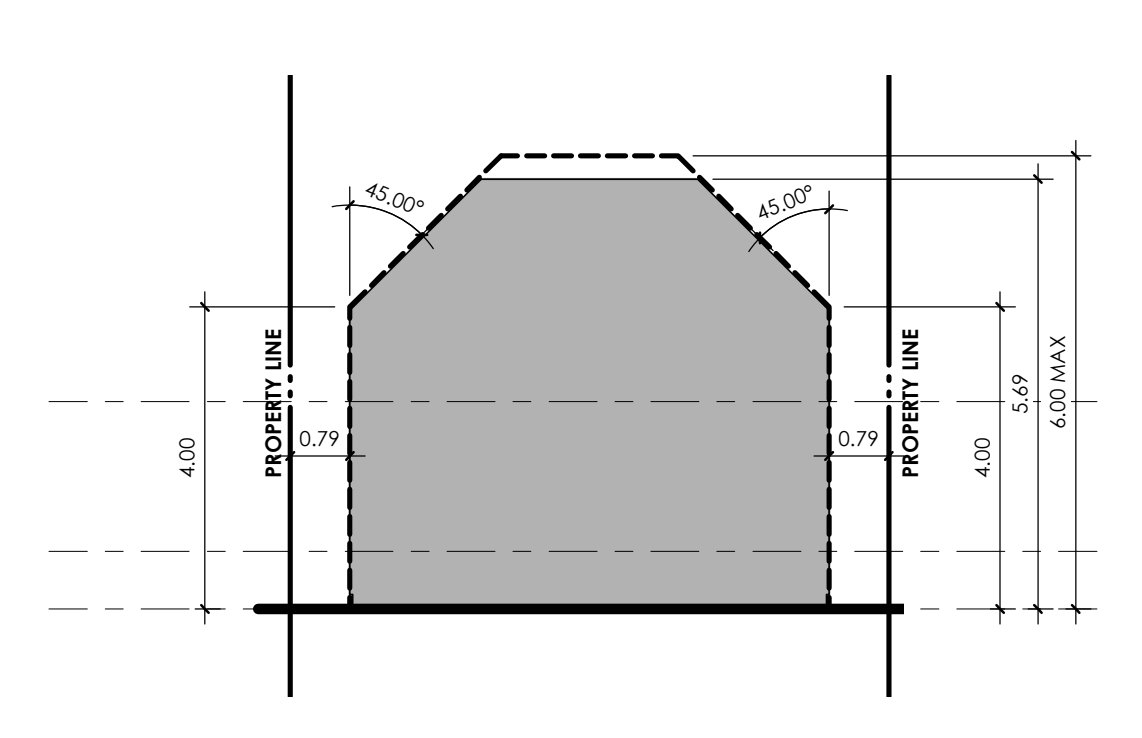
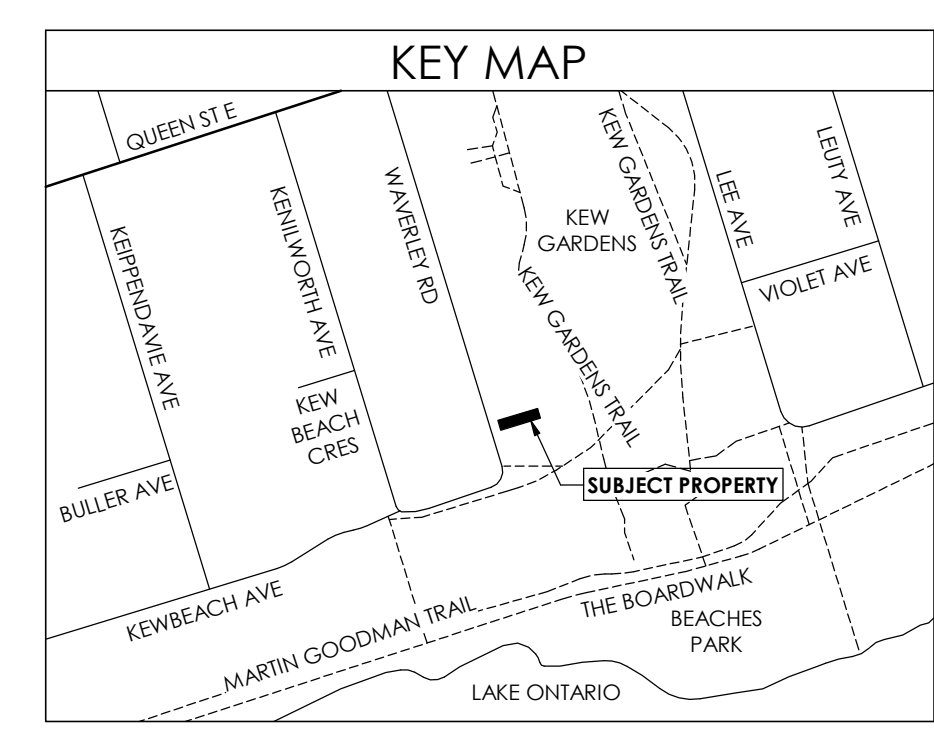


5 SP1.1 ANGULAR PLANE DIAGRAM - EAST/WEST 1:100



6 SP1.1 ANGULAR PLANE DIAGRAM - NORTH/SOUTH 1:100



ZONING DATA CHART		
33 WAVERLEY RD TORONTO, ON <b>GARDEN SUITE</b> PREPARED BY EDGE ARCHITECTS LTD. SEPTEMBER 02, 2022		
ZONING COMPLIANCE CHART CURRENT ZONING: R (d0.6) - RESIDENTIAL		
USE	RESIDENTIAL - GARDEN SUITE	PROVIDED
MINIMUM LOT AREA	---	277.8m <sup>2</sup>
LOT FRONTAGE	3.5m MIN.	7.9m
LOCATION ON LOT	IN THE REAR YARD ONLY	IN THE REAR YARD
LOT COVERAGE	20% MAX. FOR ALL ANCILLARY BUILDINGS; 40% MAX. OF THE REAR YARD FOR GARDEN SUITE (UP TO 60.0m <sup>2</sup> MAX.)	34.82m <sup>2</sup> (12.5%) OF TOTAL LOT REAR YARD = 119.27m <sup>2</sup> 40% OF REAR LOT = 47.71m <sup>2</sup>
HEIGHT AND SEPARATION DISTANCES	4.0m HIGH WHERE GARDEN SUITE IS AT LEAST 5.0m FROM PRINCIPAL RESIDENTIAL BLDG. MAX. 6.0m HIGH WHERE GARDEN SUITE IS AT LEAST 7.5m FROM PRINCIPAL RESIDENTIAL BLDG.	8.0m FROM PRINCIPAL BUILDING TO GARDEN SUITE GARDEN SUITE = 5.69m HIGH
REAR YARD SETBACK (E)	1.50m	1.50m
INT. SIDE YARD SETBACK (N & S)	GREATER OF 0.6m AND 10% OF THE LOT FRONTAGE, TO MAX. OF 3.0m MIN. 1.5m WHERE DOOR/WINDOWS ARE PROVIDED	0.79m (N) (10% LOT FRONTAGE) 0.79m (S) (10% LOT FRONTAGE)
ANGULAR PLANE	<b>FRONT:</b> 45° STARTING AT HEIGHT OF 4.0m, 7.5m FROM REAR MAIN WALL OF PRINCIPAL RESIDENTIAL BLDG. <b>REAR:</b> 45° STARTING AT HEIGHT OF 4.0m FROM REQ'D REAR SETBACK <b>SIDE:</b> 45° STARTING AT HEIGHT OF 4.0m FROM REQ'D SIDE SETBACK	REFER TO ANGULAR PLANE DIAGRAMS
REAR YARD LANDSCAPING (SOFT LANDSCAPING)	50% OF REAR YARD AREA, INCLUDING AREA COVERED BY GARDEN SUITE	107.41m <sup>2</sup> (90%) ONLY INCLUDES GARDEN SUITE AREA + SOFT LANDSCAPING AREA IN REAR YARD
DISTANCE FROM EXISTING CURB TO GARDEN SUITE ENTRANCE	MAX. 45.0m AND 1.0m WIDE	35.66m LONG MIN 1.02m WIDE

ZONING DATA CHART		
33 WAVERLEY RD TORONTO, ON <b>TWO STOREY HOUSE</b> PREPARED BY EDGE ARCHITECTS LTD. SEPTEMBER 02, 2022		
ZONING COMPLIANCE CHART CURRENT ZONING: R (d0.6) - RESIDENTIAL		
USE	RESIDENTIAL - SINGLE DWELLING	PROVIDED
MINIMUM LOT AREA	---	277.8m <sup>2</sup>
LOT FRONTAGE	3.5m MIN.	7.92m
FRONT YARD SETBACK (W)	AVERAGE OF FRONT YARD SETBACKS OF ADJACENT LOT BUILDINGS EXIST. BUILDING (N) = 3.2m EXIST. BUILDING (S) = 3.82m AVERAGE FRONT YARD = <b>3.51m</b> (10.5:40.70(1B))	6.73m TO HOUSE 5.30m TO FRONT PORCH
INT. SIDE YARD SETBACK (N)	0.45M IF NO WINDOWS OR DOORS (10,10,40,70(4))	0.45m
INT. SIDE YARD SETBACK (S)	0.90M (10,10,40,70(3A))	1.02m
REAR YARD SETBACK (E)	7.5M (10,10,40,70(2))	15.09m
MIN. GROSS FLOOR AREA PER DWELLING UNIT		
MAX. BLDG. HEIGHT	EXISTING ROOF PEAK HEIGHT FROM AVERAGE GRADE = 9.26	9.12m
LANDSCAPED	LOT FRONTAGE = 6.0m - 15.0m MIN. 50% OF FRONT YARD MUST BE LANDSCAPING	FRONT YARD AREA = 55.88m <sup>2</sup> LANDSCAPED AREA = 28.07m <sup>2</sup> (50.2%)
MAX. BLDG. DEPTH	17.0M FOR A DETACHED HOUSE 14.0M FOR A DUPLEX	13.24M

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TRUE NORTH

PROJECT NORTH

ISSUED FOR:

SCHEMATIC DESIGN 2022.12.02

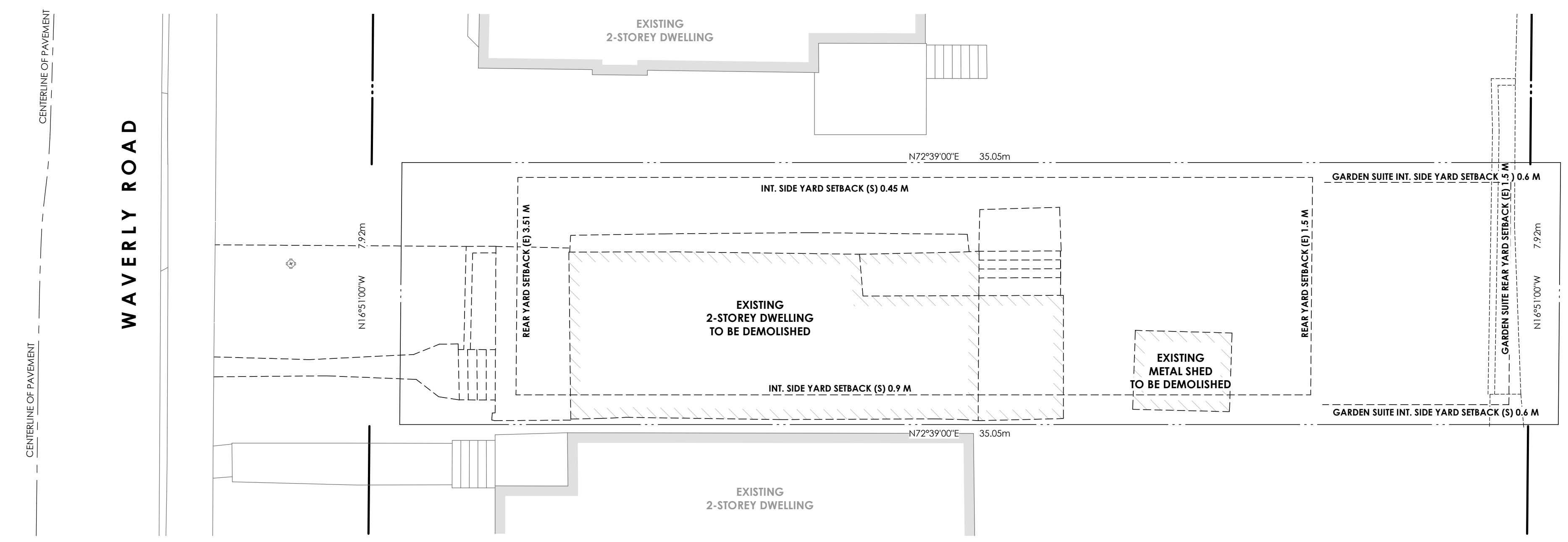
DEVELOPED DESIGN

SITE PLAN APPROVAL

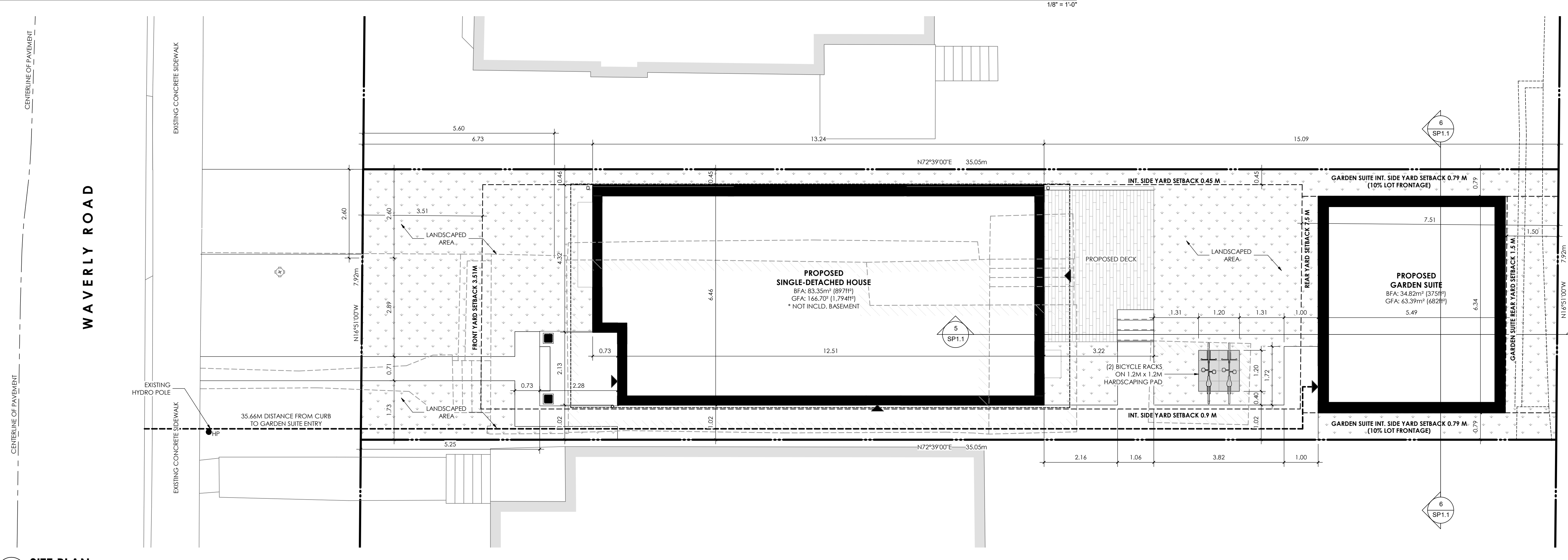
BUILDING PERMIT

BIDDING/TENDER

NO.	REVISION DESCRIPTION	DATE
1	ZONING RESUBMISSION	2022.11.04



2 SP1.1 EXISTING SITE PLAN 1/8" = 1'-0"



1 SP1.1 SITE PLAN 3/16" = 1'-0"

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ARCHITECT'S SEAL

2022.12.02

PROJECT NAME

**33 WAVERLEY RD**  
33 WAVERLEY ROAD, TORONTO ON, M4L 3T2

CLIENT

R-Hauz

DRAWING TITLE

**PROPOSED SITE PLAN**

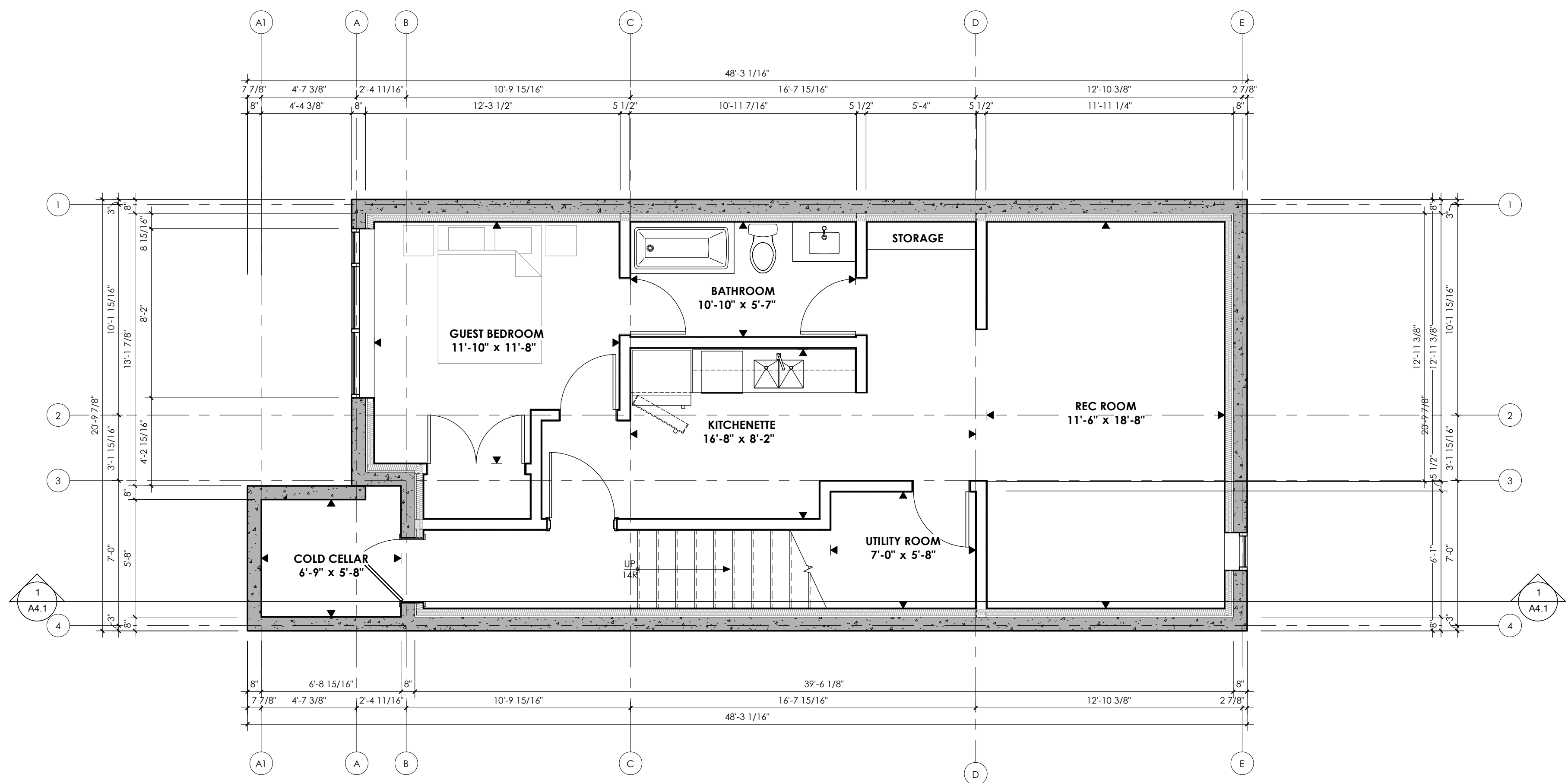
PROJECT NUMBER	DRAWING NUMBER
22006	SP1.1

SCALE

As indicated

SHEET SIZE

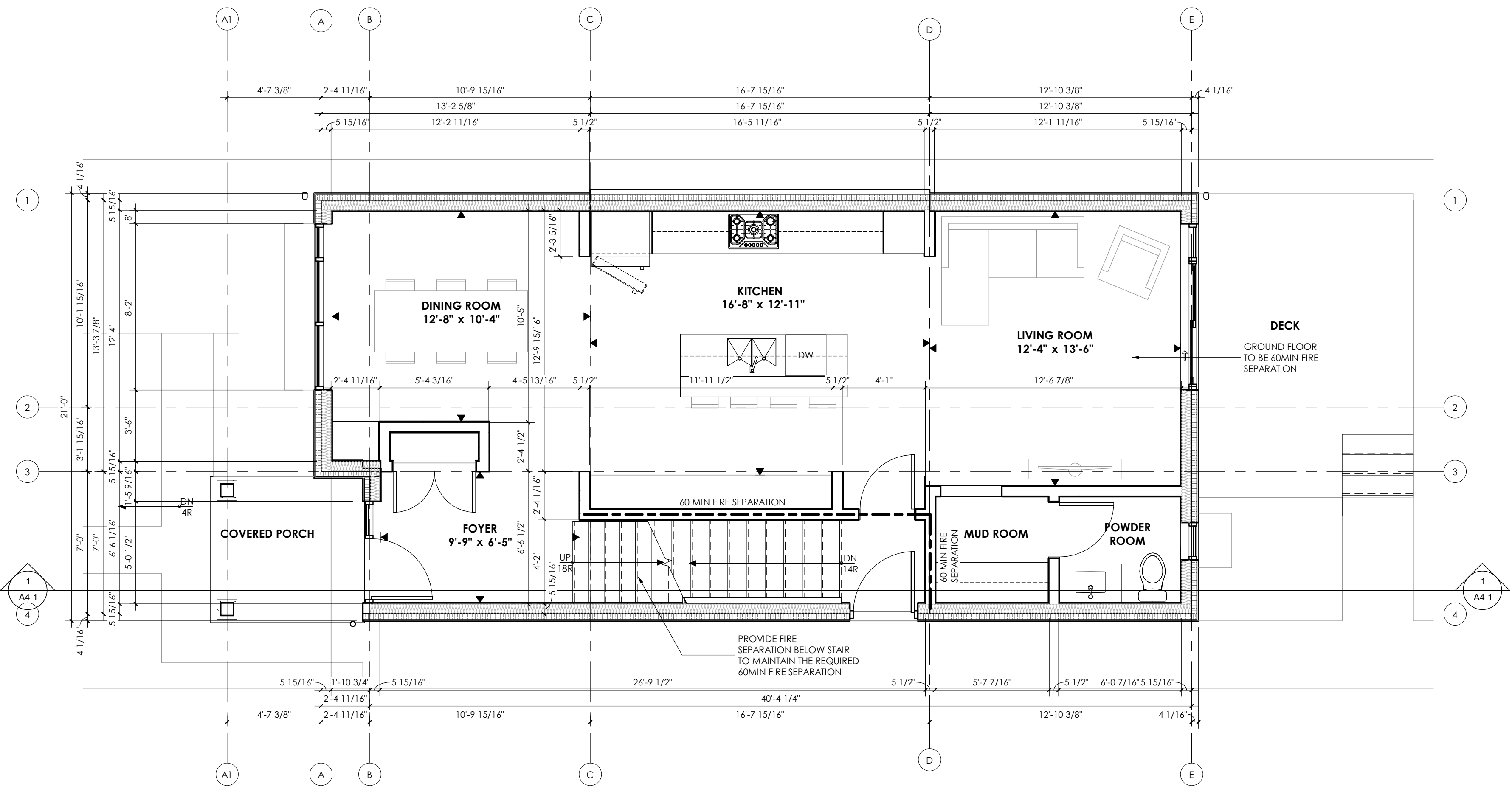
24x36



2 BASEMENT FLOOR PLAN

A2.1

1/4" = 1'-0"

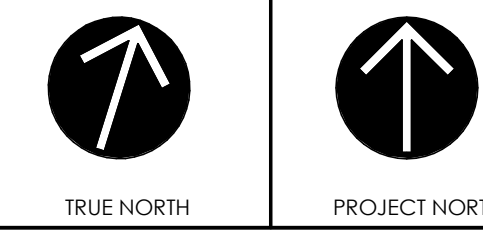


1 GROUND FLOOR PLAN

A2.1

1/4" = 1'-0"

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ISSUED FOR:	
SCHEMATIC DESIGN	2022.11.04
DEVELOPED DESIGN	
SITE PLAN APPROVAL	
BUILDING PERMIT	
BIDDING/TENDER	

NO.	REVISION DESCRIPTION	DATE
1	ZONING RESUBMISSION	2022.11.04

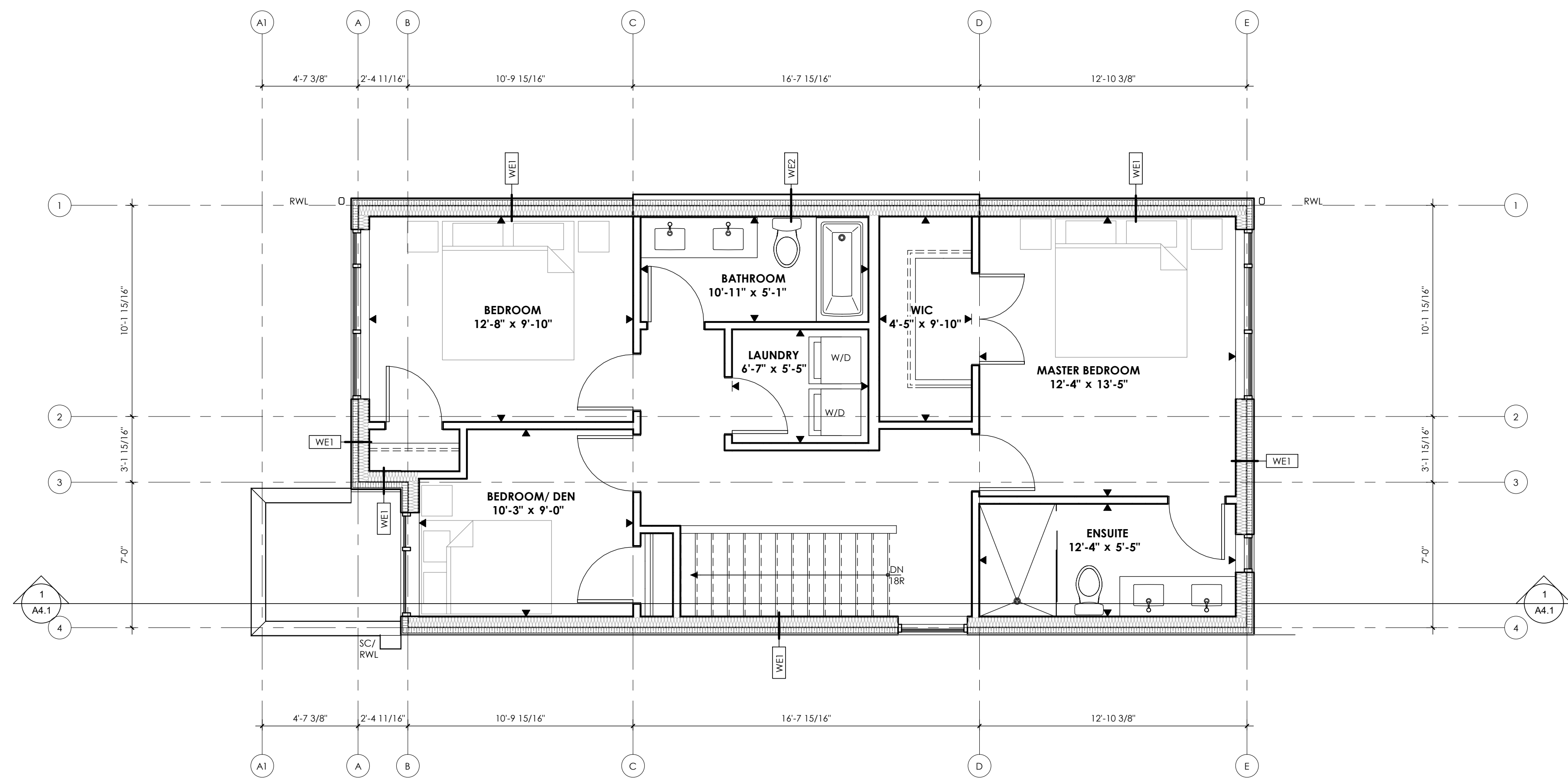


PROJECT NAME  
 33 WAVERLEY RD  
 33 WAVERLEY ROAD, TORONTO ON, M4L 3T2



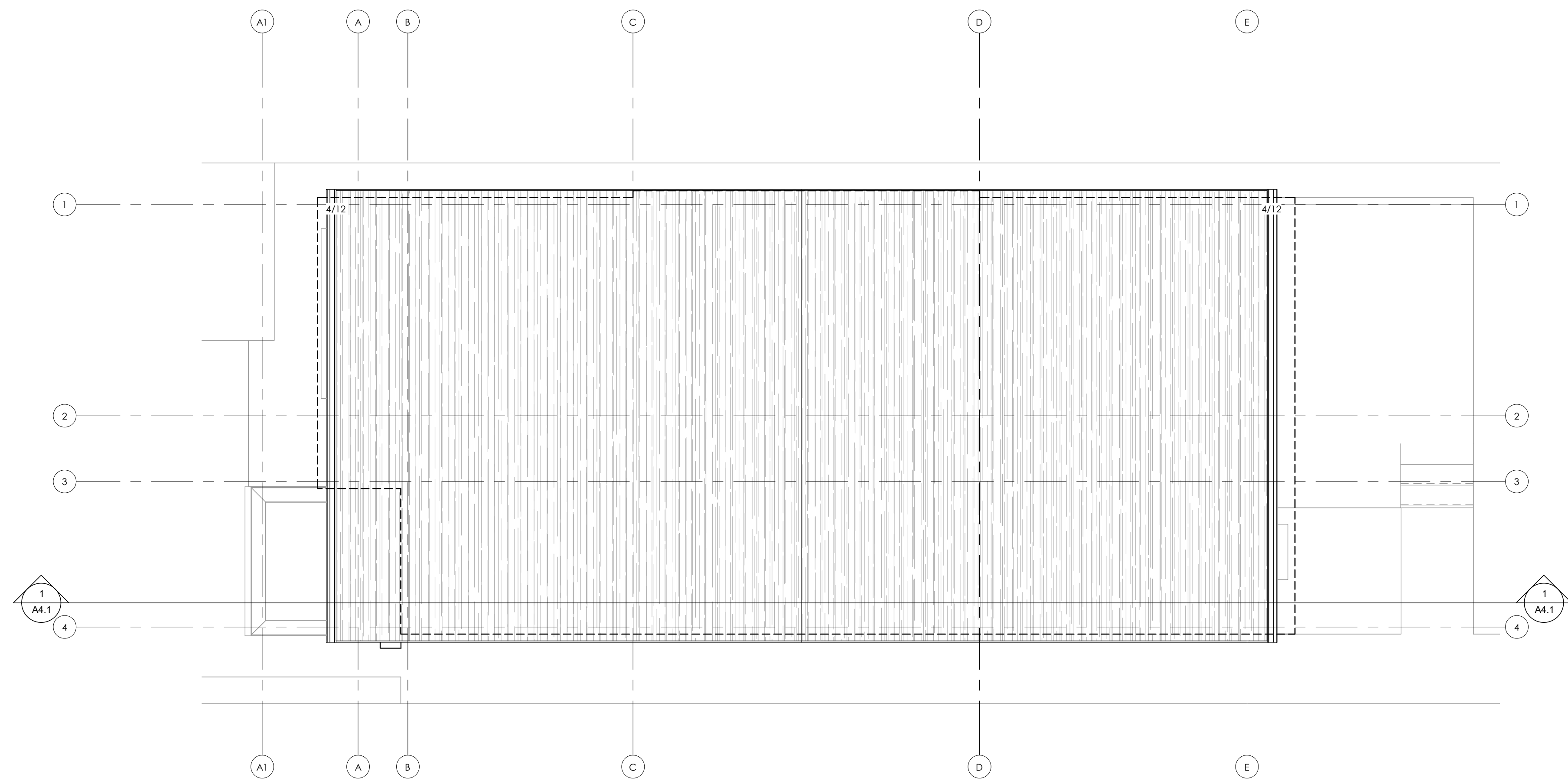
DRAWING TITLE  
 BASEMENT AND GROUND FLOOR PLAN

PROJECT NUMBER	22006	A2.1
SCALE	1/4" = 1'-0"	
SHEET SIZE	24x36	



1 SECOND FLOOR

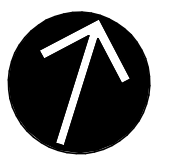
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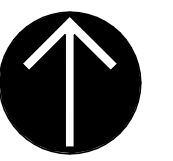
2 ROOF PLAN

1/4" = 1'-0"

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TRUE NORTH



PROJECT NORTH

ISSUED FOR:	
SCHEMATIC DESIGN	2022.11.04
DEVELOPED DESIGN	
SITE PLAN APPROVAL	
BUILDING PERMIT	
BIDDING/TENDER	

NO.	REVISION DESCRIPTION	DATE
1	ZONING RESUBMISSION	2022.11.04

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PROJECT NAME

33 WAVERLEY RD  
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CLIENT



R-Hauz

DRAWING TITLE

SECOND FLOOR AND  
 ROOF PLAN

PROJECT NUMBER

22006

DRAWING NUMBER

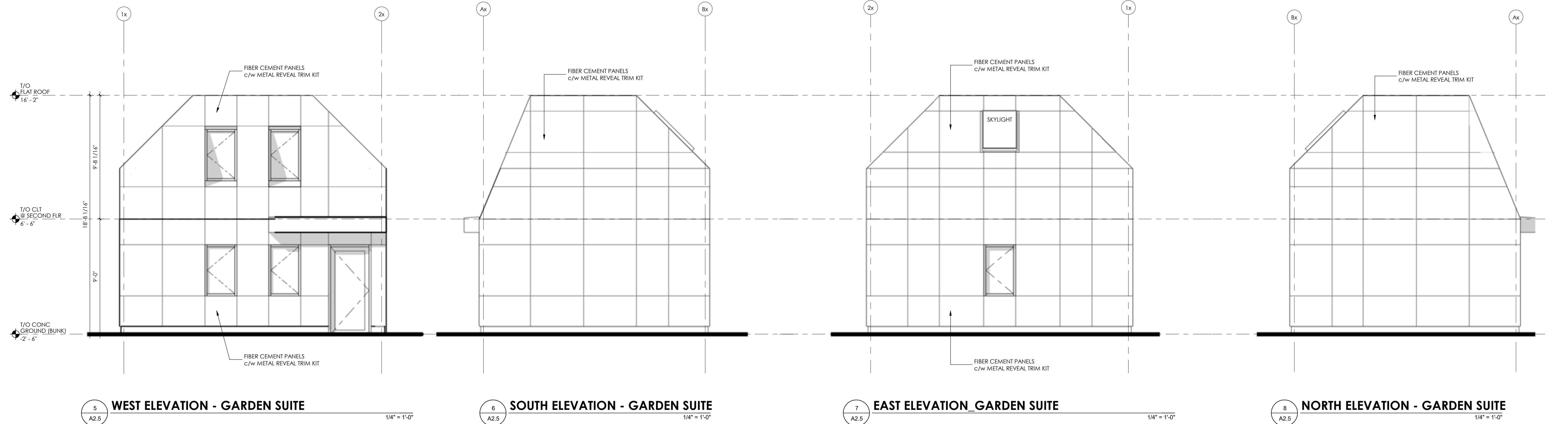
A2.2

SCALE

1/4" = 1'-0"

SHEET SIZE

24x36



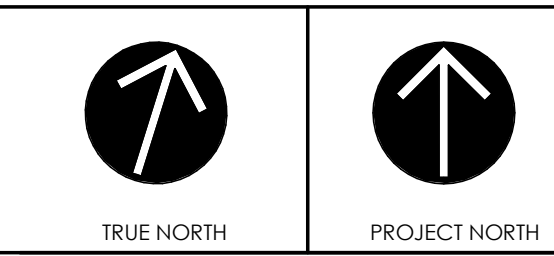
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ISSUED FOR:

SCHEMATIC DESIGN	2022.10.12
DEVELOPED DESIGN	
SITE PLAN APPROVAL	
BUILDING PERMIT	
BIDDING/TENDER	

NO.	REVISION DESCRIPTION	DATE
1	ZONING RESUBMISSION	2022.10.12



PROJECT NAME

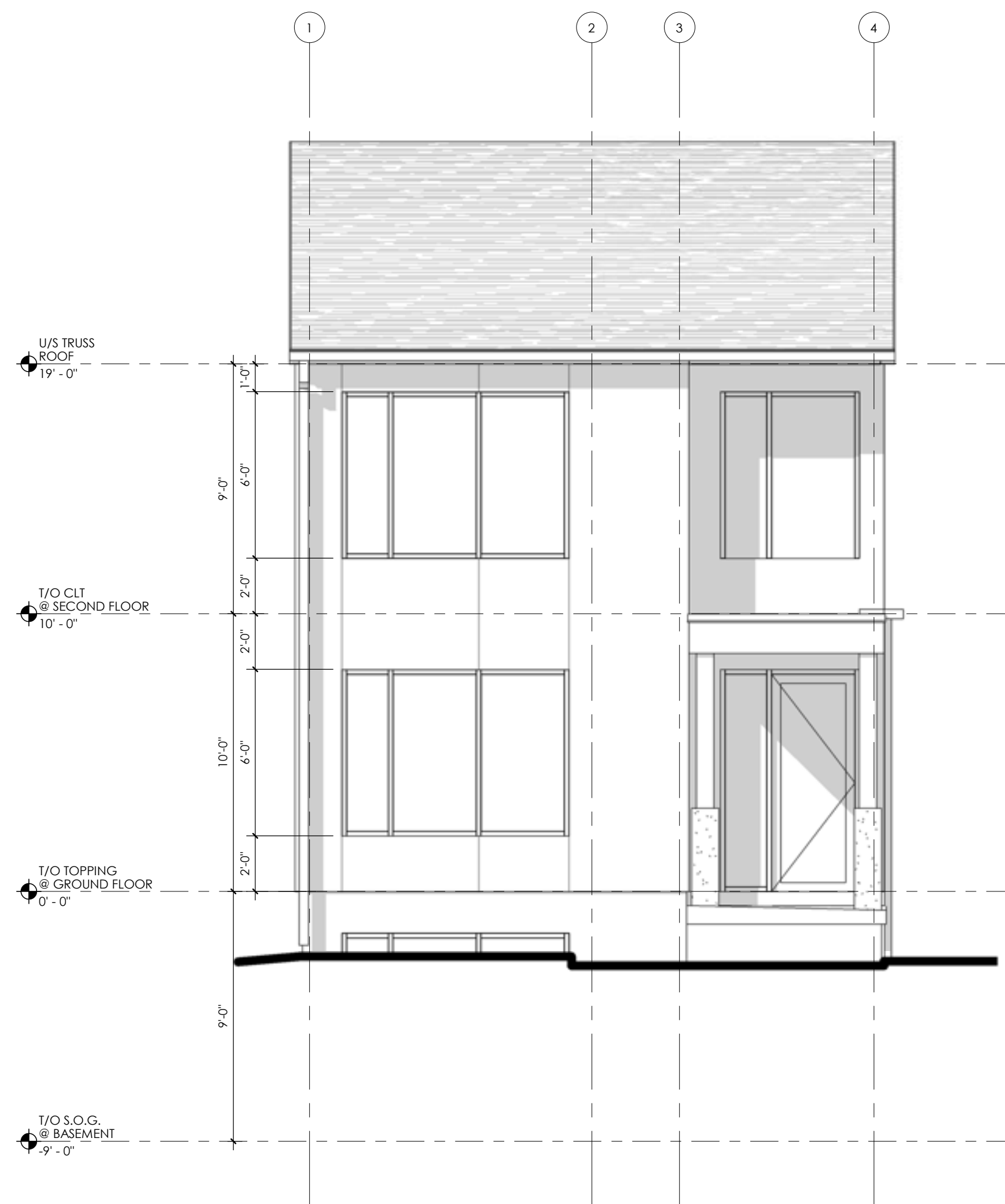
**33 WAVERLEY RD**  
33 WAVERLEY ROAD, TORONTO ON, M4L 3T2



DRAWING TITLE

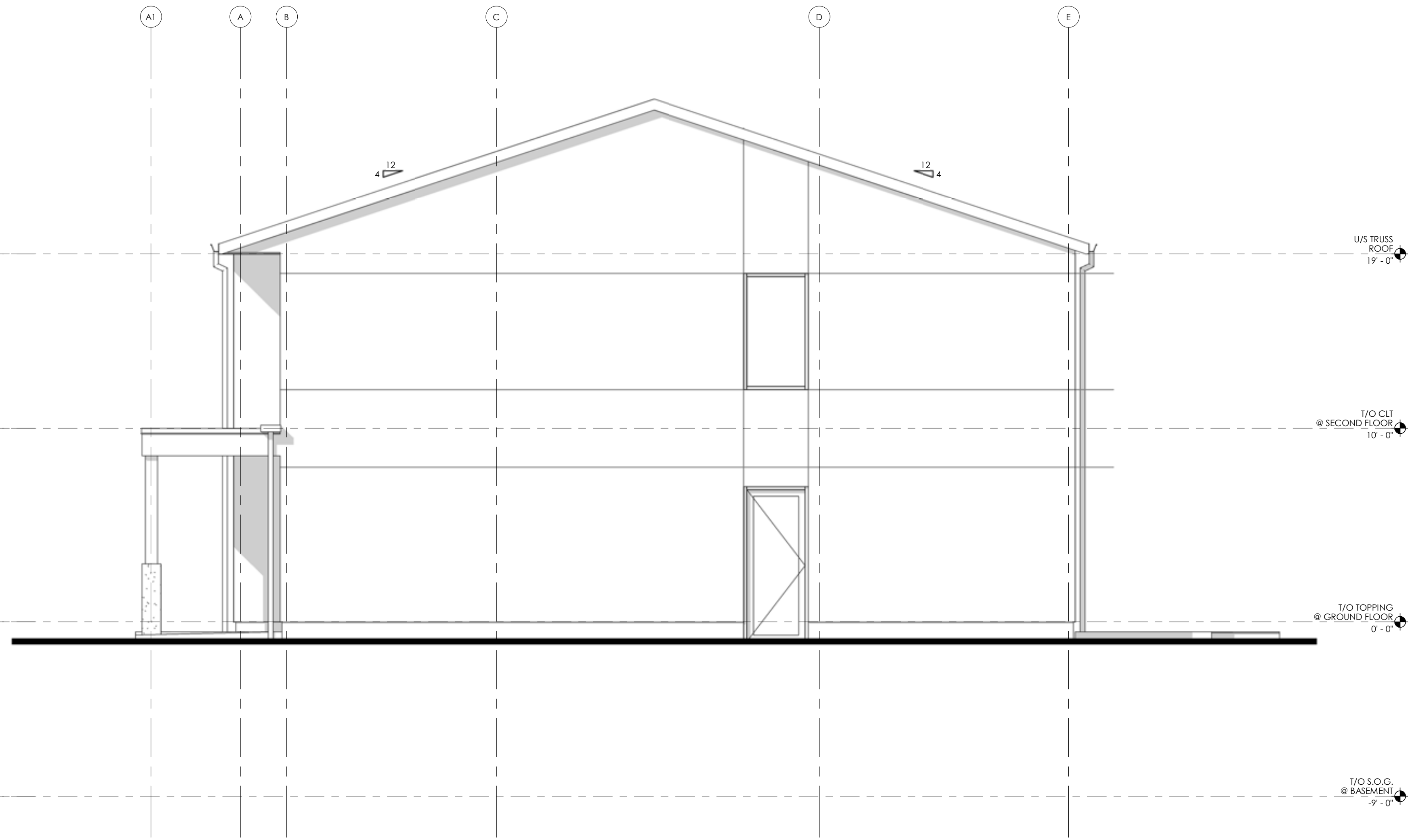
**GARDEN SUITE - FLOOR PLANS AND ELEVATIONS**

PROJECT NUMBER	22006	DRAWING NUMBER	<b>A2.5</b>
SCALE	1/4" = 1'-0"		
SHEET SIZE	24x36		



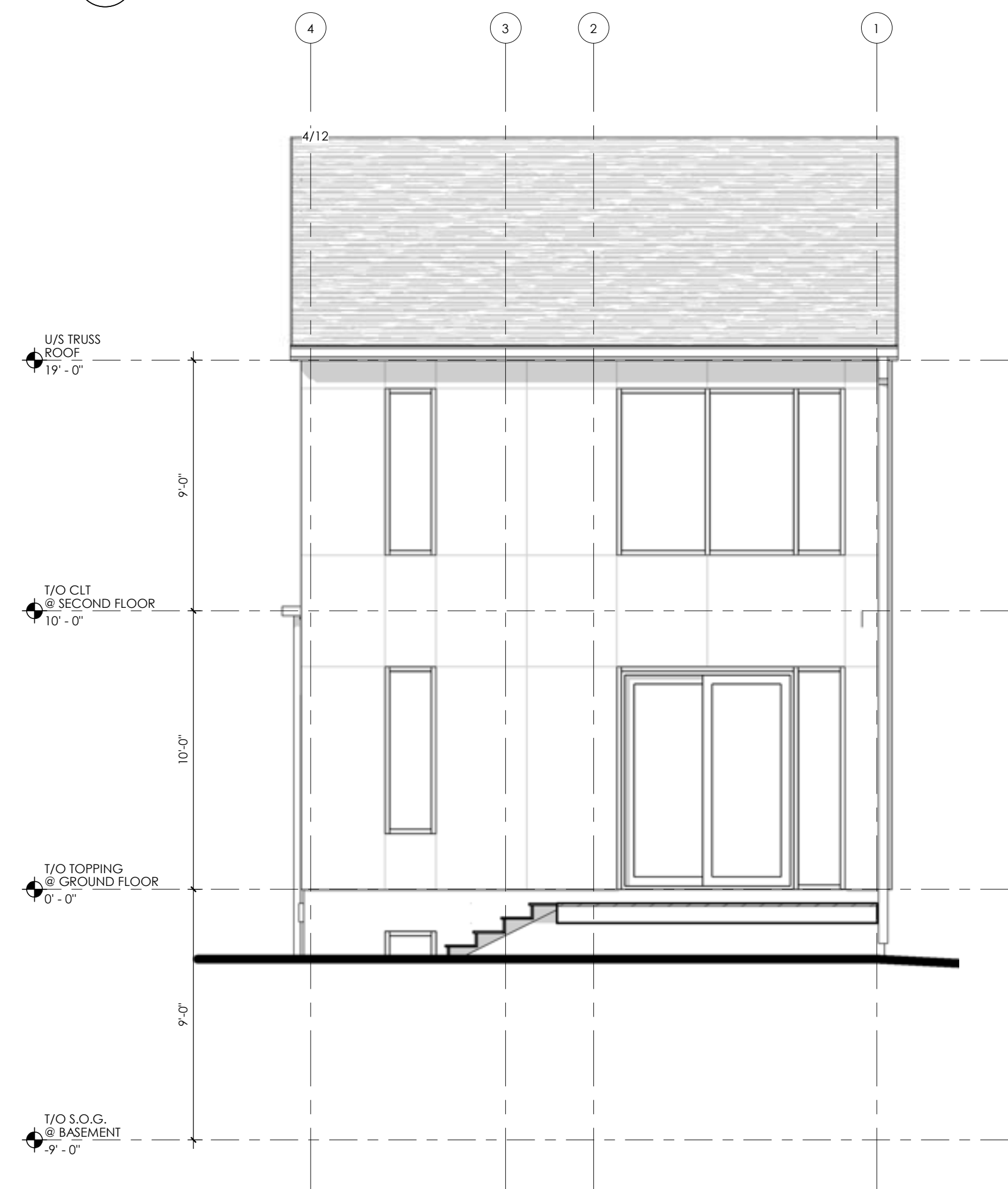
1 WEST ELEVATION  
A3.1

1/4" = 1'-0"



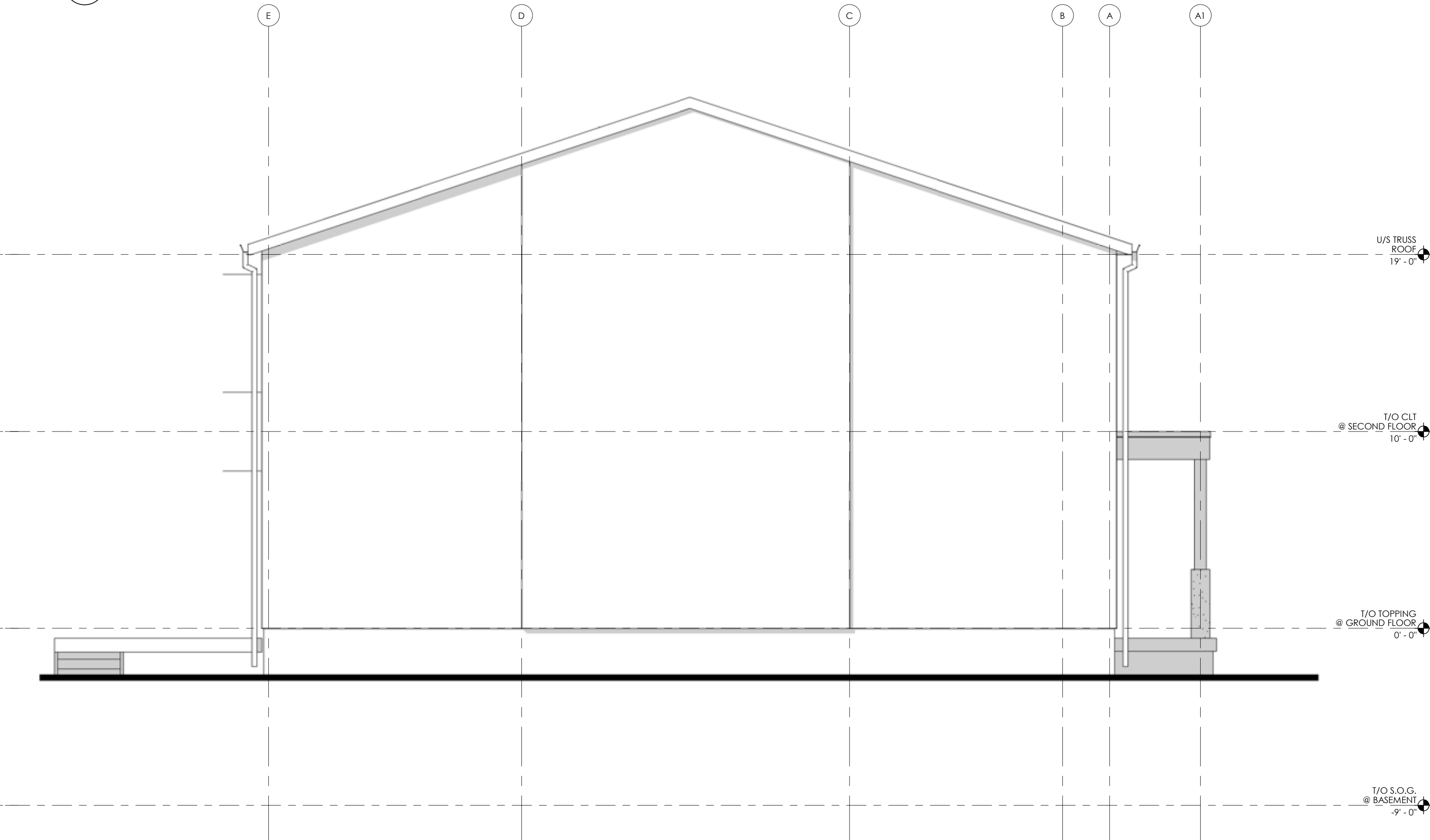
2 SOUTH ELEVATION  
A3.1

1/4" = 1'-0"



3 EAST ELEVATION  
A3.1

1/4" = 1'-0"



4 NORTH ELEVATION  
A3.1

1/4" = 1'-0"

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ISSUED FOR:  
SCHEMATIC DESIGN 2022.11.04  
DEVELOPED DESIGN  
SITE PLAN APPROVAL  
BUILDING PERMIT  
BIDDING/TENDER

NO.	REVISION DESCRIPTION	DATE
1	ZONING RESUBMISSION	2022.11.04

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PROJECT NAME  
**33 WAVERLEY RD**  
33 WAVERLEY ROAD, TORONTO ON, M4L 3T2



DRAWING TITLE  
**ELEVATIONS**

PROJECT NUMBER 22006	DRAWING NUMBER <b>A3.1</b>
SCALE 1/4" = 1'-0"	
SHEET SIZE 24x36	