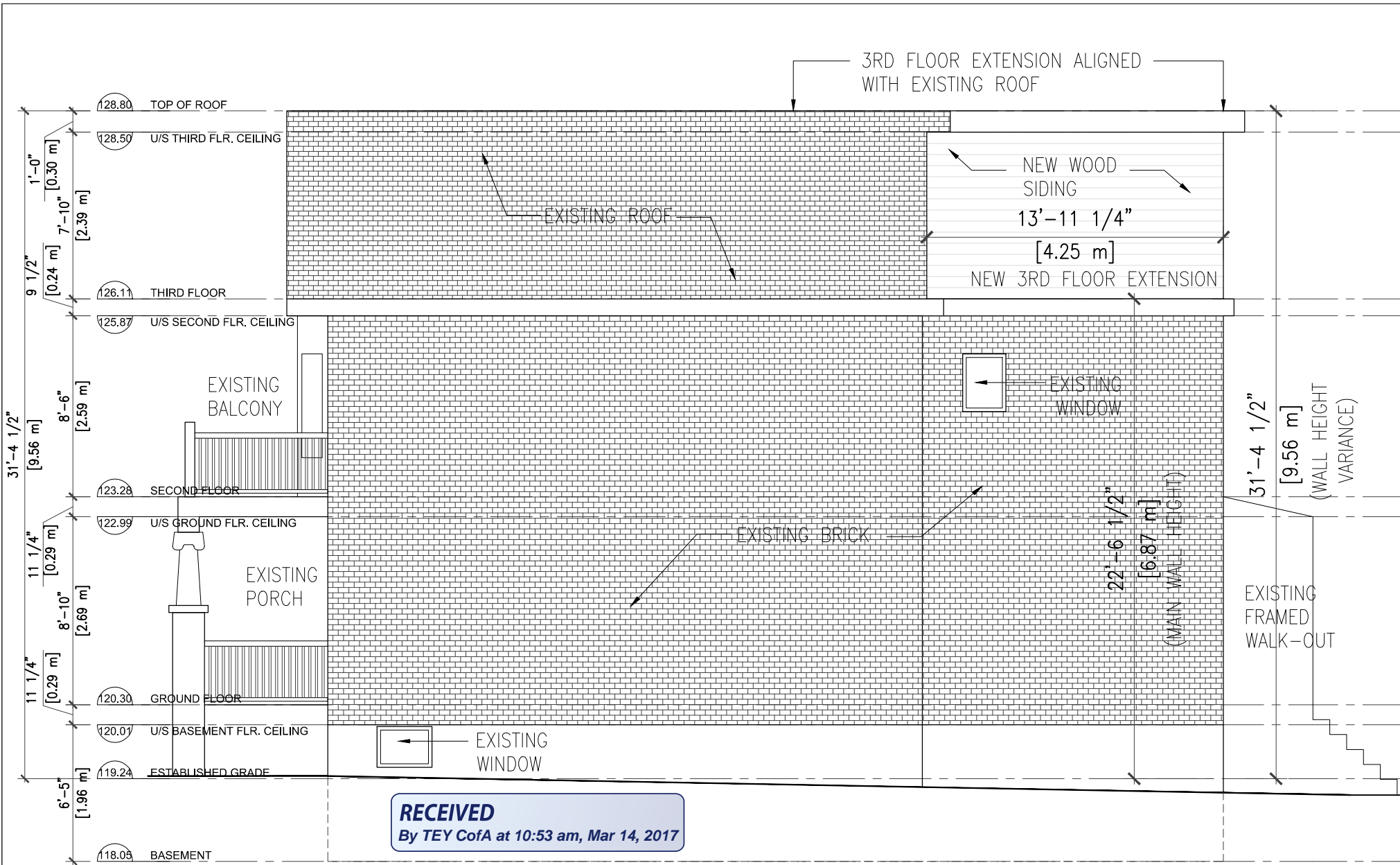
PROJECT NUMBER
201618

ISSUED FOR
COMMITTEE OF ADJUSTMENTS

DRAWING TITLE
**SOUTH
EXTERIOR
ELEVATION**

DRAWING DATE
2017/03/06
DRAWING SCALE
1:75

DRAWING NO.
A303



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PROJECT ADDRESS
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PROJECT NUMBER
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ISSUED FOR
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DRAWING TITLE
**WEST
 EXTERIOR
 ELEVATION**

DRAWING DATE
 2017/03/06
 DRAWING SCALE
 1:75

DRAWING NO.
A304