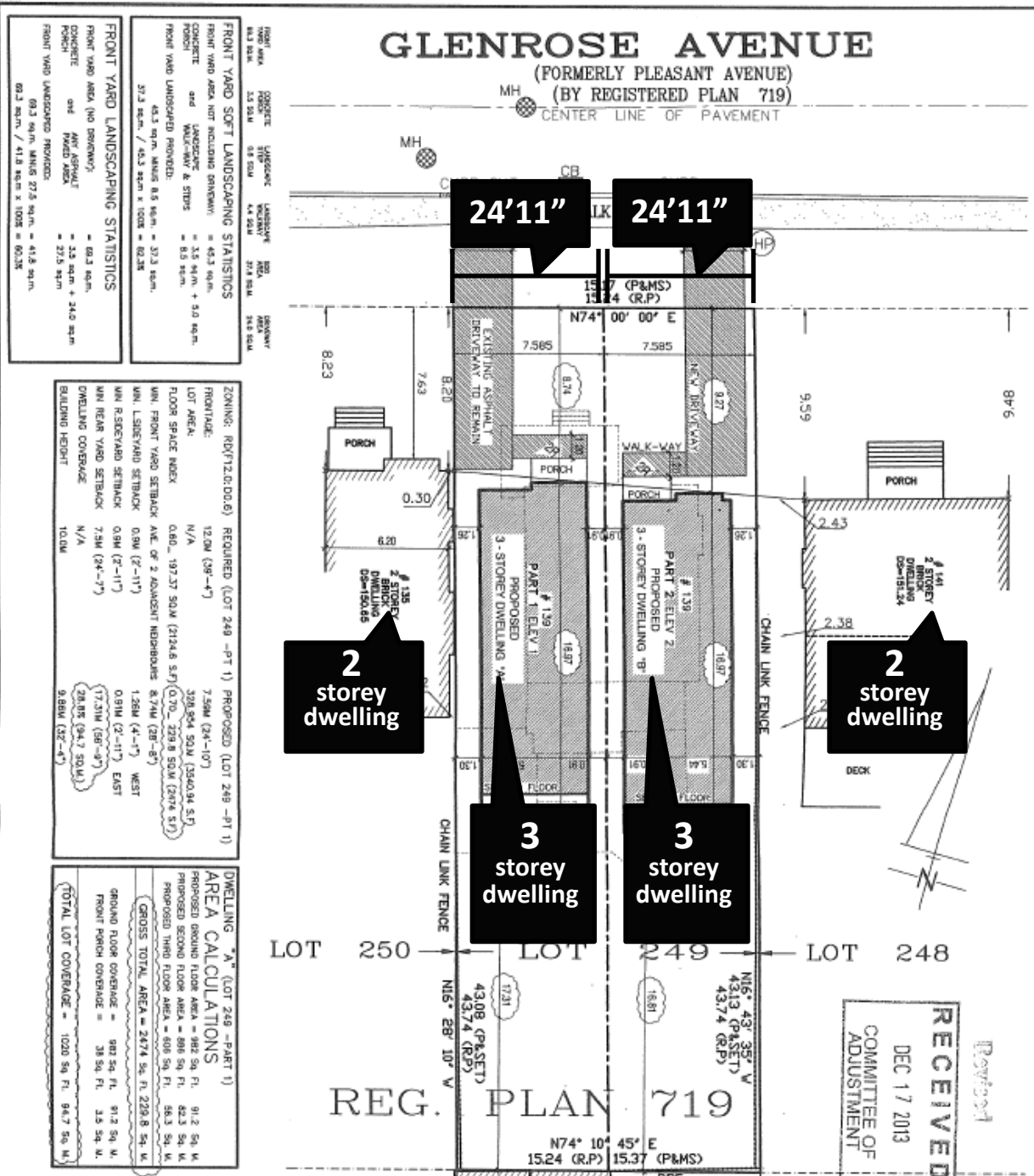


GLENROSE AVENUE

(FORMERLY PLEASANT AVENUE)

(BY REGISTERED PLAN 719)

CENTER LINE OF PAVEMENT



FRONT YARD SOFT LANDSCAPING STATISTICS

FRONT YARD AREA NOT INCLUDING DRIVEWAY: = 45.3 sqm.
 CONCRETE AND MULCH-WAY & STRIPS = 8.5 sqm.
 FRONT YARD UNDEVELOPED PROVIDED: = 57.3 sqm.
 37.3 sqm. / 45.3 sqm x 100% = 82.3%

FRONT YARD LANDSCAPING STATISTICS

FRONT YARD AREA (NO DRIVEWAY): = 69.3 sqm.
 CONCRETE AND MULCH-WAY & STRIPS = 27.5 sqm.
 FRONT YARD UNDEVELOPED PROVIDED: = 41.8 sqm.
 69.3 sqm. / 41.8 sqm x 100% = 80.2%

ZONING: RD(12.0.0.0.6) REQUIRED (LOT 249 -PT 1) PROPOSED (LOT 249 -PT 1)

FRONTAGE	12.0M (39'-4")	7.59M (24'-10")
LOT AREA	N/A	318.04 SQM (3540.94 S.F.)
FLOOR SPACE INDEX	0.80, 197.37 SQM (2124.8 S.F.)	0.70, 229.8 SQM (2474 S.F.)
MIN. FRONT YARD SETBACK	A/E OF 2 ADJACENT NEIGHBOURS: 8.74M (28'-8")	0.9M (2'-11")
MIN. SIDEYARD SETBACK	0.9M (2'-11")	1.28M (4'-1")
MIN. REAR YARD SETBACK	7.5M (24'-7")	0.91M (2'-11")
MIN. REAR YARD SETBACK	N/A	17.21M (56'-9")
DWELLING COVERAGE	N/A	29.8% (34.7 SQM)
BUILDING HEIGHT	10.0M	9.88M (32'-4")

DWELLING "A" (LOT 249 -PART 1) AREA CALCULATIONS

PROPOSED GROUND FLOOR AREA = 882 SQ. FT. 91.2 SQ. M.
 PROPOSED SECOND FLOOR AREA = 601 SQ. FT. 55.3 SQ. M.
 PROPOSED THIRD FLOOR AREA = 601 SQ. FT. 55.3 SQ. M.
GROSS TOTAL AREA = 2474 SQ. FT. 229.8 SQ. M.

GROUND FLOOR COVERAGE = 882 SQ. FT. 91.2 SQ. M.
 FRONT PORCH COVERAGE = 38 SQ. FT. 3.5 SQ. M.
TOTAL LOT COVERAGE = 1020 SQ. FT. 94.7 SQ. M.

MARCH 28, 2013

A. ABDELSHAWD
ONTARIO LAND SURVEYOR

TEL: No 416 580-3338
 INFO@MITSCHIEANDAZIZ.COM

iNOVA design

MITSCHIE & AZIZ INC.
 ONTARIO LAND SURVEYORS
 5E WRIGHT STREET, P.E. HENRIAD HILL, ONT. L4C 4A1
 Tel: (416) 409-1267 Fax: (905) 237-8124

139 GLENROSE AVENUE - PT 1 **DWELLING "A"**

RECEIVED
 DEC 17 2013
 COMMITTEE OF ADJUSTMENT

TOPOGRAPHIC SURVEY OF
 LOT 249 - PART 1
 REGISTERED PLAN 719
 CITY OF TORONTO
 (FORMERLY THE CITY OF TORONTO)

SCALE = 1 : 200

MITSCHIE & AZIZ INC., O.L.S.

LEGEND:

- 100.00 DENOTES EXISTING ELEVATION
- HE FRASSED FLOOR ELEVATION
- MH MANHOLE
- CB CHAIN LINK FENCE
- DBF DOUBLE BOARD FENCE
- HTP HYDRO LOG POST
- OT ON TELEPHONE BOX
- CA CABLE BOX
- DT DECIDUOUS TREE
- CT CONIFEROUS TREE
- CS CATCH BASIN
- R.P. SURVEY BY C.E. DOTTELL LTD. O.L.S., DATED JANUARY 22, 1988.
- P OCCUPIOUS TREE TRUNK
- O DECIDUOUS TREE TRUNK
- OT CONIFEROUS TREE TRUNK

NOTE: BOUNDARY INFORMATION ARE TAKEN FROM FIELD NOTES BY MITSCHIE & AZIZ INC., DATED MARCH 28, 2013 BASED ON A SURVEY BY C.E. DOTTELL LTD. O.L.S., DATED JANUARY 22, 1988.

GEODETIC: ELEVATIONS SHOWN HEREON ARE LOCAL SURVEYOR'S CERTIFICATE

THE SURVEY WAS COMPLETED ON 25th DAY OF MARCH 2013