



AREA CALCULATION		
LOT AREA	1348.43 m²	14514.37 ft²
GROUND FLOOR	173.40 m²	1866.44 ft²
SECOND FLOOR	181.32 m²	1951.69 ft²
GROSS FLOOR AREA	354.72 m²	3818.13 ft²
BASEMENT	136.22 m²	1466.26 ft²

ZONING BY-LAW 7625 ZONING LABEL: R3		
	BY-LAW	PROPOSED
FRONT YARD SETBACK	6.5m	5.58m*
SIDE YARD (EAST) SETBACK	1.8m	1.53m*
SIDE YARD (WEST) SETBACK	1.8m	3.28m
BUILDING LENGTH	16.8m	17.60m*
LOT COVERAGE	30%	16.11%
CROWN OF ROAD	125.85	
BUILDING HEIGHT	8m	8m

YARD ANALYSIS		
	Sq.m.	%
FRONT YARD AREA	110.45	
FRONT YARD LANDSCAPING (60% REQUIRED)	73.00	66.1%
FRONT YARD SOFT LANDSCAPING (75% REQUIRED)	65.36	89.53%
REAR YARD AREA	920.10	-
REAR YARD SOFT LANDSCAPING (60% REQUIRED)	920.10	100%

NOTE:
SURVEY INFORMATION TAKEN FROM SURVEY OF PLAN OF PART OF LOT 15 REGISTERED PLAN
M-453, CITY OF TORONTO (FORMERLY THE CITY OF NORTH YORK)
P.L.N. 10537-0174 (L1)
BY A. AZIZ SURVORS INC.

AREA OF EXISTING BASEMENT BEYOND STABLE TOE OF SLOPE: 55.96 SQ.M.
AREA OF EXISTING GROUND FLOOR BEYOND STABLE TOE OF SLOPE: 70.03 SQ.M.
TOTAL EXISTING LIVABLE BUILDING AREA BEYOND STABLE TOE OF SLOPE: 125.99 SQ.M.

AREA OF PROPOSED BASEMENT BEYOND STABLE TOE OF SLOPE: 1.28 SQ.M.
AREA OF PROPOSED GROUND FLOOR BEYOND STABLE TOE OF SLOPE: 71.77 SQ.M.
AREA OF PROPOSED SECOND FLOOR BEYOND STABLE TOE OF SLOPE: 52.94 SQ.M.
TOTAL PROPOSED LIVABLE BUILDING AREA BEYOND STABLE TOE OF SLOPE: 125.99 SQ.M.



ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT. REPRODUCTION OF DRAWINGS, IN WHOLE OR IN PARTS IS STRICTLY FORBIDDEN WITHOUT THE ARCHITECT'S WRITTEN PERMISSION. THE ARCHITECT BEARS NO RESPONSIBILITY FOR THE INTERPRETATIONS OF THESE DOCUMENTS BY THE CONTRACTOR. UPON WRITTEN APPLICATION THE ARCHITECT WILL PROVIDE WRITTEN CLARIFICATION OR SUPPLEMENTARY INFORMATION. THE ARCHITECT WILL REVIEW SHOP DRAWINGS SUBMITTED BY THE CONTRACTOR FOR DESIGN CONFORMANCE ONLY. DRAWINGS ARE NOT TO BE SCALED FOR CONSTRUCTION. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AND REPORT ANY DISCREPANCIES WITH THE CONTRACT DOCUMENTS TO THE ARCHITECT BEFORE COMMENCING WORK.

4	ISSUED FOR PERMIT	NOV 16, 2023
3	ISSUED TO TRCA	NOV 02, 2023
2	ISSUED FOR ZAP	MAY 16, 2023
1	ISSUED FOR REVIEW	APRIL 21, 2023
NO.	DESCRIPTION	DATE

Project North:

ONTARIO ASSOCIATION
OF
ARCHITECTS
Shadi Arani
SHADI ARANI
LICENCE
8162

Architect of Record:

ARANI ARCHITECTURE

685 SHEPPARD AVE E, SUITE 511
TORONTO, ON. M2K 1B6
TEL: 416.223.3333

Project Title:

Brookfield Residence

Address:

14 Brookfield Road.
North York, ON. M2P 1A9

Drawing:

SITE PLAN

Date: MAR 28, 2023
Scale: 1/16" = 1' - 0"
Project: 2304
Drawn by: SA

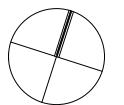
Sheet No:

A0.01

ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT. REPRODUCTION OF DRAWINGS, IN WHOLE OR IN PARTS IS STRICTLY FORBIDDEN WITHOUT THE ARCHITECT'S WRITTEN PERMISSION. THE ARCHITECT BEARS NO RESPONSIBILITY FOR THE INTERPRETATIONS OF THESE DOCUMENTS BY THE CONTRACTOR. UPON WRITTEN APPLICATION THE ARCHITECT WILL PROVIDE WRITTEN CLARIFICATION OR SUPPLEMENTARY INFORMATION. THE ARCHITECT WILL REVIEW SHOP DRAWINGS SUBMITTED BY THE CONTRACTOR FOR DESIGN CONFORMANCE ONLY. DRAWINGS ARE NOT TO BE SCALED FOR CONSTRUCTION. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AND REPORT ANY DISCREPANCIES WITH THE CONTRACT DOCUMENTS TO THE ARCHITECT BEFORE COMMENCING WORK.

4	ISSUED FOR PERMIT	NOV 16, 2023
3	ISSUED TO TRCA	NOV 02, 2023
2	ISSUED FOR ZAP	MAY 16, 2023
1	ISSUED FOR REVIEW	APRIL 21, 2023
NO.	DESCRIPTION	DATE

Project North:



Architect of Record:

ARANI ARCHITECTURE

685 SHEPPARD AVE E, SUITE 511
TORONTO, ON. M2K 1B6
TEL: 416.223.3333

Project Title:

Brookfield Residence

Address:

14 Brookfield Road.
North York, ON. M2P 1A9

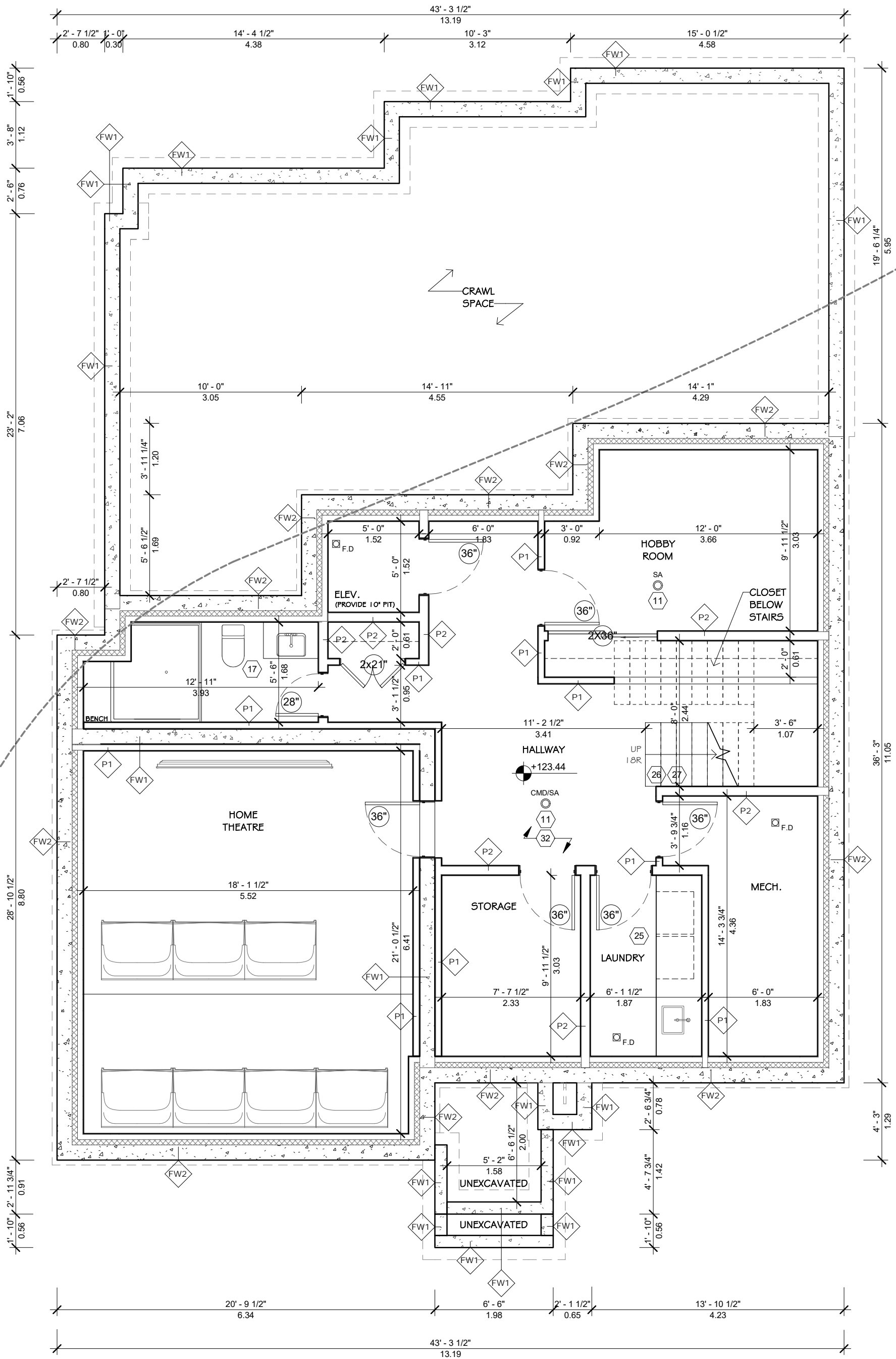
Drawing:

BASEMENT PLAN

Date: MAR 28, 2023
Scale: 3/16" = 1' - 0"
Project: 2304
Drawn by: SA

Sheet No:

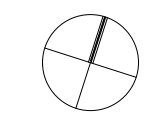
A1.01



ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT. REPRODUCTION OF DRAWINGS, IN WHOLE OR IN PARTS IS STRICTLY FORBIDDEN WITHOUT THE ARCHITECT'S WRITTEN PERMISSION. THE ARCHITECT BEARS NO RESPONSIBILITY FOR THE INTERPRETATIONS OF THESE DOCUMENTS BY THE CONTRACTOR. UPON WRITTEN APPLICATION THE ARCHITECT WILL PROVIDE WRITTEN CLARIFICATION OR SUPPLEMENTARY INFORMATION. THE ARCHITECT WILL REVIEW SHOP DRAWINGS SUBMITTED BY THE CONTRACTOR FOR DESIGN CONFORMANCE ONLY. DRAWINGS ARE NOT TO BE SCALED FOR CONSTRUCTION. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AND REPORT ANY DISCREPANCIES WITH THE CONTRACT DOCUMENTS TO THE ARCHITECT BEFORE COMMENCING WORK.

4	ISSUED FOR PERMIT	NOV 16, 2023
3	ISSUED TO TRCA	NOV 02, 2023
2	ISSUED FOR ZAP	MAY 16, 2023
1	ISSUED FOR REVIEW	APRIL 21, 2023
NO.	DESCRIPTION	DATE

Project North:



Architect of Record:

ARANI ARCHITECTURE

685 SHEPPARD AVE E, SUITE 511
TORONTO, ON. M2K 1B6
TEL: 416.223.3333

Project Title:

Brookfield Residence

Address:

14 Brookfield Road.
North York, ON. M2P 1A9

Drawing:

GROUND FLOOR PLAN

Date: MAR 28, 2023
Scale: 3/16" = 1' - 0"
Project: 2304
Drawn by: SA

Sheet No:

A1.02

