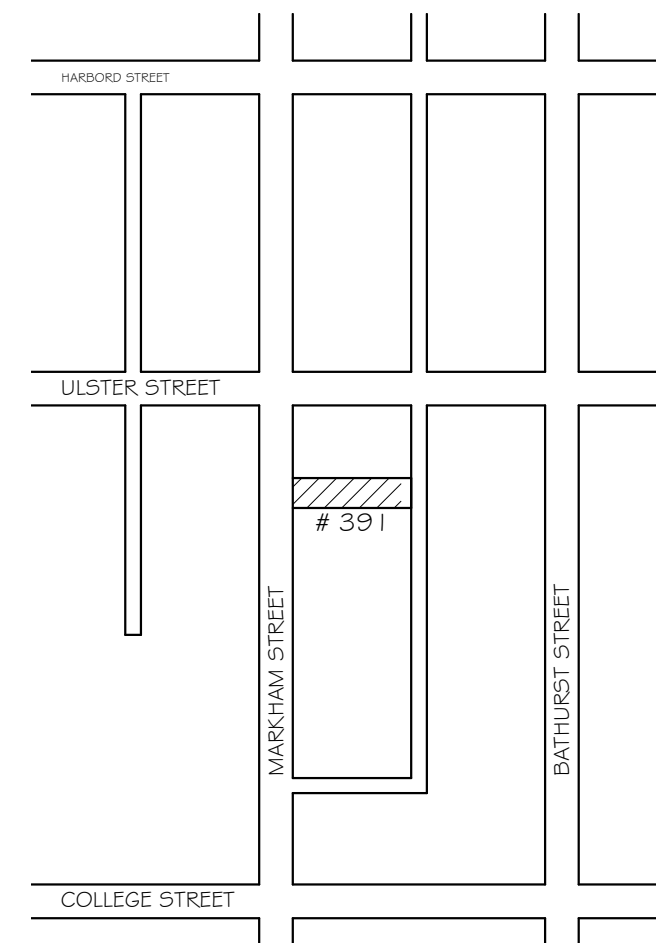


# COMMITTEE OF ADJUSTMENT SUBMISSION SET

## DRAWING LIST :

- A-1 SITE PLAN
- A-2 PROPOSED BASEMENT PLAN
- A-3 PROPOSED 1ST FLOOR PLAN
- A-4 PROPOSED 2ND FLOOR PLAN
- A-5 PROPOSED 3RD FLOOR PLAN
- A-6 WEST ELEVATION
- A-7 EAST ELEVATION
- A-8 NORTH ELEVATION
- A-9 COACH HOUSE WEST ELEVATION
- A-10 COACH HOUSE SOUTH ELEVATION
- A-11 COACH HOUSE EAST ELEVATION

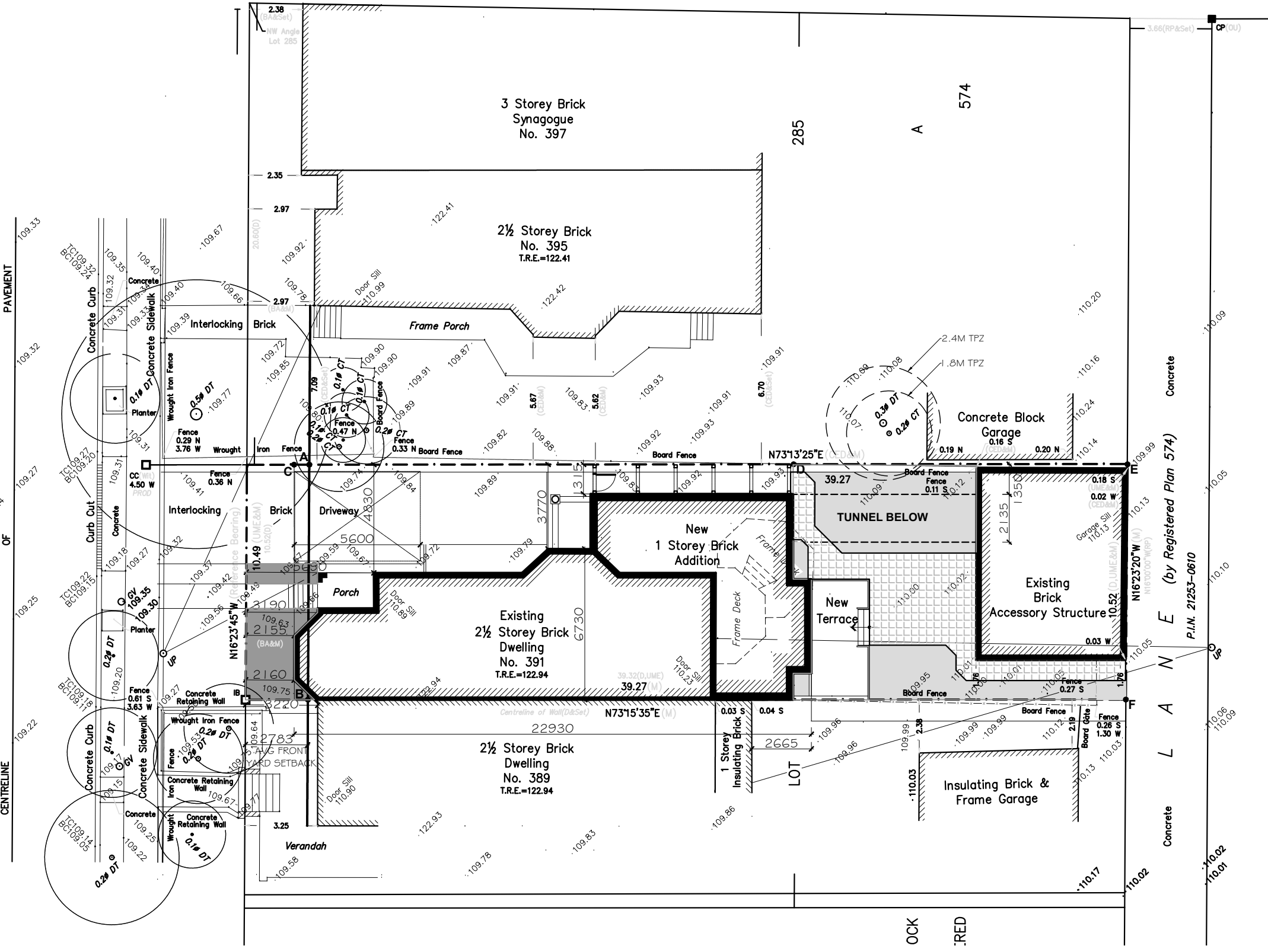


PROPOSED COACH HOUSE RENOVATION & TUNNEL AT 391 MARKHAM STREET, TORONTO, ONTARIO  
CHRISTOPHER WALLACE ARCHITECT

MAY 23, 2017

(Street Line as confirmed by Plan BA-1762)

P.I.N. 21253-0040



**AVERAGE GRADE AT REAR :**

E= 109.99  
 F= 110.05  
 AVG = 110.02

**REARYARD LANDSCAPING:**

LEGAL BACKYARD	152.44 SQM
LESS:	
TERRACE	-13.86
COACH HOUSE	-57.08
PAVERS	-28.23
<b>SOFT LANDSCAPING</b>	<b>53.27 SQM</b>
	35.0%

**ACCESSORY STRUCTURE:** (EXISTING-NO CHANGE)

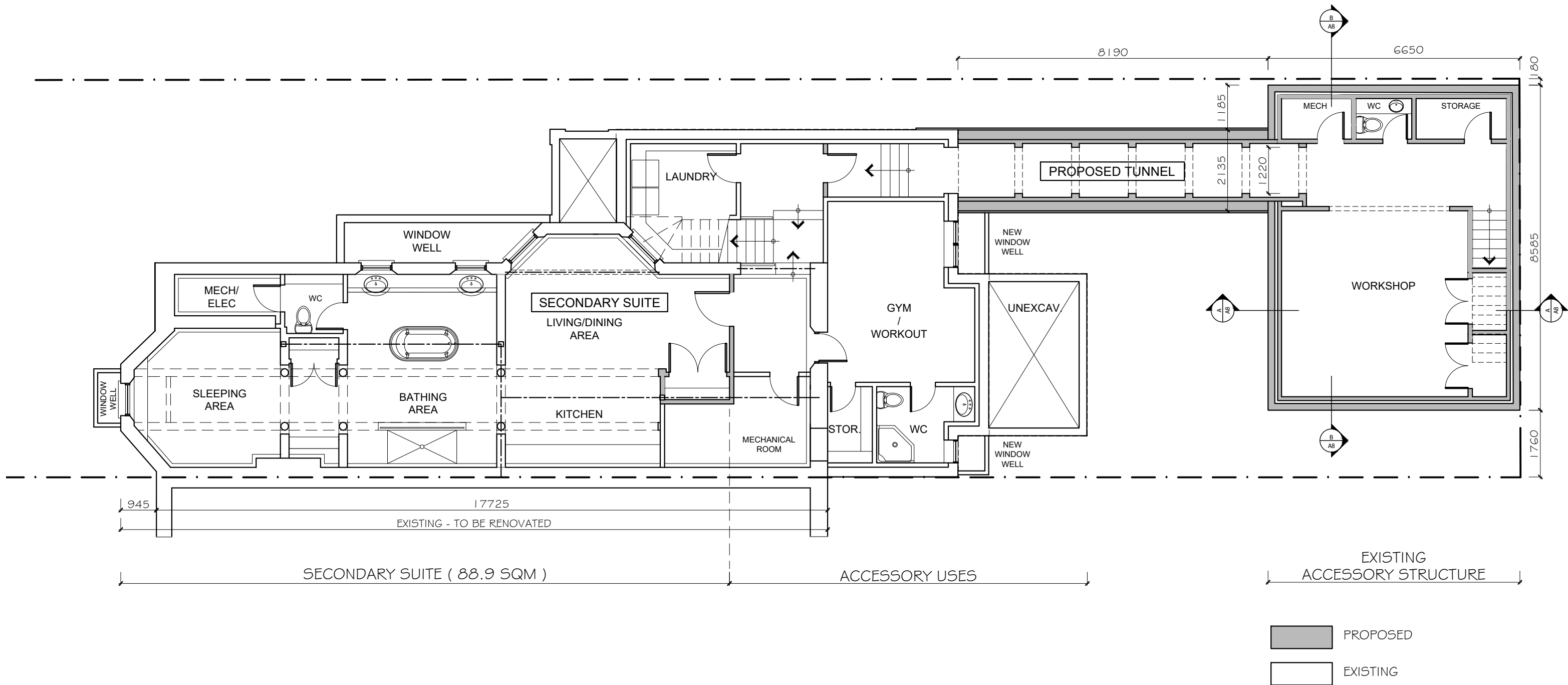
ALLOWABLE AREA = 20.62 SQM (5% OF LOT AREA/  
 EXISTING AREA = 57.08 SQM (13.8% OF LOT AREA/

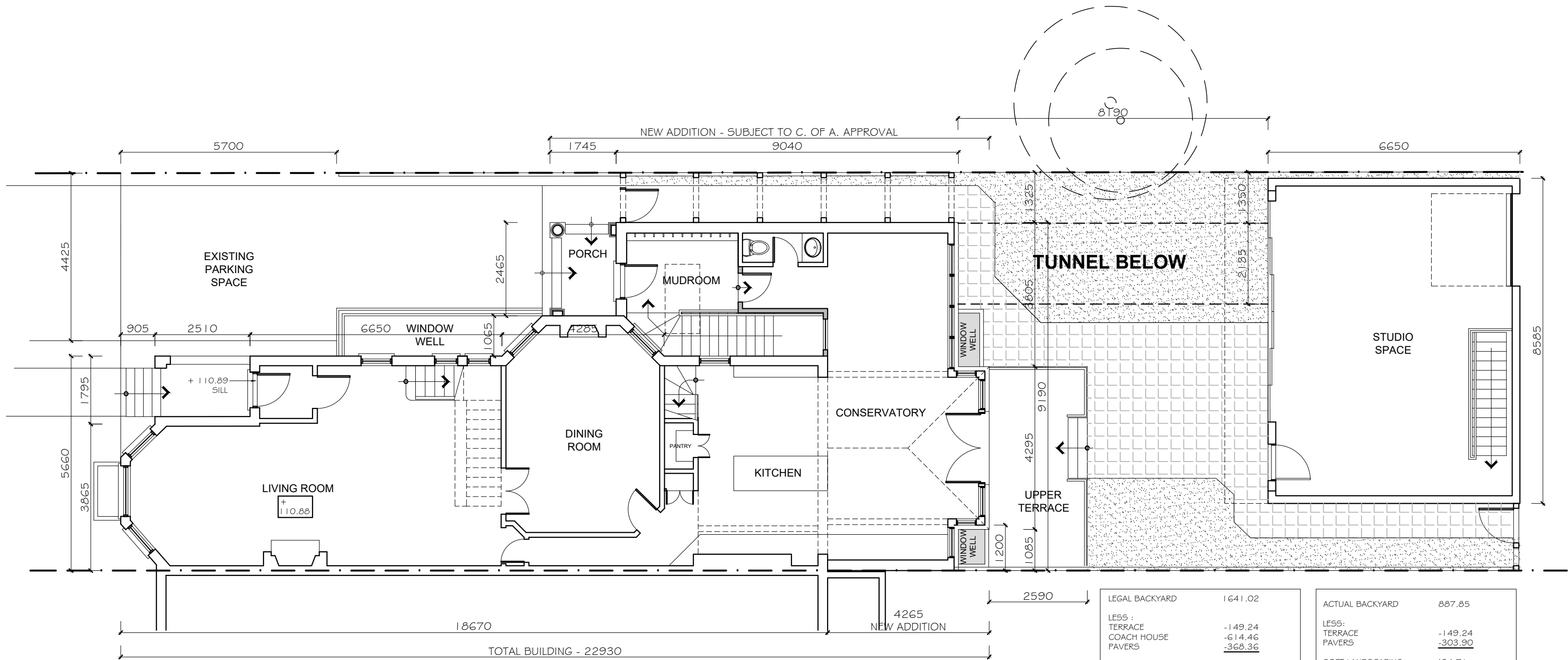
**PRINCIPAL DWELLING** (EXISTING - NO CHANGE)

EXISTING 319.91 SQM (77.56% X LOT AREA)  
 ALLOWABLE 283.0 SQM (69% X LOT AREA)


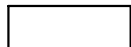
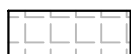

LOT AREA = 412.46 SQM



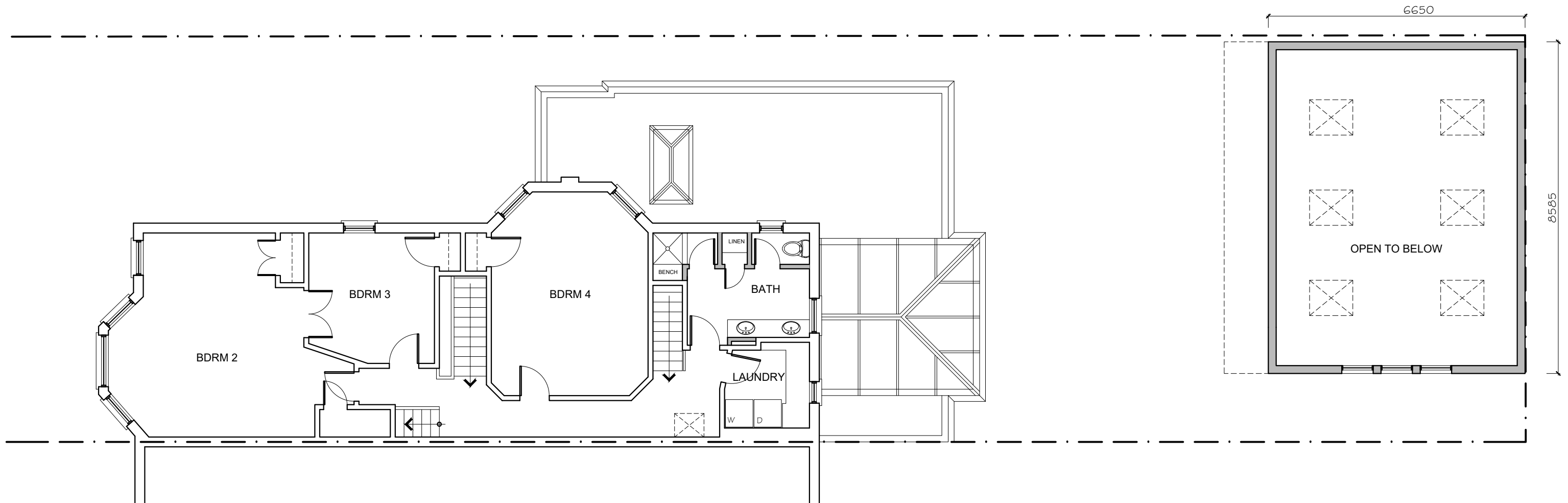




LEGAL BACKYARD	1641.02	ACTUAL BACKYARD	887.85
LESS :		LESS:	
TERRACE	-149.24	TERRACE	-149.24
COACH HOUSE	-614.46	PAVERS	-303.90
PAVERS	<u>-368.36</u>		
SOFT LANDSCAPING	508.96	SOFT LANDSCAPING	434.71
	31.0%		49.0%

-  PROPOSED
-  EXISTING
-  PAVED LANDSCAPING
-  SOFT LANDSCAPING





PROPOSED  
 EXISTING



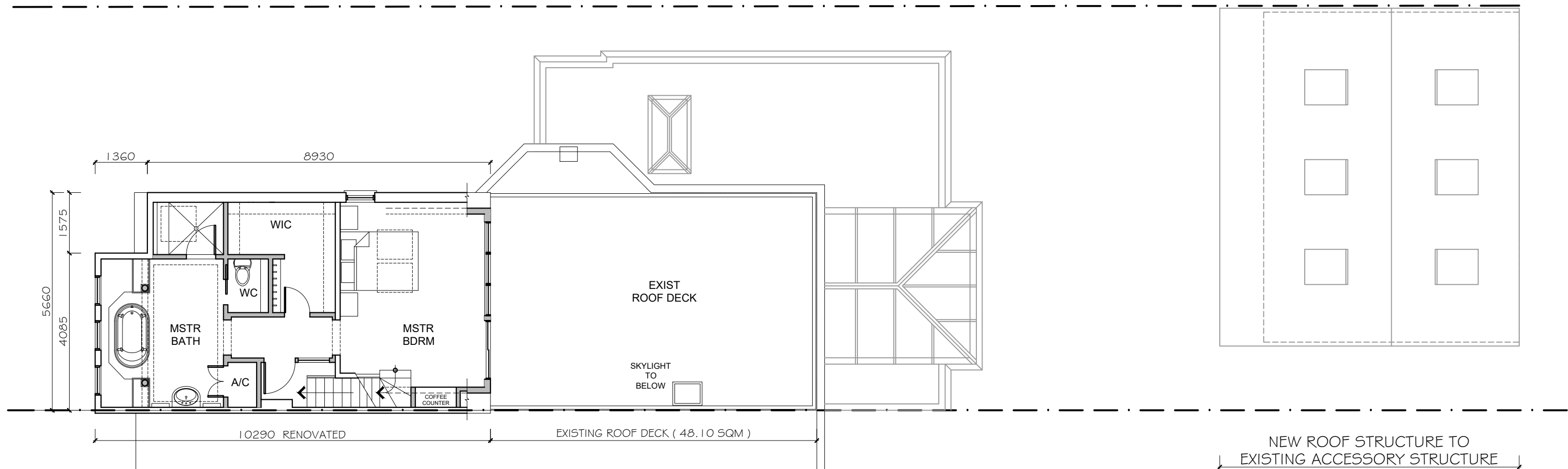
PROPOSED COACH HOUSE RENOVATION & TUNNEL AT 391 MARKHAM STREET, TORONTO, ONTARIO  
 CHRISTOPHER WALLACE ARCHITECT

MAY 23, 2017

SCALE 1:100

2ND FLOOR PLAN

**A-4**



PROPOSED  
 EXISTING



PROPOSED COACH HOUSE RENOVATION & TUNNEL AT 391 MARKHAM STREET, TORONTO, ONTARIO  
 CHRISTOPHER WALLACE ARCHITECT

MAY 23, 2017

SCALE 1:100

3RD FLOOR PLAN

**A-5**



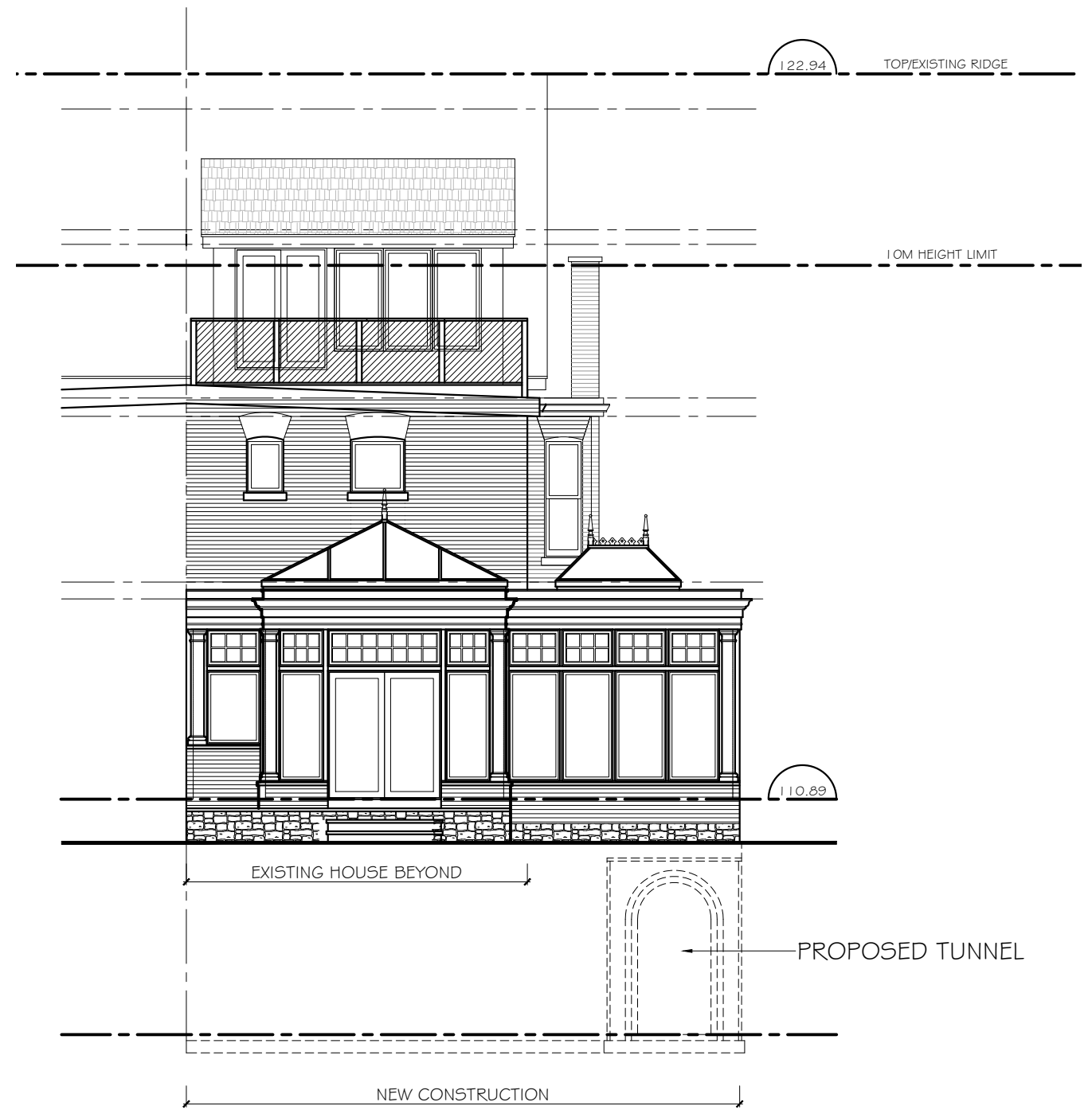
PROPOSED COACH HOUSE RENOVATION & TUNNEL AT 391 MARKHAM STREET, TORONTO, ONTARIO  
 CHRISTOPHER WALLACE ARCHITECT

MAY 23, 2017

SCALE 1:100

WEST ELEVATION

**A-6**



PROPOSED COACH HOUSE RENOVATION & TUNNEL AT 391 MARKHAM STREET, TORONTO, ONTARIO  
 CHRISTOPHER WALLACE ARCHITECT

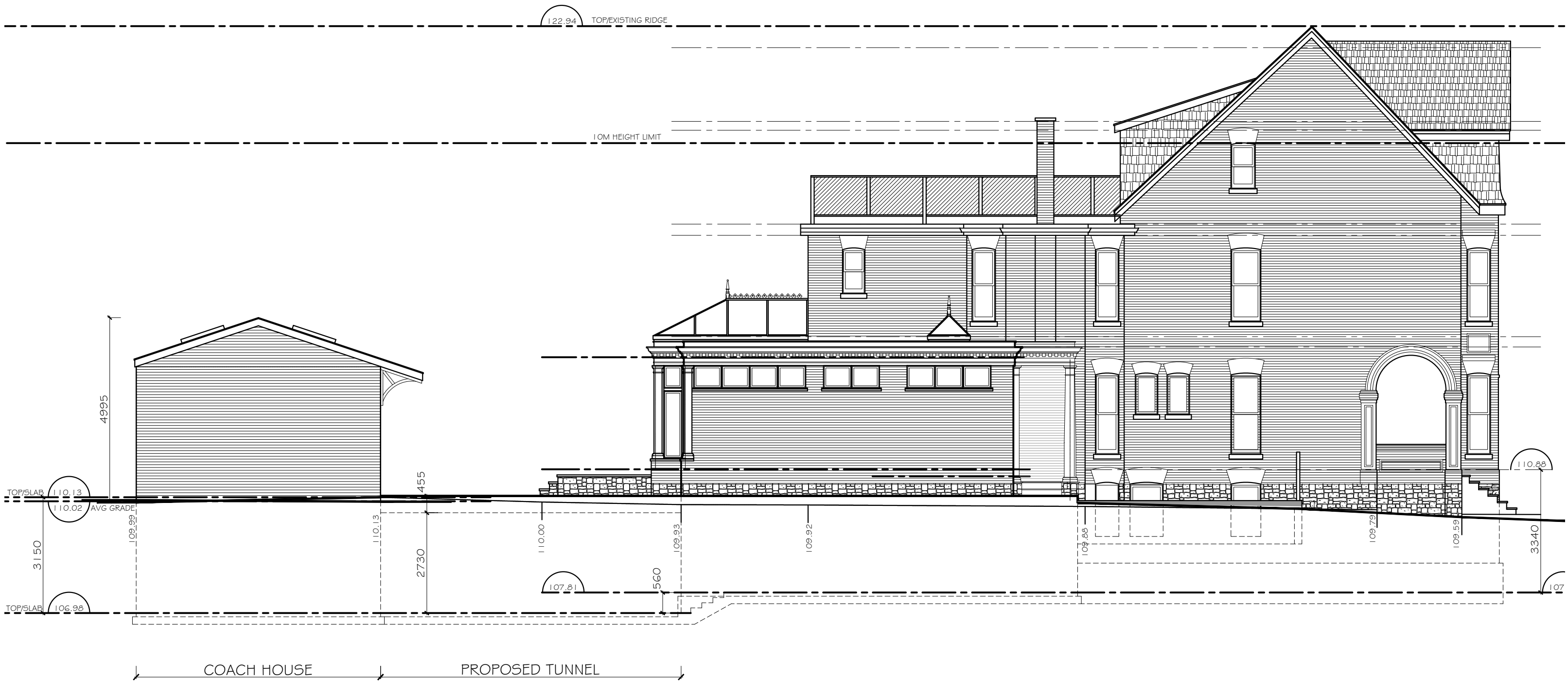
MAY 23, 2017

SCALE 1:100

EAST ELEVATION

**A-7**





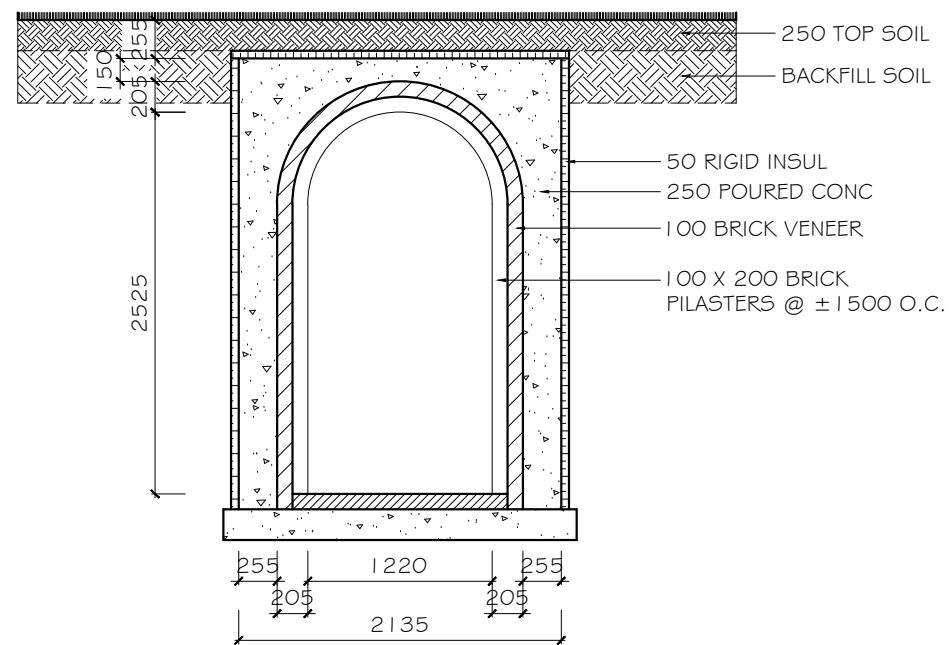
PROPOSED COACH HOUSE RENOVATION & TUNNEL AT 391 MARKHAM STREET, TORONTO, ONTARIO  
 CHRISTOPHER WALLACE ARCHITECT

MAY 23, 2017

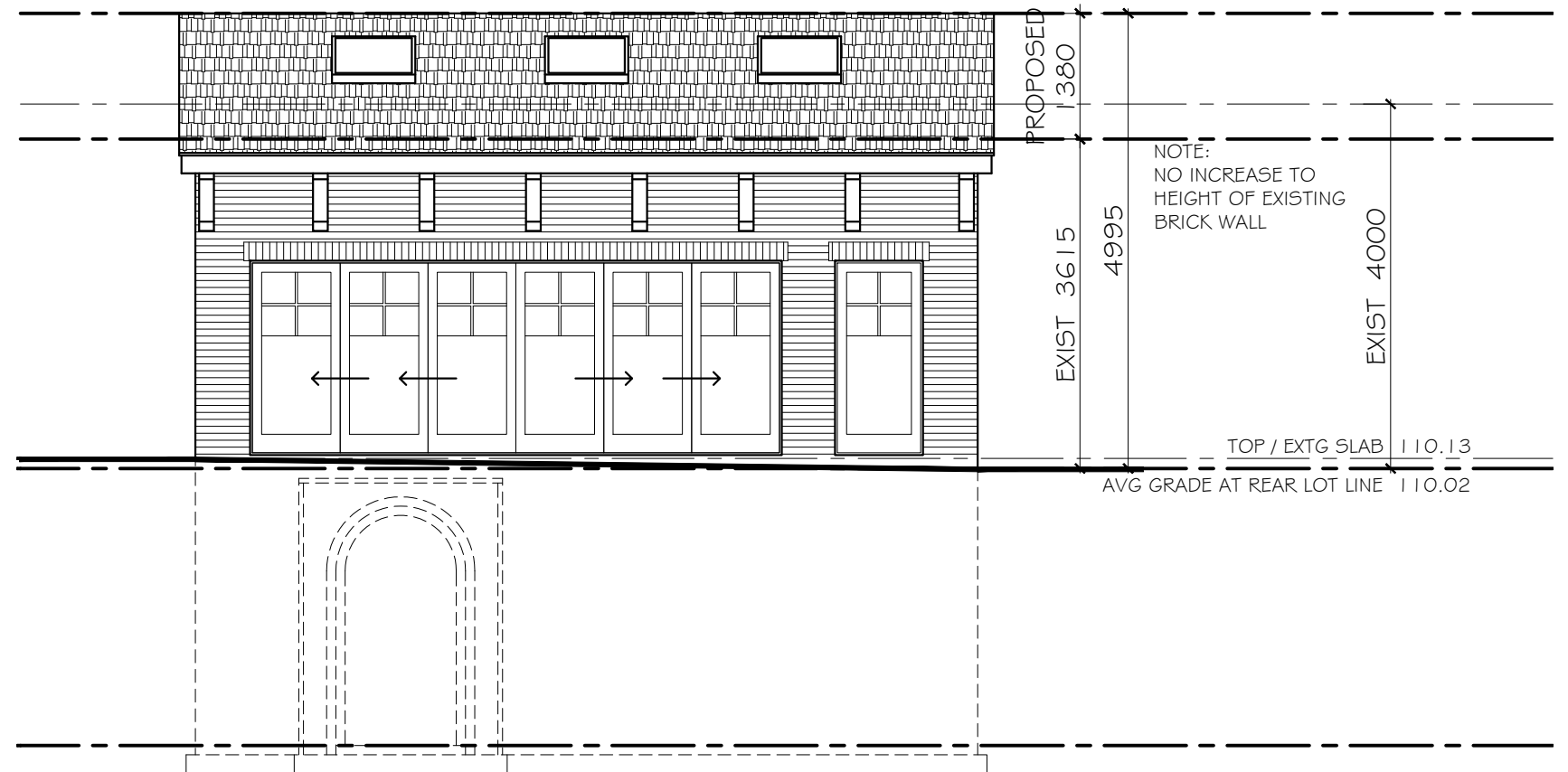
SCALE 1:100

NORTH ELEVATION

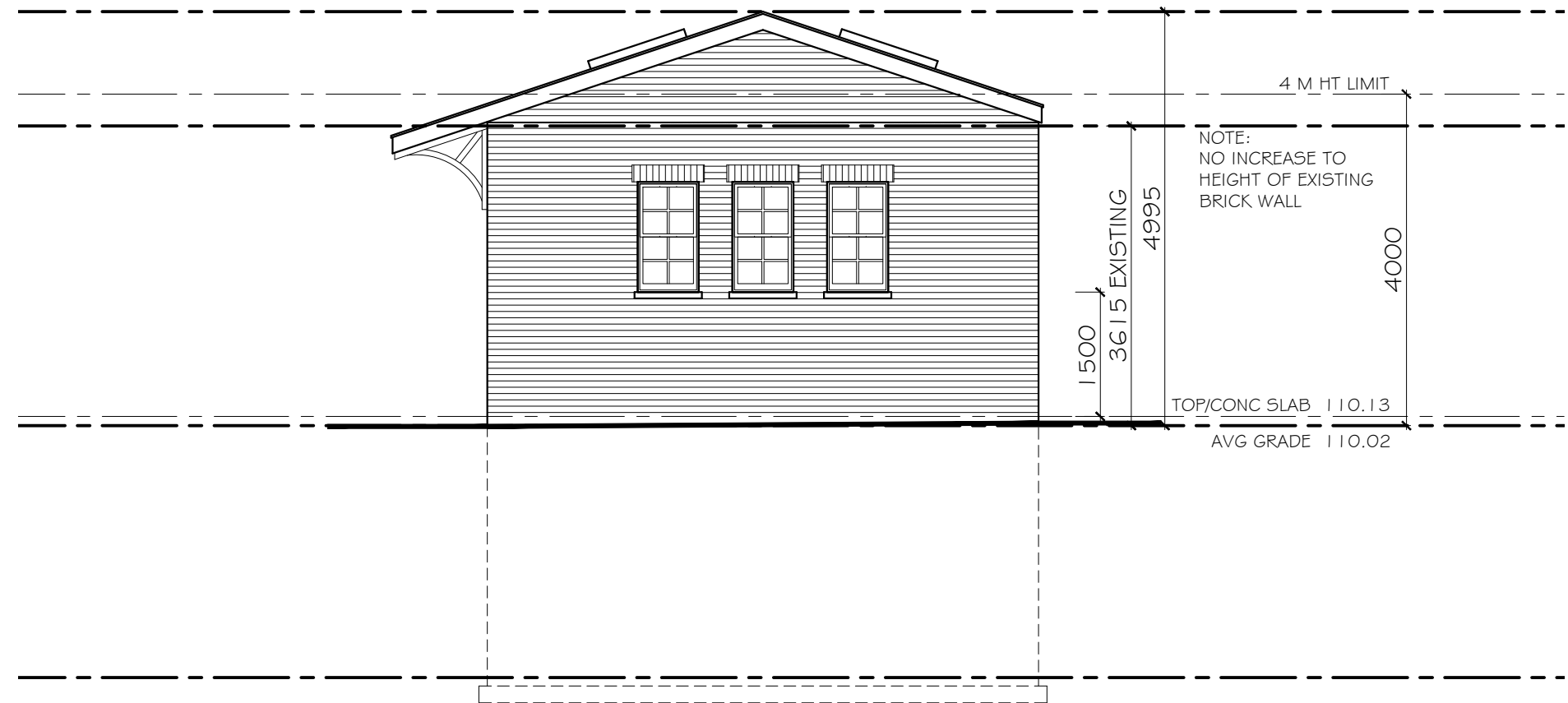
**A-8**



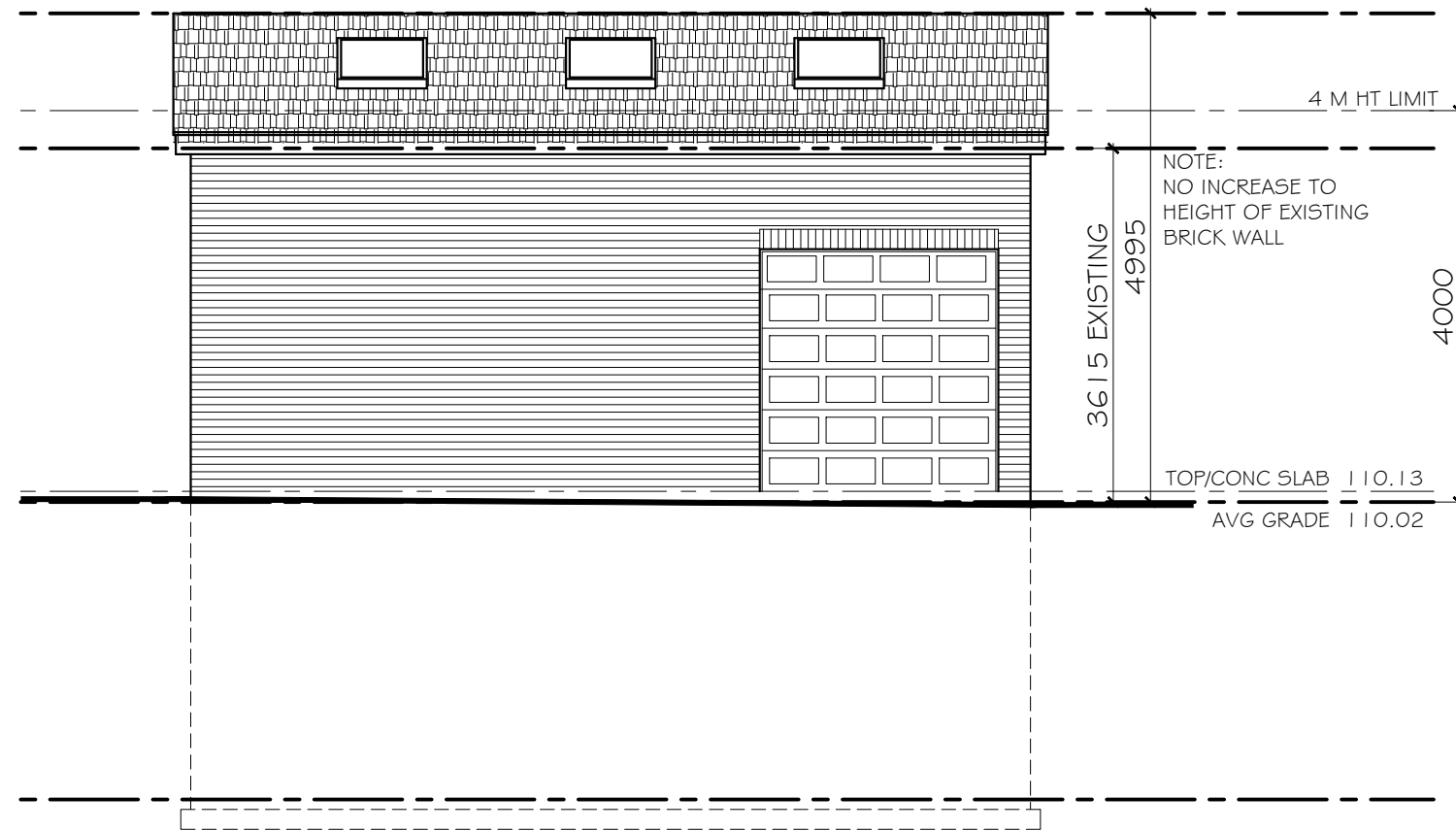
**TUNNEL SECTION**



**WEST ELEVATION**



SOUTH ELEVATION



EAST ELEVATION