

DRAWINGS:

- A01. SITE PLAN & INFORMATION
- A02. BASEMENT PLAN
- A03. FIRST FLOOR PLAN
- A04. SECOND FLOOR PLAN
- A05. ROOF PLAN
- A06. FRONT /NORTH ELEVATION
- A07. SIDE /EAST ELEVATION
- A08. REAR /SOUTH ELEVATION
- A09. SIDE /WEST ELEVATION
- A10. BUILDING SECTION

ZONING
RD (f15.0; a550) (x5)

SITE STATISTICS- GARDEN SUITE

SITE DATA	PROPOSED
REAR YARD AREA	394.16 m2 (4242.75 SQ. FT.)
Hard Surface Area	69.03 m2 (743.03 sq.ft.) 17.51%
Soft Surface Area	325.13 m2 (3499.72 sq.ft.) 82.49%
LOT COVERAGE	59.41 m2 (639.44 SQ.FT.) 6.20% OF LOT AREA
FRONT SETBACK	9.58 m (DISTANCE TO MAIN BLDG)
SIDE SETBACK (EAST)	3.00 m
SIDE SETBACK (WEST)	7.62 m
REAR SETBACK	3.00 m
GS HEIGHT	6.00 m T/O ROOF
PARKING SPACES	0 (not required)
BICYCLE PARKING SPACES	2

GROSS FLOOR AREA (GARDEN SUITE)

BASEMENT:	639.44 SQ.FT. / 59.41 m2
FIRST FLOOR:	639.44 SQ.FT. / 59.41 m2
SECOND FLOOR:	639.44 SQ.FT. / 59.41 m2
TOTAL AREA:	1278.88 SQ.FT. / 118.82 m2 *
* GFA excludes Basement	

MARK	DATE	DESCRIPTION
1.		APPROVED BY CLIENT
2.	2024-02-02	ISSUED FOR ZONING REVIEW

DESIGN

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Code to be a designer.

Qualification Information
Required unless design is exempted under Division C-3.2.5.1 of the 2006 Ontario Building Code

Zoran Paar 24546
Name Registration Information BCIN / BCDN
Required unless design is exempted under Division C-3.2.4.1 of the 2006 Ontario Building Code

PAAR Architecture and Interior Design Inc. 31765
Firm Name BCIN / BCDN

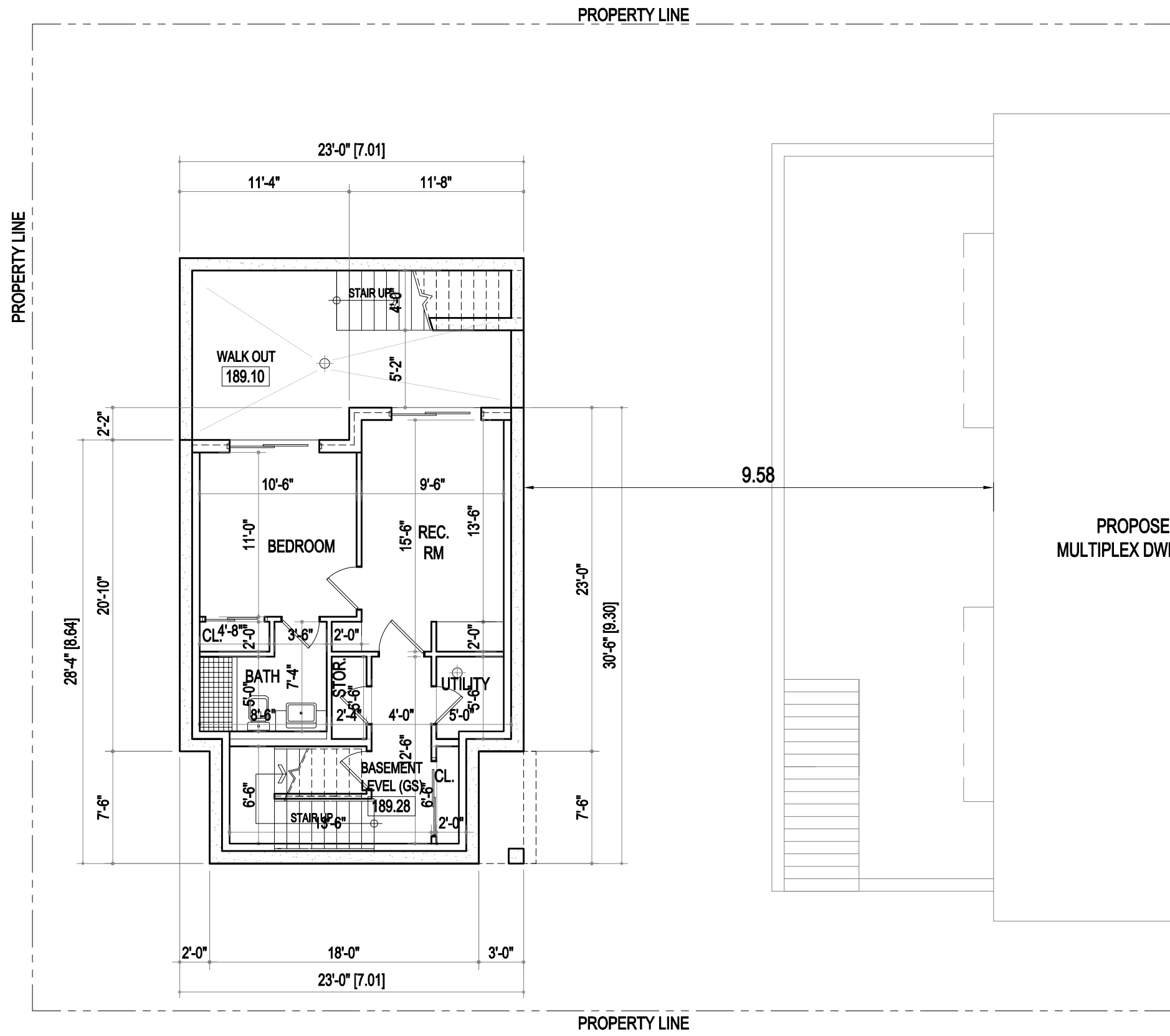
PROJECT :

**No.247
DREWRY AVE
GARDEN SUITE**

SITE PLAN & INFORMATION
scale 1 :250

PAAR DESIGN INC.
22 BLUE FOREST DR.
TORONTO, ON
M3H 4W2

p: 416 630 2106
www.paardesign.com
info.paardesign.com



MARK	DATE	DESCRIPTION
1.		APPROVED BY CLIENT
2.	2024-02-02	ISSUED FOR ZONING REVIEW

REVISION NOTES



PROPOSED
MULTIPLEX DWELLING

DESIGN

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Code to be a designer.

Qualification Information
Required unless design is exempted under Division C-3.2.5.1. of the 2006 Ontario Building Code

Zoran Paar 24546
Name Registration Information BCIN / BCDN

PAAR Architecture and Interior Design Inc. 31765
Firm Name BCIN / BCDN

PROJECT :

No.247
DREWRY AVE
GARDEN SUITE

BASEMENT PLAN

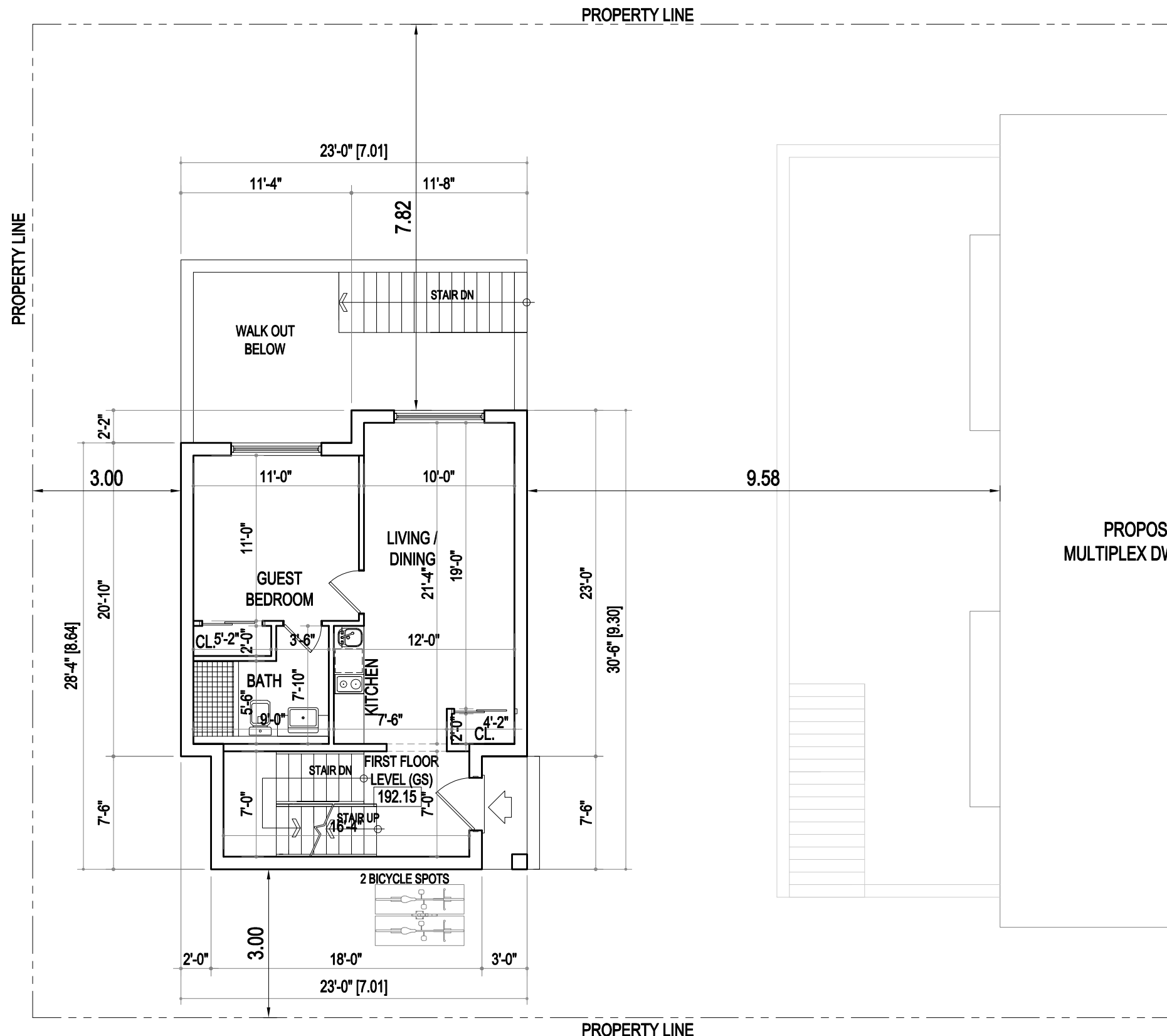
scale 1/8"=1'-0"

PAAR DESIGN INC.

22 BLUE FOREST DR.
TORONTO, ON.
M3H 4W2

p: 416 630 2106
www.paardesign.com
info.paardesign.com

A 02



MARK	DATE	DESCRIPTION
1.		APPROVED BY CLIENT
2.	2024-02-02	ISSUED FOR ZONING REVIEW

REVISION NOTES



DESIGN

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Code to be a designer.

Qualification Information
 Required unless design is exempted under Division C-3.2.5.1. of the 2006 Ontario Building Code

Zoran Paar 24546
 Name BCIN / BCDN

Registration Information
 Required unless design is exempted under Division C-3.2.4.1. of the 2006 Ontario Building Code

PAAR Architecture and Interior Design Inc. 31765
 Firm Name BCIN / BCDN

PROJECT :

No.247
DREWRY AVE
GARDEN SUITE

FIRST FLOOR PLAN
 scale 1/8"=1'-0"

PAAR

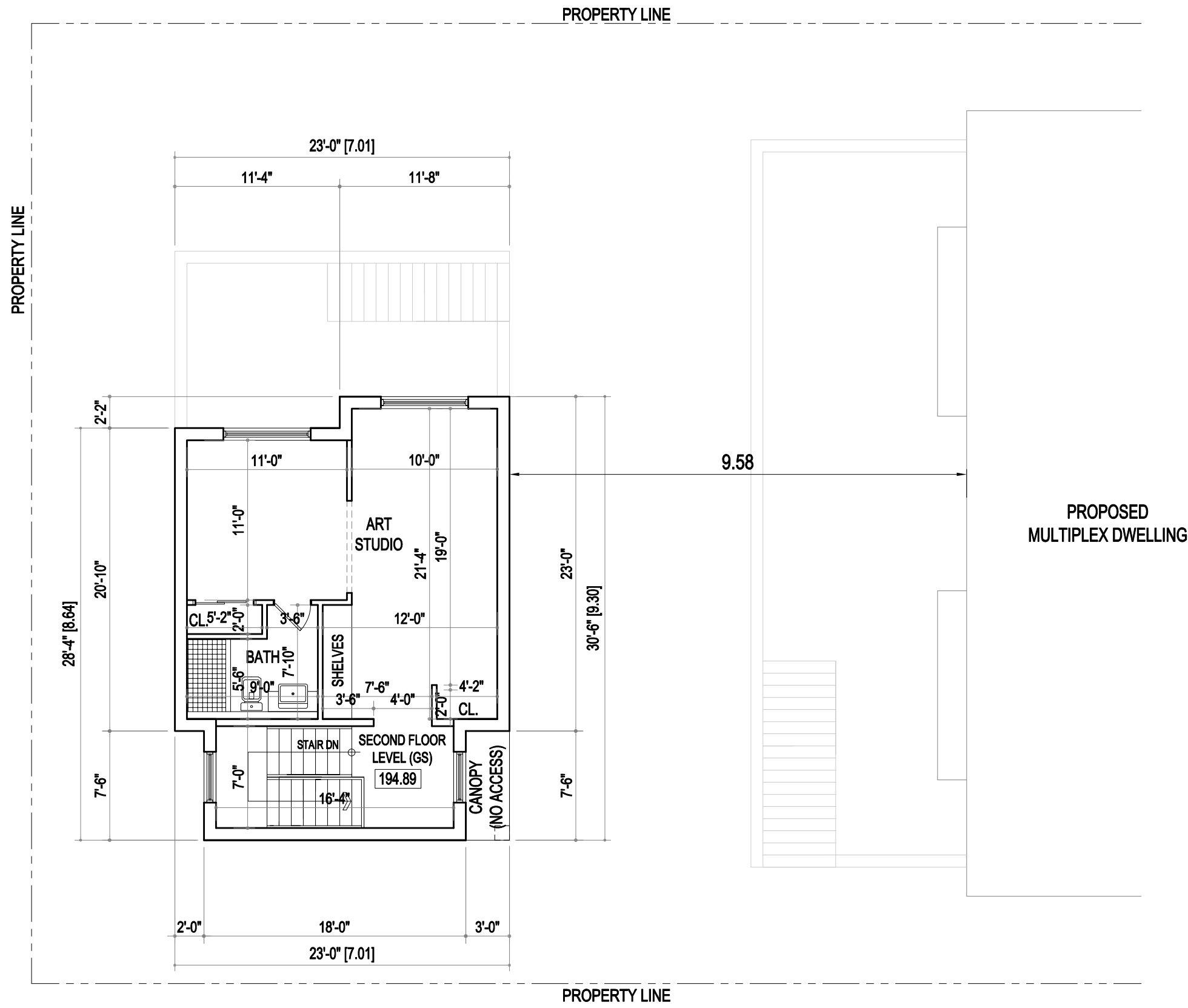
DESIGN

www.paardesign.com

PAAR DESIGN INC.

22 BLUE FOREST DR.
 TORONTO, ON.
 M3H 4W2

p: 416 630 2106
 www.paardesign.com
 info.paardesign.com



MARK	DATE	DESCRIPTION
1.		APPROVED BY CLIENT
2.	2024-02-02	ISSUED FOR ZONING REVIEW

REVISION NOTES

DESIGN

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Code to be a designer.

Qualification Information
 Required unless design is exempted under Division C-3.2.5.1. of the 2006 Ontario Building Code

Zoran Paar 24546
 Name Registration Information BCIN / BCDN

PAAR Architecture and Interior Design Inc. 31765
 Firm Name BCIN / BCDN

PROJECT :

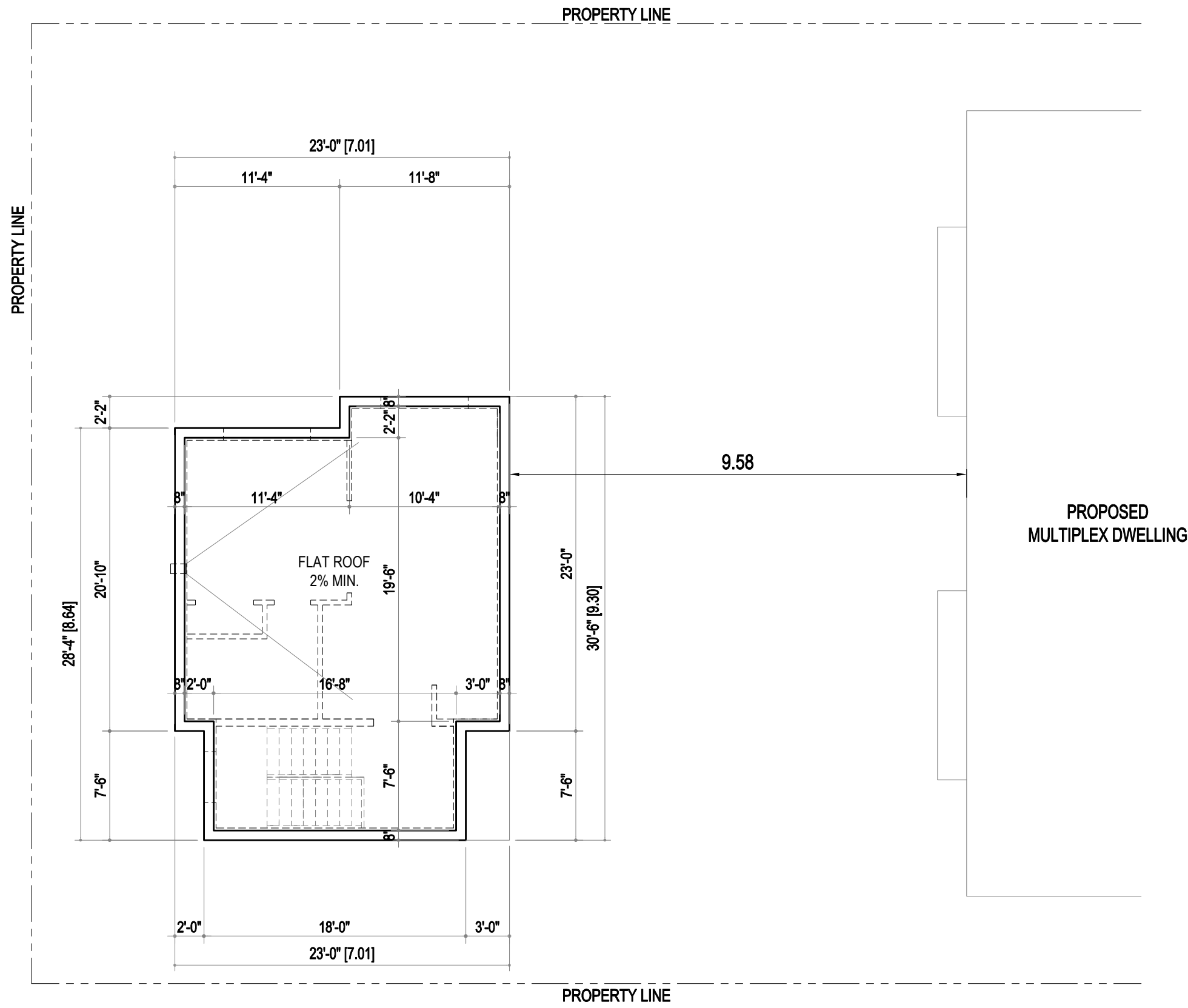
**No.247
 DREWRY AVE
 GARDEN SUITE**

SECOND FLOOR PLAN

scale 1/8"=1'-0"

PAAR DESIGN INC.
 22 BLUE FOREST DR.
 TORONTO, ON.
 M3H 4W2

p: 416 630 2106
 www.paardesign.com
 info.paardesign.com



MARK	DATE	DESCRIPTION
1.		APPROVED BY CLIENT
2.	2024-02-02	ISSUED FOR ZONING REVIEW

REVISION NOTES



DESIGN

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Code to be a designer.

Qualification Information
Required unless design is exempted under Division C-3.2.5.1 of the 2006 Ontario Building Code

Name Zoran Paar 24546 BCIN / BCDN

Registration Information
Required unless design is exempted under Division C-3.2.4.1 of the 2006 Ontario Building Code

PAAR Architecture and Interior Design Inc. 31765 BCIN / BCDN

PROJECT :

No.247
DREWRY AVE
GARDEN SUITE

ROOF PLAN
scale 1/8"=1'-0"

	PAAR DESIGN INC. 22 BLUE FOREST DR. TORONTO, ON. M3H 4W2
	p: 416 630 2106 www.paardesign.com info.paardesign.com

A 05

MARK	DATE	DESCRIPTION
1.		APPROVED BY CLIENT
2.	2024-02-02	ISSUED FOR ZONING REVIEW

REVISION NOTES

DESIGN

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Code to be a designer.

Qualification Information
 Required unless design is exempted under Division C-3.2.5.1 of the 2006 Ontario Building Code

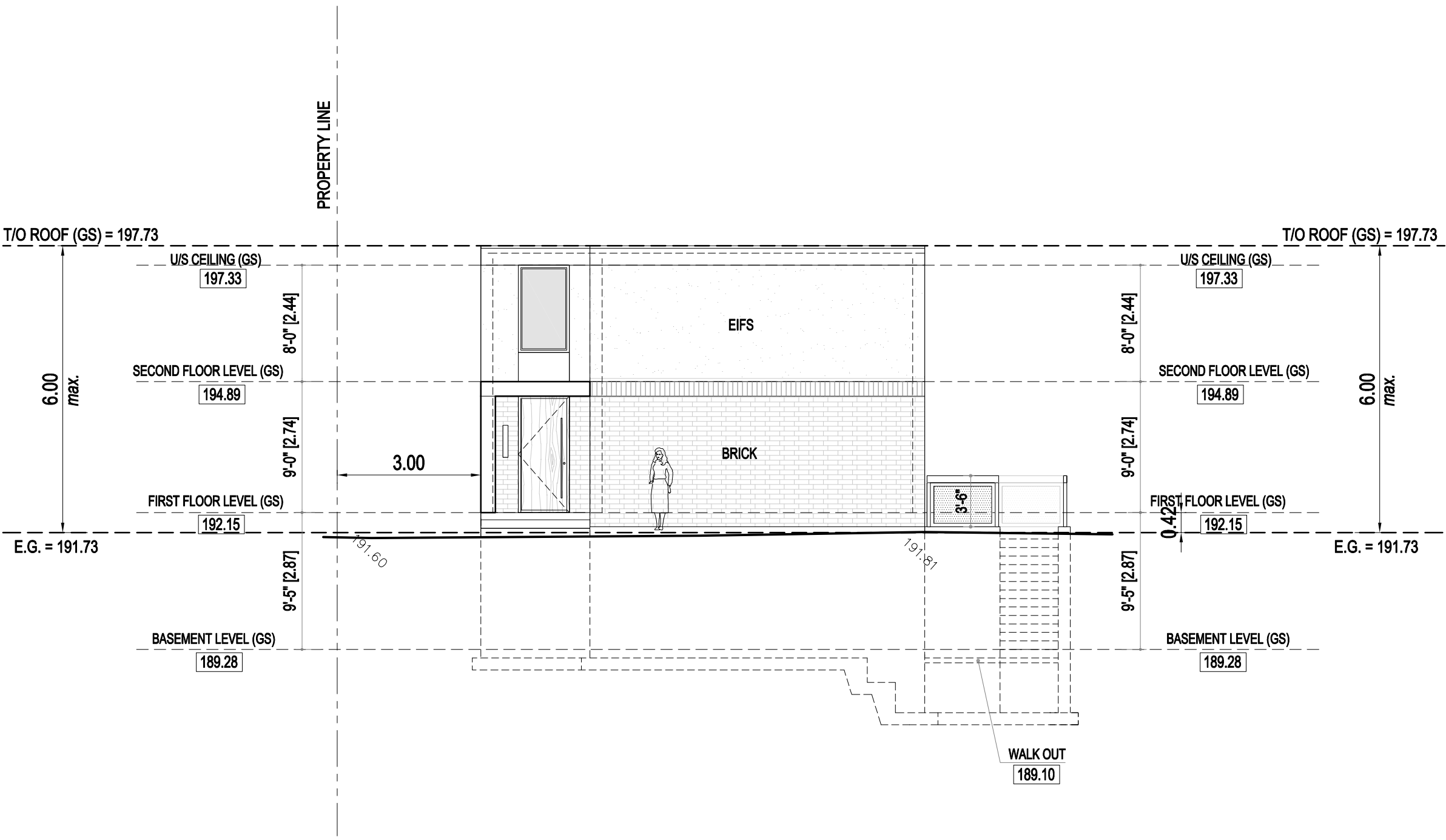
Name: Zoran Paar 24546 BCIN / BCDN

Registration Information
 Required unless design is exempted under Division C-3.2.4.1 of the 2006 Ontario Building Code

PAAR Architecture and Interior Design Inc. 31765 BCIN / BCDN

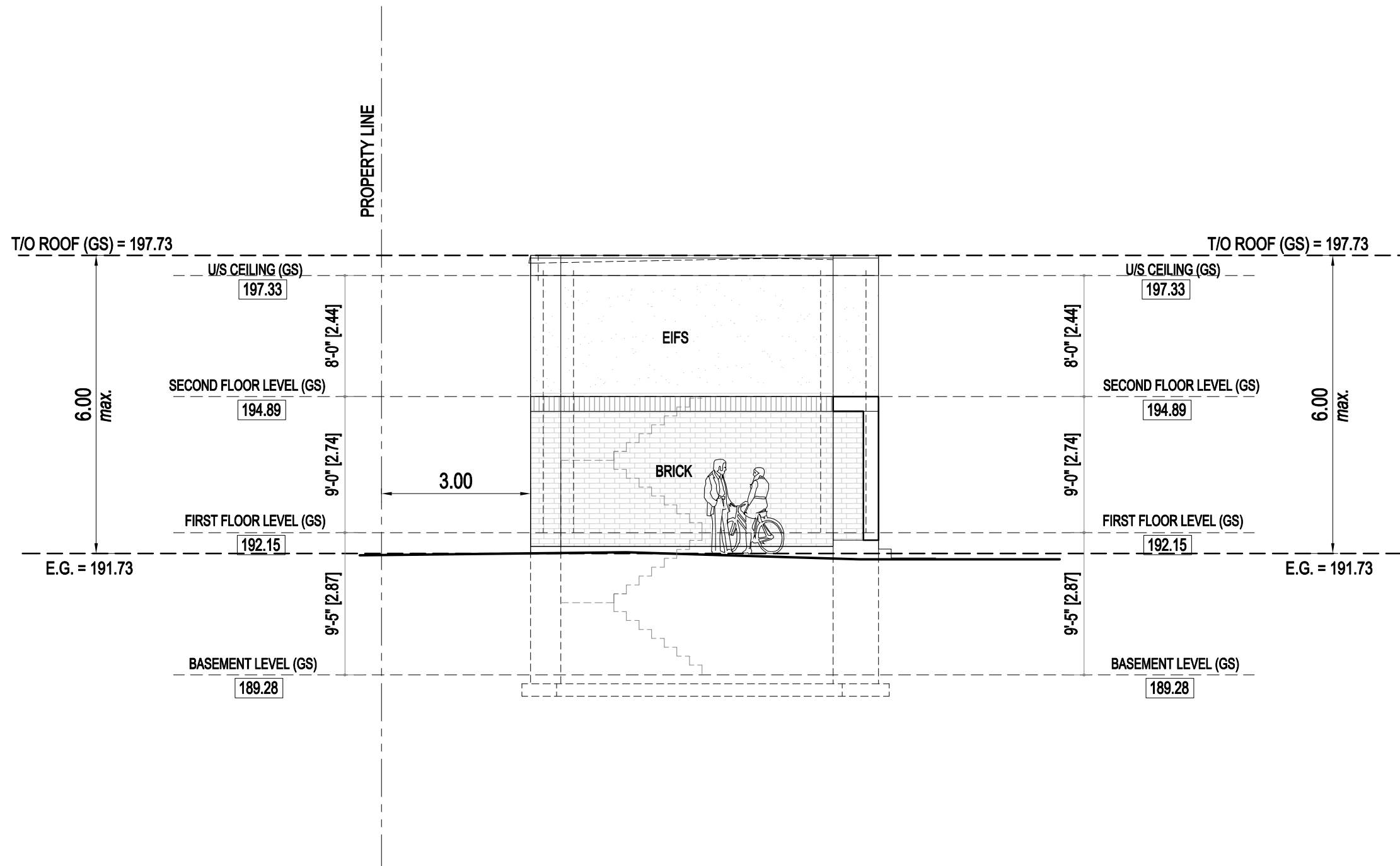
PROJECT:
No.247
DREWRY AVE
GARDEN SUITE
FRONT /NORTH ELEVATION
 scale 1/8"=1'-0"

	PAAR DESIGN INC. 22 BLUE FOREST DR. TORONTO, ON. M3H 4W2
	p: 416 630 2106 www.paardesign.com info.paardesign.com



MARK	DATE	DESCRIPTION
1.		APPROVED BY CLIENT
2.	2024-02-02	ISSUED FOR ZONING REVIEW

REVISION NOTES



DESIGN

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Code to be a designer.

Qualification Information
 Required unless design is exempted under Division C-3.2.5.1 of the 2006 Ontario Building Code

Zoran Paar 24546
 Name Registration Information BCIN / BCDN
 Required unless design is exempted under Division C-3.2.4.1 of the 2006 Ontario Building Code

PAAR Architecture and Interior Design Inc. 31765
 Firm Name BCIN / BCDN

PROJECT :

No.247
DREWRY AVE
GARDEN SUITE

SIDE /EAST ELEVATION
 scale 1/8"=1'-0"

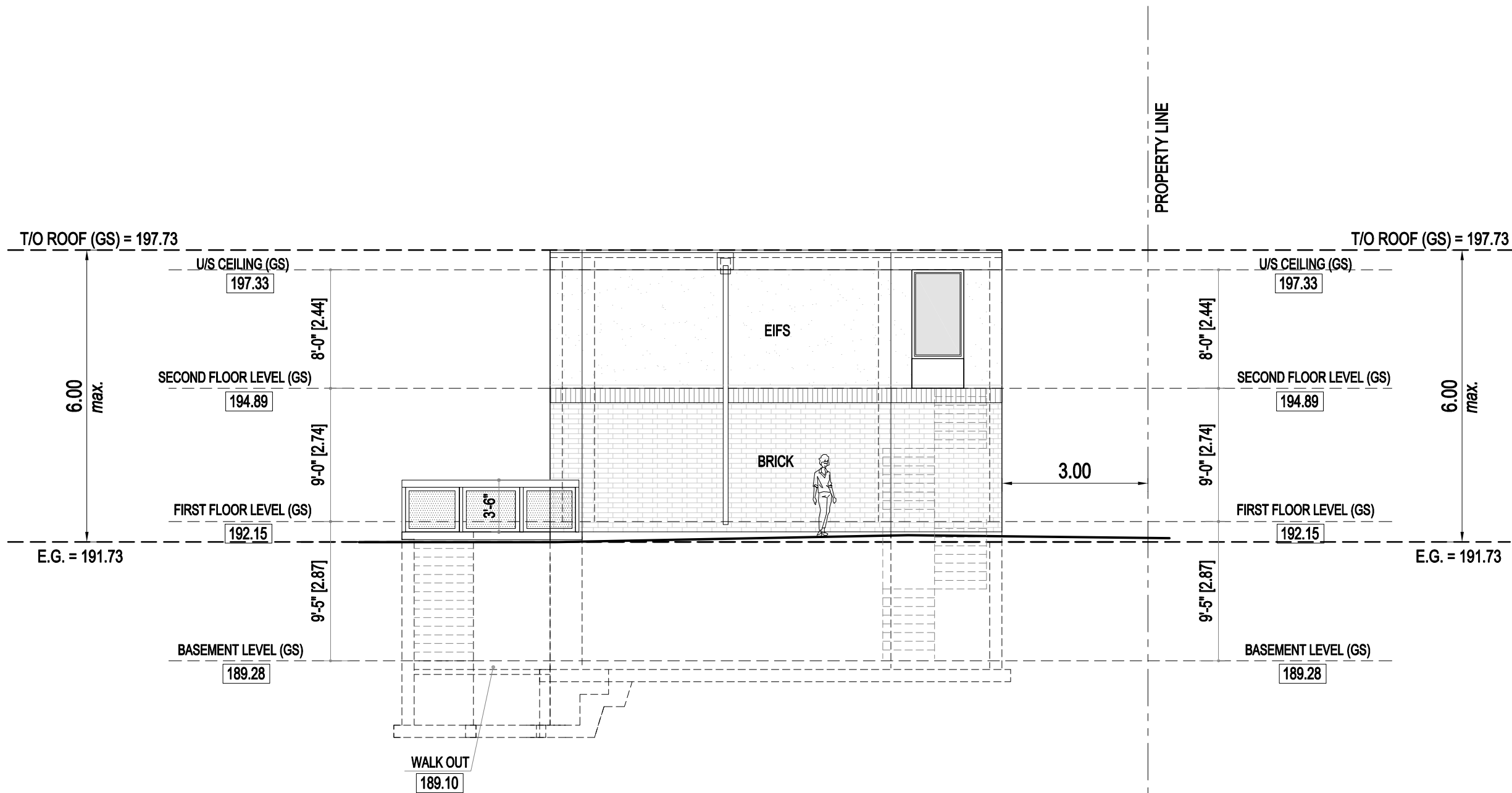
PAAR
DESIGN

PAAR DESIGN INC.
 22 BLUE FOREST DR.
 TORONTO, ON.
 M3H 4W2
 p: 416 630 2106
 www.paardesign.com
 info.paardesign.com

A 07

MARK	DATE	DESCRIPTION
1.		APPROVED BY CLIENT
2.	2024-02-02	ISSUED FOR ZONING REVIEW

REVISION NOTES



DESIGN

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Code to be a designer.

Qualification Information
 Required unless design is exempted under Division C-3.2.5.1 of the 2006 Ontario Building Code

Name: Zoran Paar 24546 BCIN / BCDN

Registration Information
 Required unless design is exempted under Division C-3.2.4.1 of the 2006 Ontario Building Code

PAAR Architecture and Interior Design Inc. 31765 BCIN / BCDN

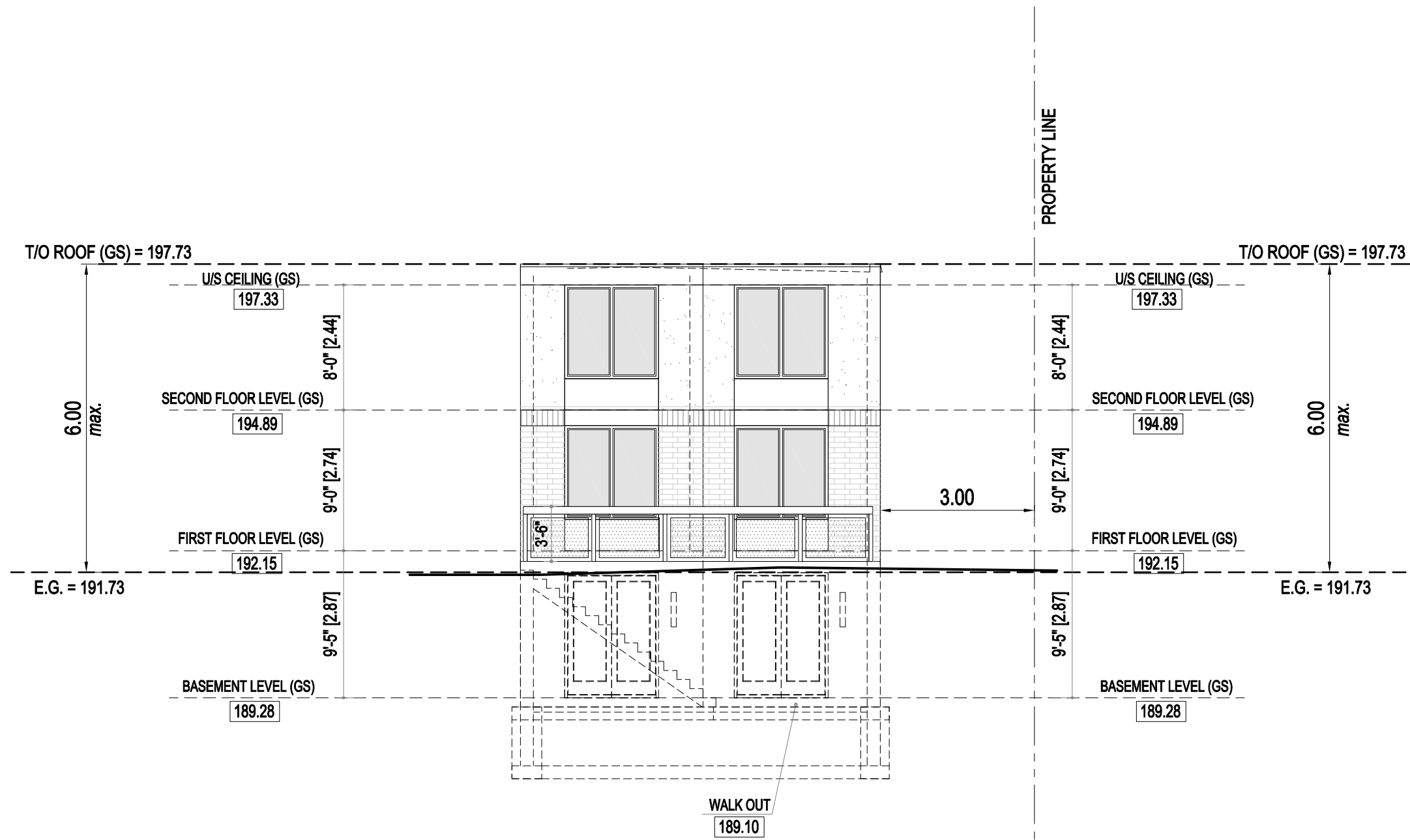
PROJECT :

No.247
 DREWRY AVE
 GARDEN SUITE
 REAR /SOUTH ELEVATION
 scale 1/8"=1'-0"



PAAR DESIGN INC.
 22 BLUE FOREST DR.
 TORONTO, ON.
 M3H 4W2
 p: 416 630 2106
 www.paardesign.com
 info.paardesign.com

A 08



MARK	DATE	DESCRIPTION
1.		APPROVED BY CLIENT
2.	2024-02-02	ISSUED FOR ZONING REVIEW

REVISION NOTES

DESIGN

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Code to be a designer.

Qualification Information
 Required unless design is exempted under Division C-3.2.5.1 of the 2006 Ontario Building Code

Name: Zoran Paar 24546 BCIN / BCDN

Registration Information
 Required unless design is exempted under Division C-3.2.4.1 of the 2006 Ontario Building Code

PAAR Architecture and Interior Design Inc. 31765 BCIN / BCDN

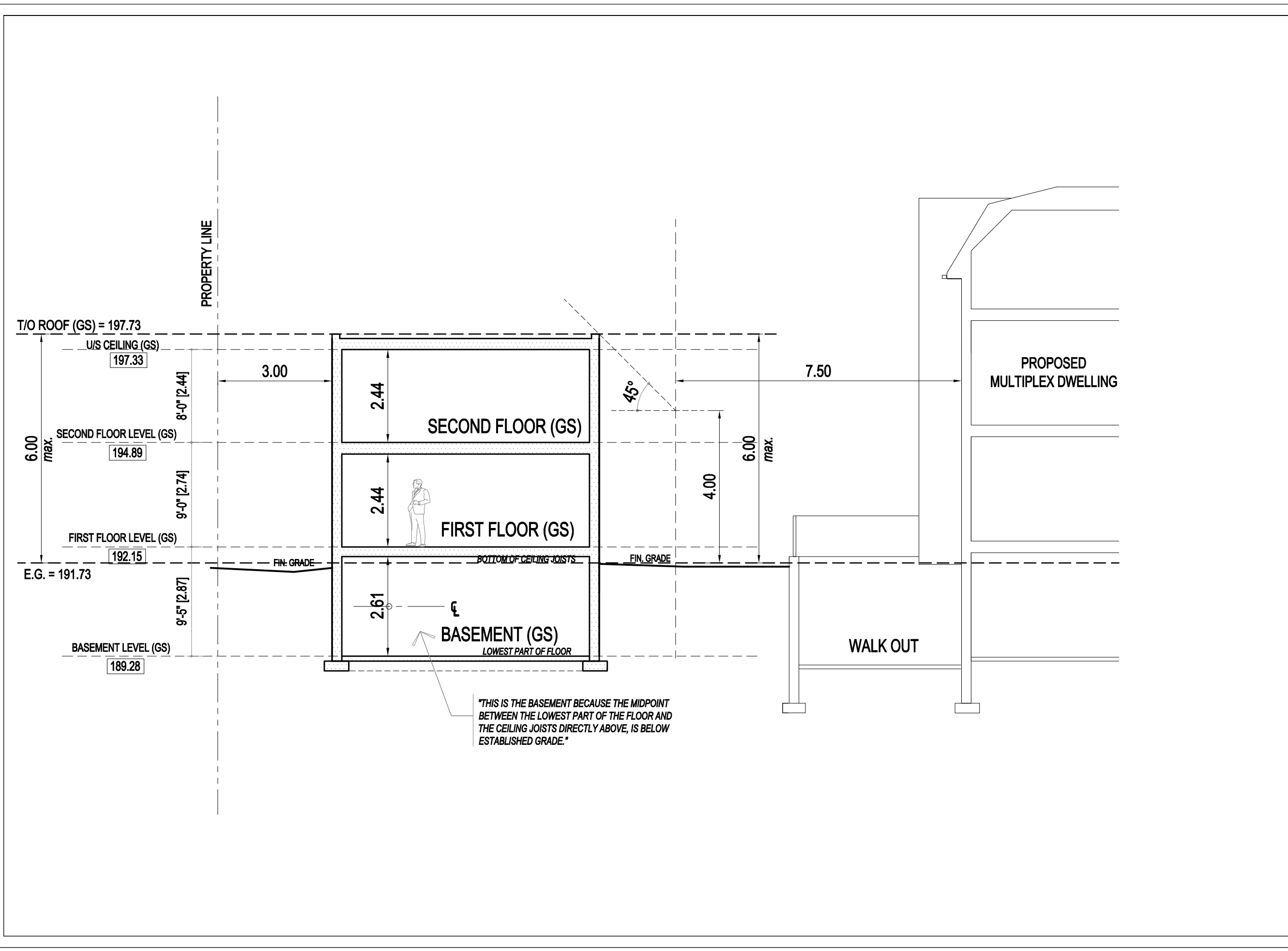
PROJECT :

No.247
DREWRY AVE
GARDEN SUITE

SIDE WEST ELEVATION
 scale 1/8"=1'-0"

PAAR DESIGN INC.
 22 BLUE FOREST DR.
 TORONTO, ON.
 M3H 4W2
 p: 416 630 2106
 www.paardesign.com
 info.paardesign.com

A 09



"THIS IS THE BASEMENT BECAUSE THE MIDPOINT BETWEEN THE LOWEST PART OF THE FLOOR AND THE CEILING JOISTS DIRECTLY ABOVE, IS BELOW ESTABLISHED GRADE."

MARK	DATE	DESCRIPTION
1.		APPROVED BY CLIENT
2.	2024-02-02	ISSUED FOR ZONING REVIEW

DESIGN

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Code to be a designer.

Qualification Information
 Required unless design is exempted under Division C-3.2.5.1 of the 2006 Ontario Building Code

Name: Zoran Paar 24546 BCIN / BCDN
 Registration Information
 Required unless design is exempted under Division C-3.2.4.1 of the 2006 Ontario Building Code

PAAR Architecture and Interior Design Inc. 31765 BCIN / BCDN
 Firm Name

PROJECT :

No.247
DREWRY AVE
GARDEN SUITE

BUILDING SECTION
 scale 1/8"=1'-0"

PAAR DESIGN INC.
 22 BLUE FOREST DR.
 TORONTO, ON.
 M3H 4W2
 p: 416 630 2106
 www.paardesign.com
 info.paardesign.com