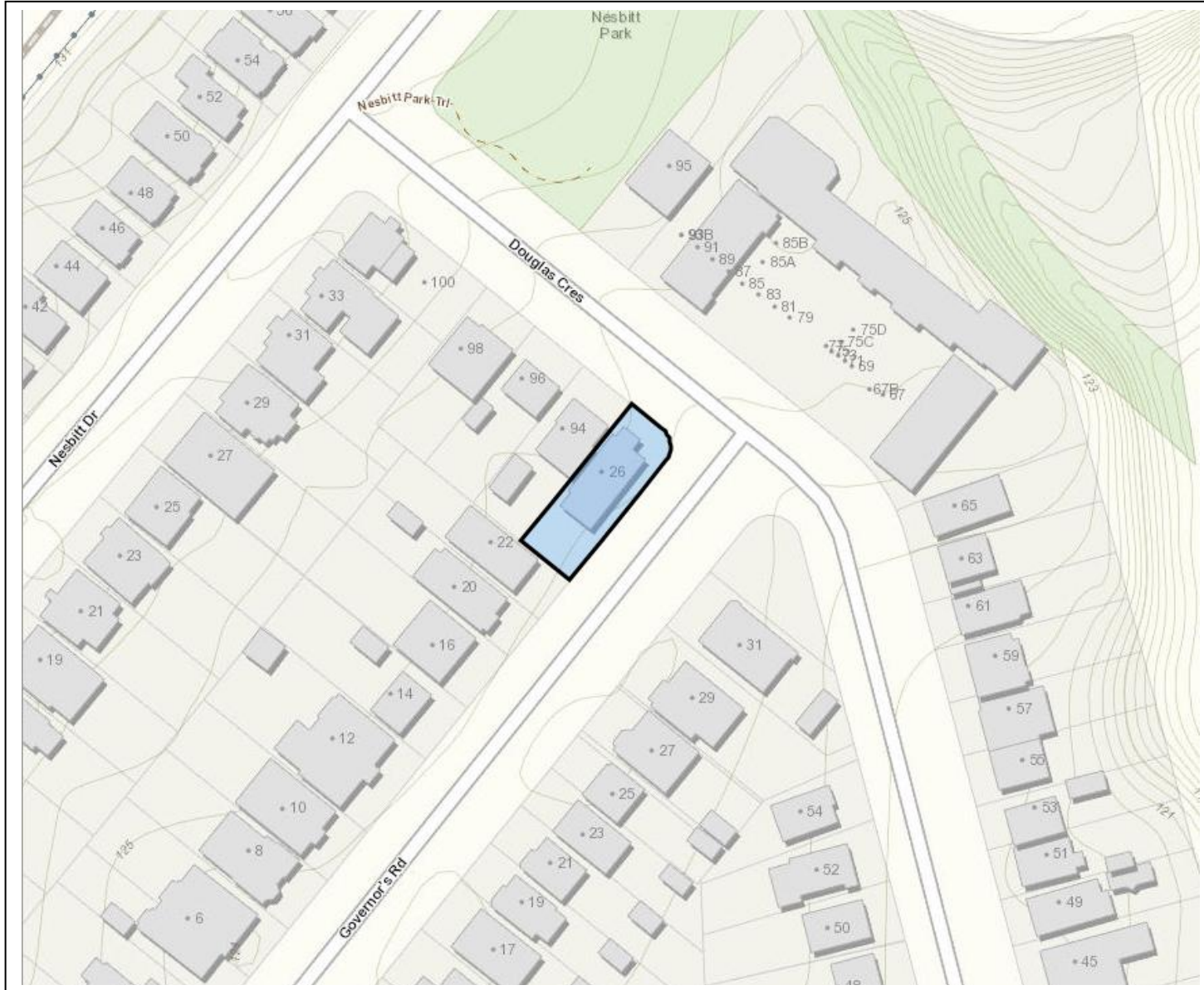


# 26 Governors Rd

A1039/17TEY



**Case Manager**

Jamie Atkinson  
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# SITE PLAN

TO VIEW THE FULL SET OF PLANS ONLINE, and all other information, please use the APPLICATION INFORMATION CENTRE found at [www.toronto.ca/aic](http://www.toronto.ca/aic).

**PROJECT DESCRIPTION:**

THE PROPOSED PROJECT INVOLVES THE COMPLETE DEMOLITION OF AN EXISTING 2 STOREY DWELLING AND ATTACHED GARAGE AND THE CONSTRUCTION OF A NEW 2 STOREY SINGLE FAMILY DWELLING WITH DOUBLE CAR GARAGE.

**SITE + BUILDING STATISTICS**

26 GOVERNOR'S ROAD, TORONTO, ONTARIO  
PART OF LOT 81,82,83, RESIDENTY PLAN 2398  
CITY OF TORONTO (FORMERLY IN THE BOROUGH OF EAST YORK)

ZONING DESIGNATION: R1 AND RD

	EXISTING	PERMITTED	PROPOSED
<b>SITE AREA:</b>	405.25 sm		
<b>PARKING:</b>		2 SPACE	2 SPACE
<b>BUILDING LENGTH:</b>	17.00 m	19.00 m	
<b>BUILDING HEIGHT:</b>	7.20 m	8.20 m	
<b>FIRST FLOOR ELEVATION:</b>	1.20 m	1.20 m	
<b>LOT COVERAGE:</b>	141.8 sm/35%	155.1 sm/38.3%	
<b>GROSS FLOOR AREA:</b>			
FIRST FLOOR:	108.5 sm		
SECOND FLOOR:	167.6 sm		
<b>TOTAL G.F.A.:</b>	40% SITE AREA	243.15 sm	276.1 sm
<b>FSI:</b>		0.68	

SETBACKS:	TO MATCH NORTH NEIGHBOUR	REQUIRED MIN.	PROPOSED
FRONT YARD:		5.67 m	8.98 m
REAR YARD:		8.60 m	8.76 m
SIDE YARD (NORTH):		1.20 m	1.20 m
SIDE YARD (SOUTH):		3.00 m	2.11 m

**LEGEND:**  
 DEVOTES SOFT LANDSCAPING  
 DEVOTES HARD LANDSCAPING

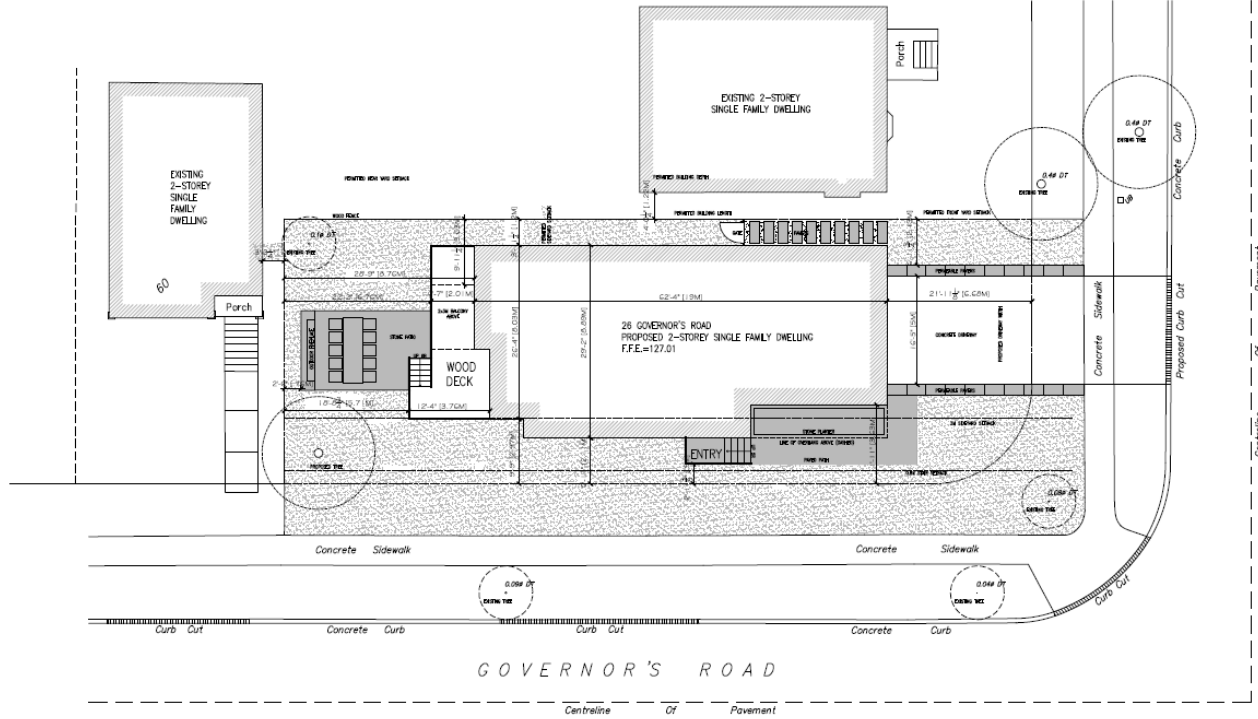
FRONT YARD LANDSCAPING:		
FRONT YARD AREA:		77.1 sm
DRIVEWAY:		33.4 sm
LANDSCAPING AREA (50% FRONT YARD):	33.53 sm	43.7 sm
SOFT LANDSCAPING (75% LANDSCAPE AREA):	25.14 sm	37.0 sm
HARD SURFACE AREA (EXCLUDING DRIVEWAY):	8.39 sm (MAX)	6.7 sm

REAR YARD LANDSCAPING:		
REAR YARD AREA:		106.8 sm
REAR DECK:		30.7 sm
SOFT LANDSCAPING AREA (50% REAR YARD):	53.4 sm	57.7 sm

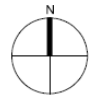
SIDE YARD LANDSCAPING FOR CORNER LOT:		
SIDE YARD AREA:		31.4 sm
PORCH:		19.5 sm
LANDSCAPING AREA (50% SIDE YARD):	18.8 sm	21.2 sm
SOFT LANDSCAPING (75% LANDSCAPING AREA):	23.56 sm	35.5 sm
HARD SURFACE AREA:		10.2 sm



DOUGLAS CRESCENT  
( By Registered Plan 2398 )

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**REVISED**  
1:38 pm, Apr 12, 2018

DATE: MARCH 24, 2018  
 SCALE: 1:500  
 PROJECT: 26 GOVERNOR'S ROAD  
 PROJECT:

26 GOVERNOR'S ROAD  
TORONTO, ON M4W 2G1

SHEET TITLE:  
PROPOSED  
SITE PLAN

SHEET NUMBER:  
A-201