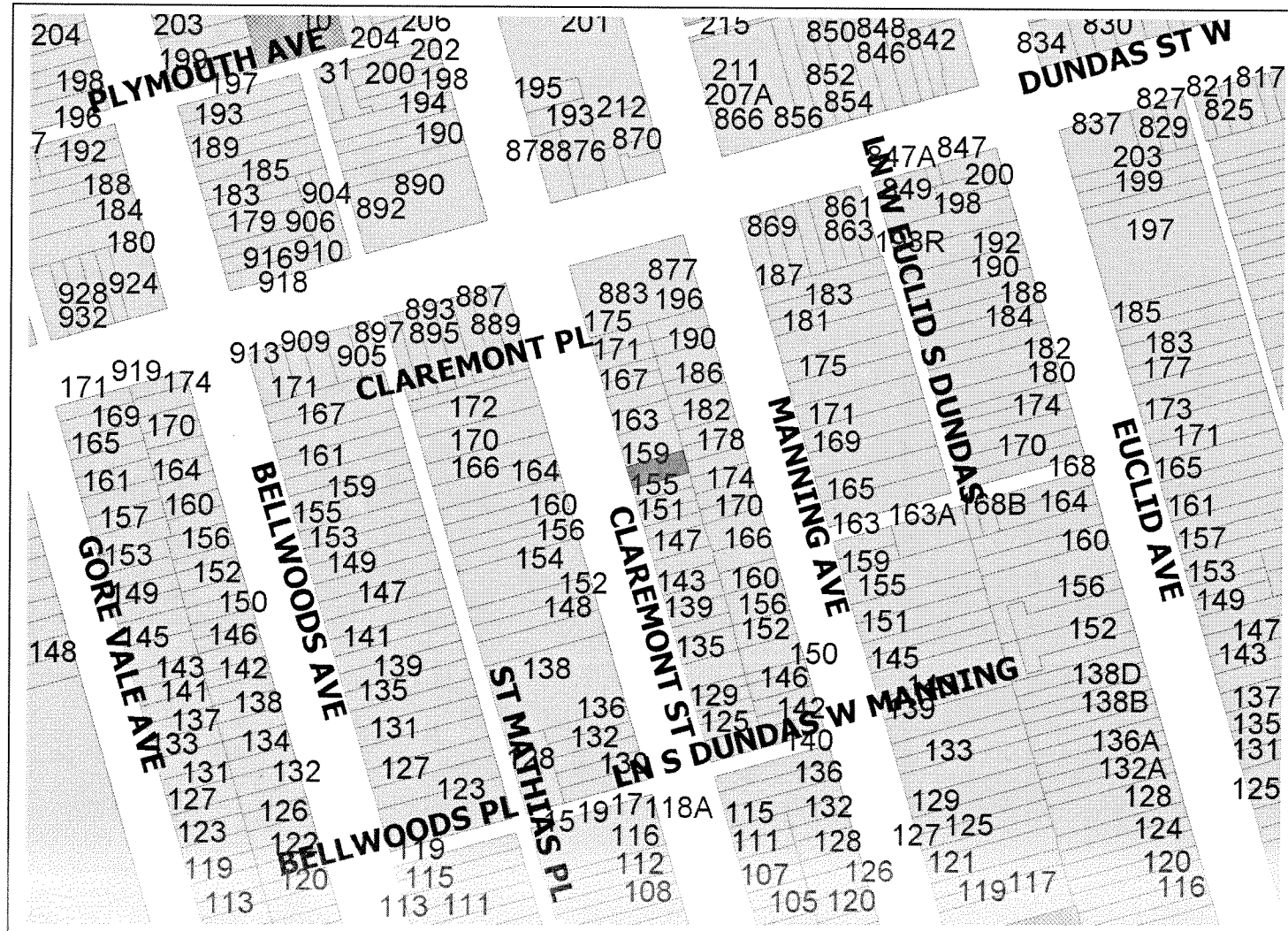


# 159 Claremont Street

A0231/14TEY

City of Toronto

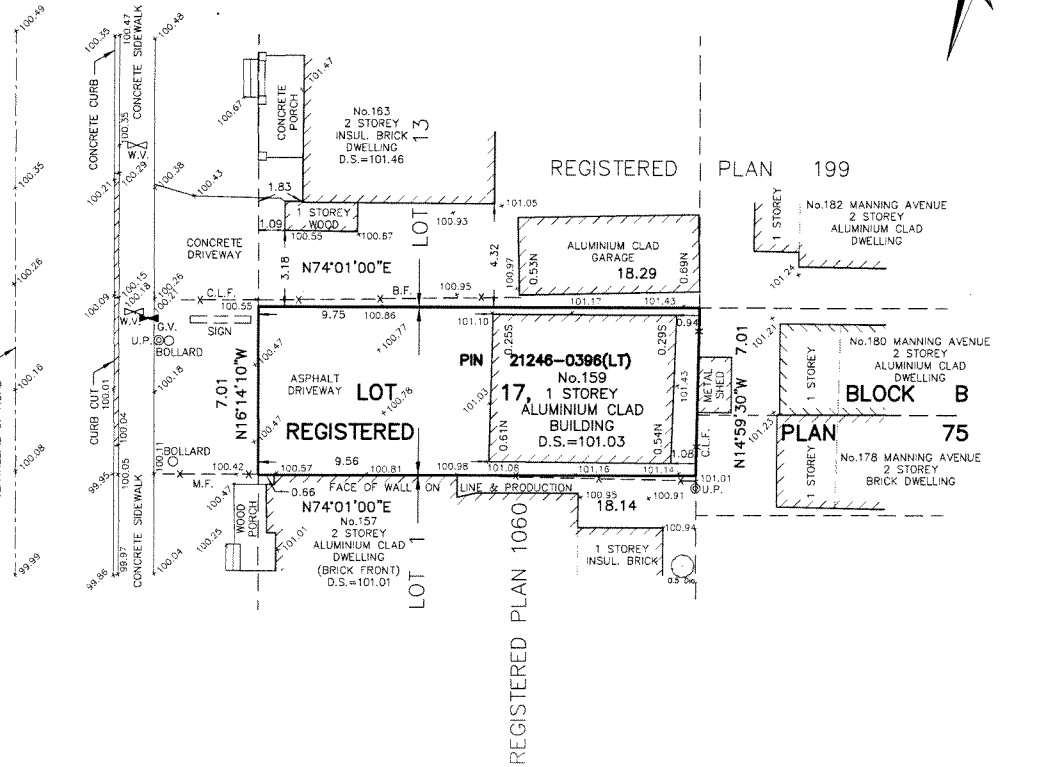


Author

Committee of Adjustment

Date: Mar 10, 2014

CLAREMONT STREET  
 (FORMERLY BISHOP STREET BY REGISTERED PLAN 75)



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**TOPOGRAPHIC SURVEY OF  
PART OF LOT 17, BLOCK B  
REGISTERED PLAN 75  
CITY OF TORONTO**

SCALE 1:200



MANDARIN SURVEYORS LIMITED, O.L.S. ©

**METRIC**

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

**LEGEND**

- PIN DENOTES PROPERTY IDENTIFIER NUMBER
- D.S. DENOTES FINISHED SILL ELEVATION AT ENTRY
- N,S,E,W DENOTES NORTH, SOUTH, EAST, WEST
- C.L.F. DENOTES CHAIN LINK FENCE
- B.F. DENOTES BOARD FENCE
- M.F. DENOTES METAL FENCE
- ⊙ U.P. DENOTES UTILITY POLE
- ⊗ W.V. DENOTES WATER VALVE
- ⊗ G.V. DENOTES GAS VALVE
- M.H. DENOTES MAN HOLE
- ⊠ C.B. DENOTES CATCH BASIN
- 🌲 DENOTES CONIFEROUS TREE
- 🌳 DENOTES DECIDUOUS TREE

**BENCHMARK NOTE**

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO THE CITY OF TORONTO BENCHMARK No. CT596, HAVING AN ELEVATION OF 103.156 METRES, NORTHWEST CORNER OF DUNDAS STREET WEST AND EUCLID AVENUE. BENCHMARK ON 1 STOREY BRICK BANK BUILDING 0.30M WEST FROM SOUTHEAST CORNER 0.35M ABOVE GRADE.

**CERTIFICATE**

THE FIELD OBSERVATIONS REPRESENTED ON THIS PLAN WERE COMPLETED ON THE 3rd DAY OF DECEMBER, 2013

DECEMBER 18, 2013  
DATE

Z. ZENG  
ONTARIO LAND SURVEYOR

**CAUTION**

THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR MORTGAGE OR TRANSACTION PURPOSES.



**MANDARIN SURVEYORS LIMITED**  
 ONTARIO LAND SURVEYOR CANADA LANDS SURVEYOR  
 WWW.MANDARINSURVEYOR.COM

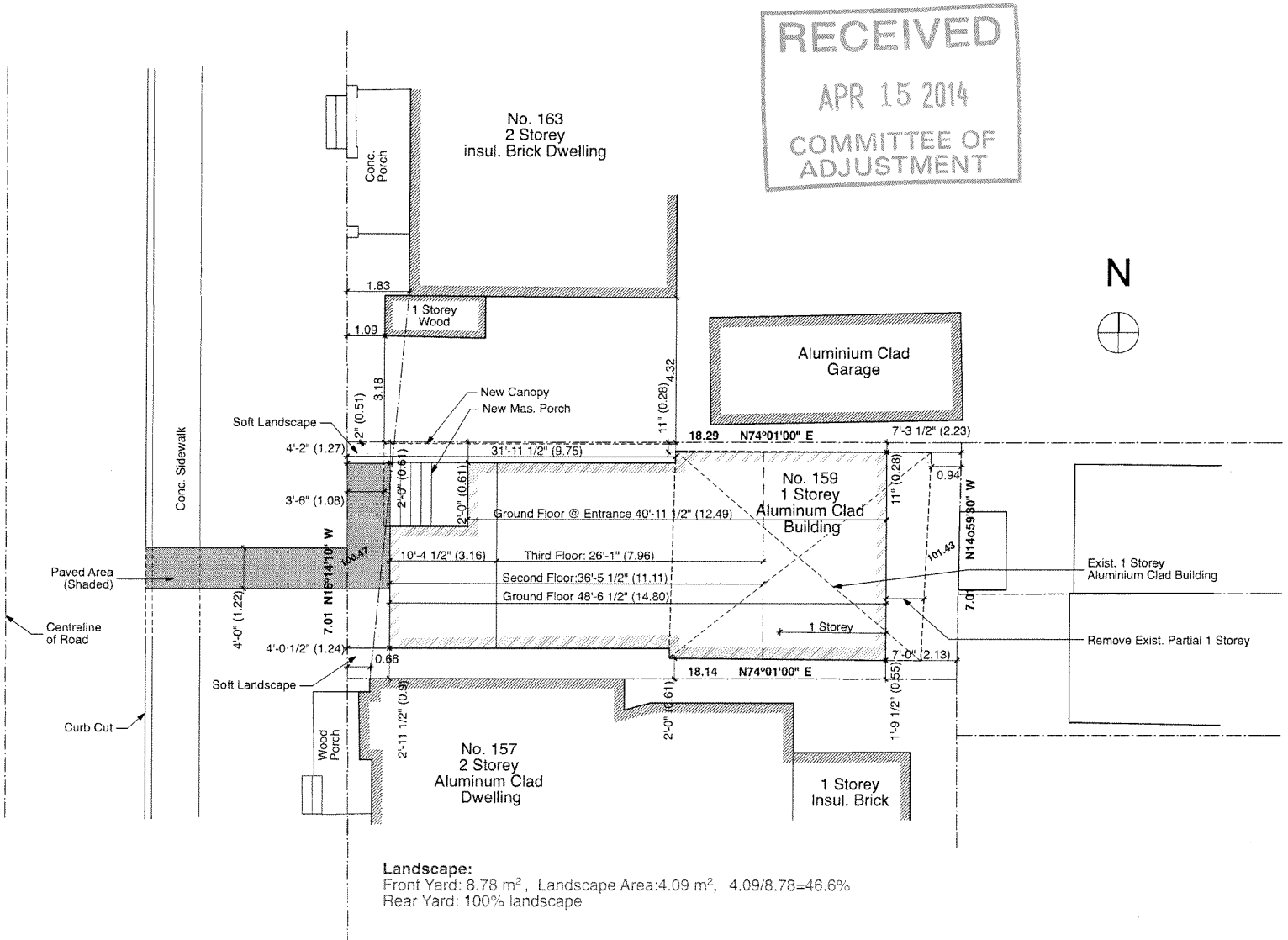
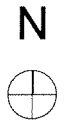
42 RAVENCLIFF CRESCENT PHONE: (647)430-1366 FAX: (647)799-4068  
 TORONTO, ONTARIO, M1T 1R8 E-MAIL: MANDARINSURVEYOR@GMAIL.COM

SURVEY BY: S.Z.

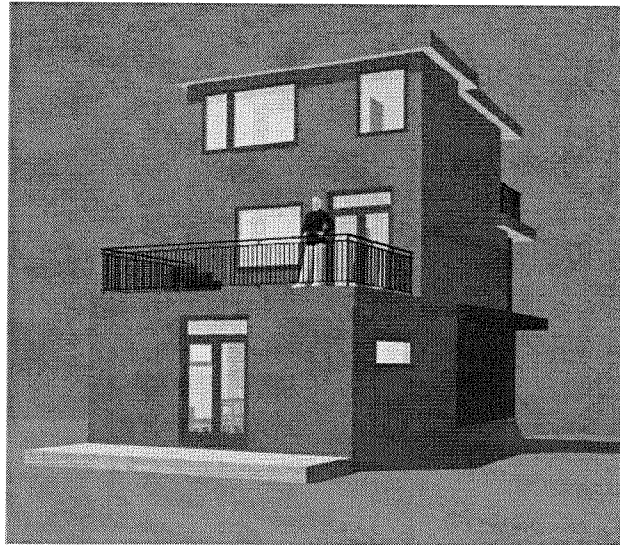
CAD No: 13-132TP

JOB No: 2013-132

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**Landscape:**  
 Front Yard: 8.78 m<sup>2</sup>, Landscape Area: 4.09 m<sup>2</sup>, 4.09/8.78=46.6%  
 Rear Yard: 100% landscape

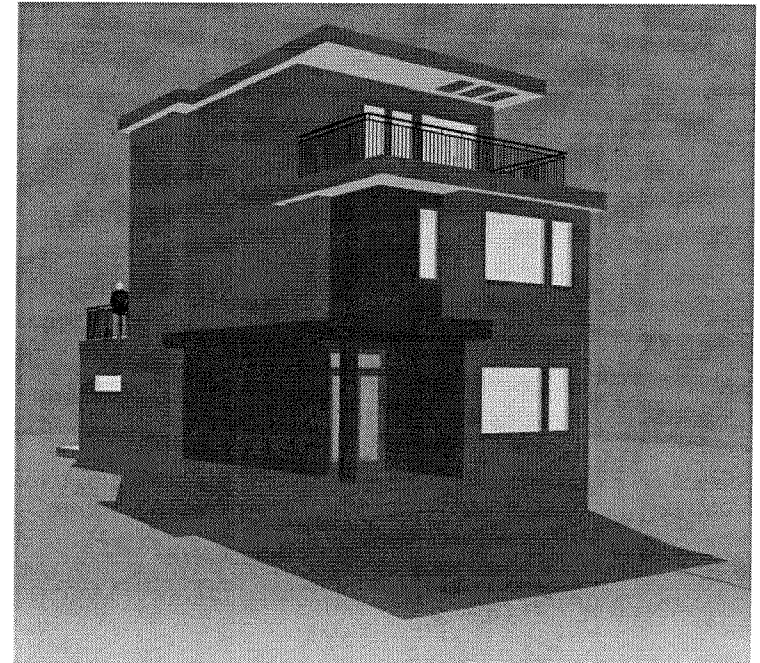


Proposed Rear View

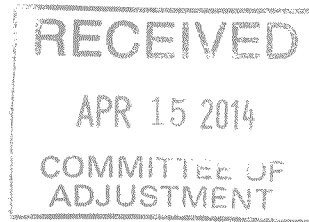


Existing Front View

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Proposed Front View



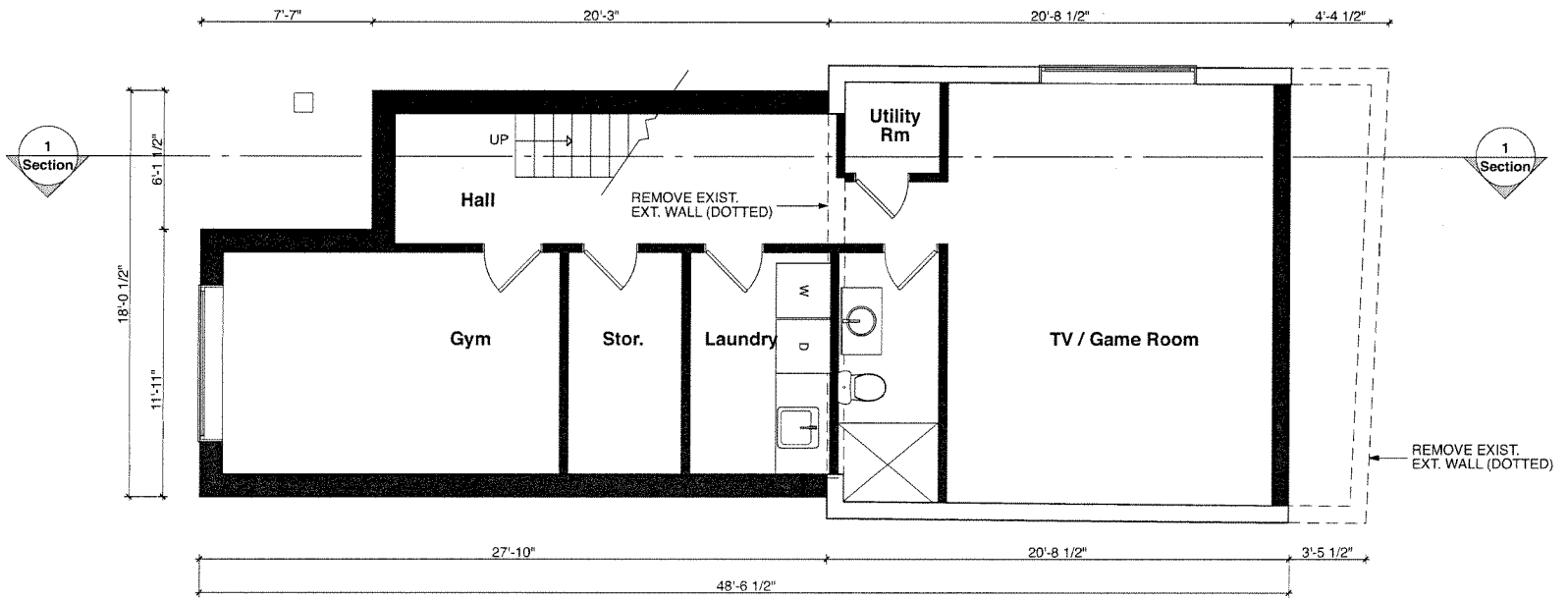
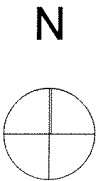
Lot Area 1,374.40 sf 127.69 m<sup>2</sup>

Floor Area	Existing Imperial	Metric	Proposed Imperial	Metric	Total Imperial	Metric
Basement	0.00	0.00	0.00	0.00	0.00 sf	0.00 m <sup>2</sup>
Ground Floor	0.00	0.00	875.00	81.29	875.00 sf	81.29 m <sup>2</sup>
Second Floor	0.00	0.00	658.60	61.19	658.60 sf	61.19 m <sup>2</sup>
Third Floor	0.00	0.00	489.70	45.49	489.70	45.49 m <sup>2</sup>
<b>Total</b>	<b>0.00</b>	<b>0.00</b>	<b>2,023.30</b>	<b>187.97</b>	<b>2,023.30 sf</b>	<b>187.97 m<sup>2</sup></b>

Allowable GFA	100%
Proposed Lot GFA	147.2%
Allowable Lot Coverage	35.0%
Proposed Lot Coverage	67%

Set backs	Allowable	Existing	Proposed
Front(west)	6.0	9.75	1.24
Rear (east)	7.5	0.94	2.13
Side (north)	0.9	0.28	same
Side (south)	0.9	0.55	same
Building Depth	17	7.65	14.8
Building Ht.	10	5.2 +/-	10.15

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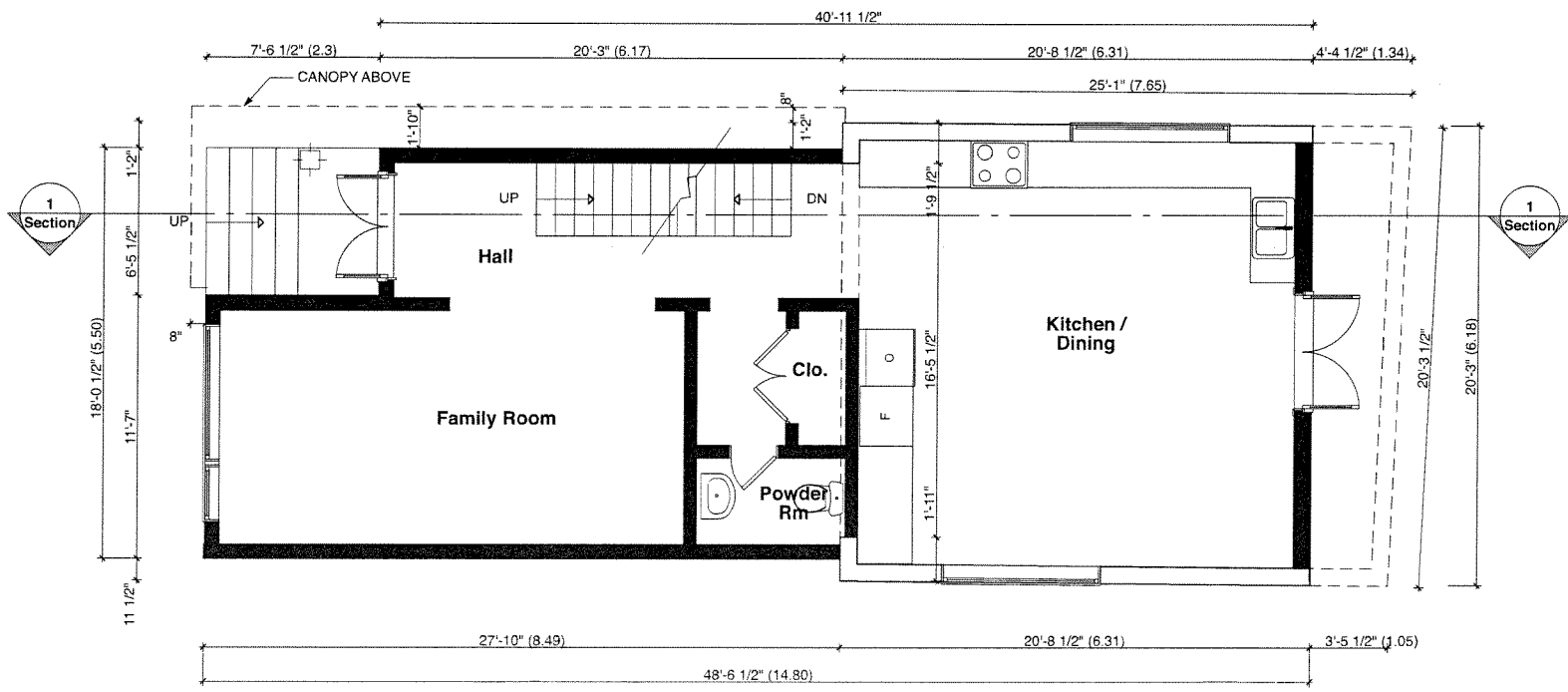
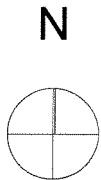
Committee of Adjustment Application

# Basement Plan

**Pamela Pan**  
 16 Rexford Road, Toronto On. M6S 2M3  
 BCIN. No. 42378  
 Tel: 647-881.6466

159 Claremont Street  
 Toronto On.  
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 Scale: 3/16" = 1'-0"

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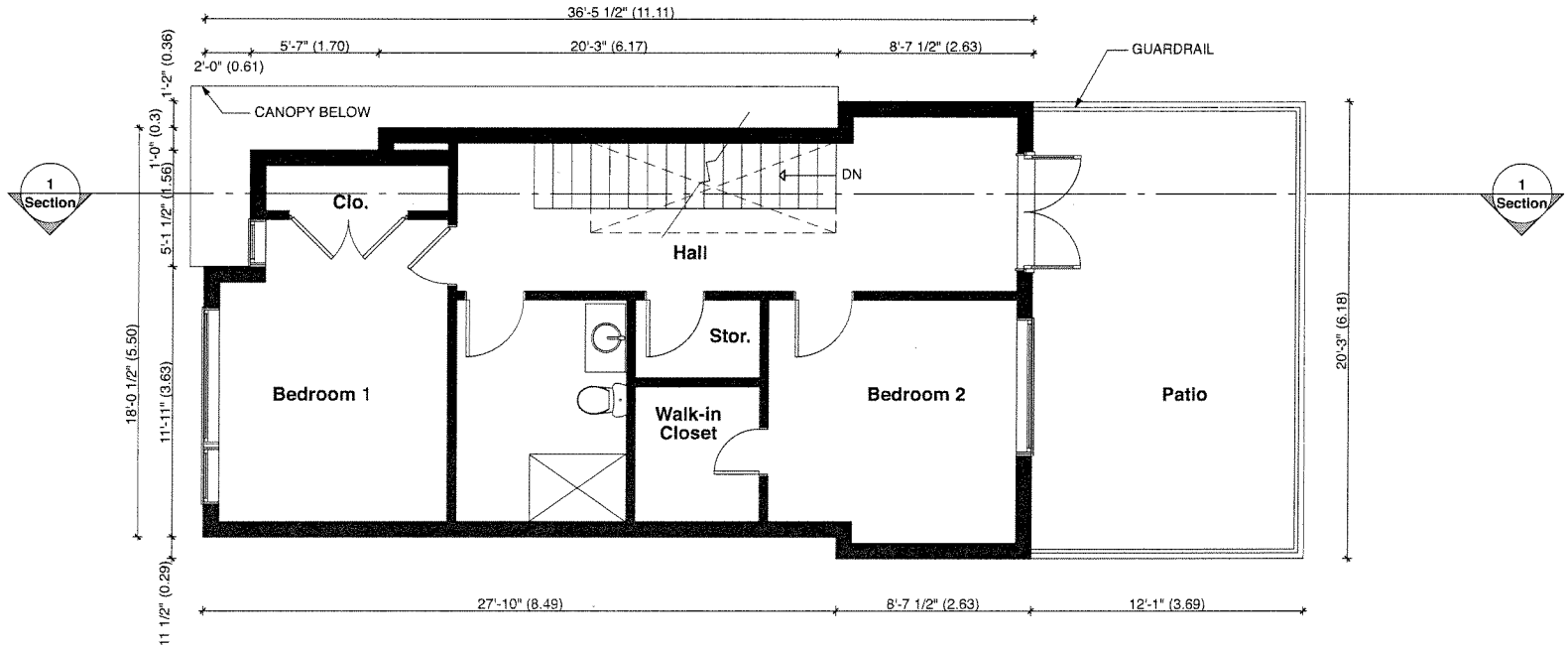
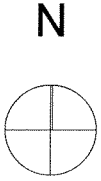
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**Ground Floor Plan**

Pamela Pan  
 16 Rexford Road, Toronto On. M6S 2M3  
 BCIN, No. 42378  
 Tel: 647-881.6466

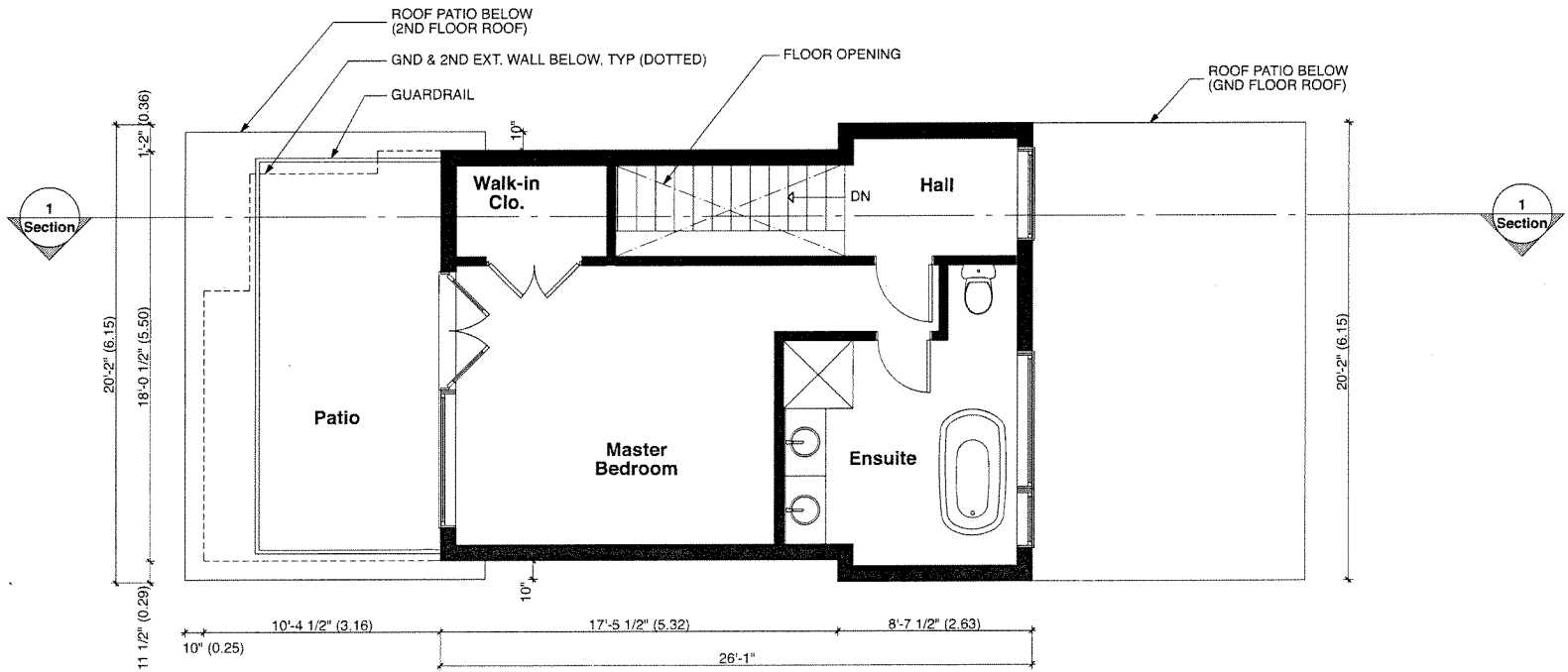
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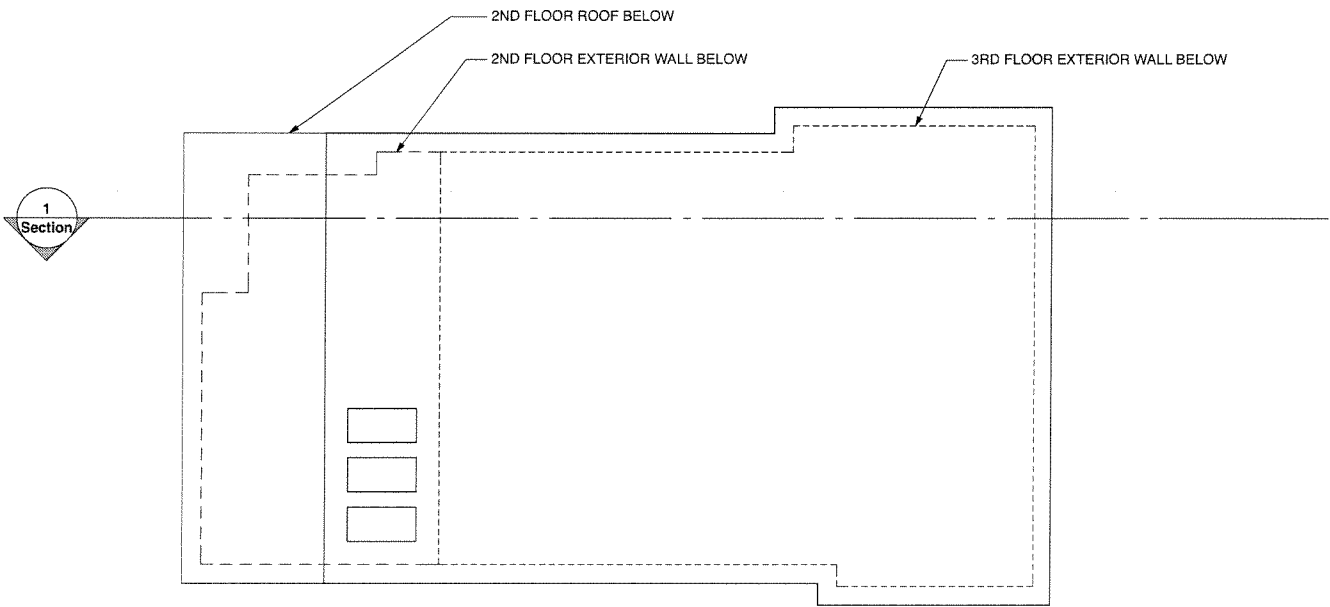




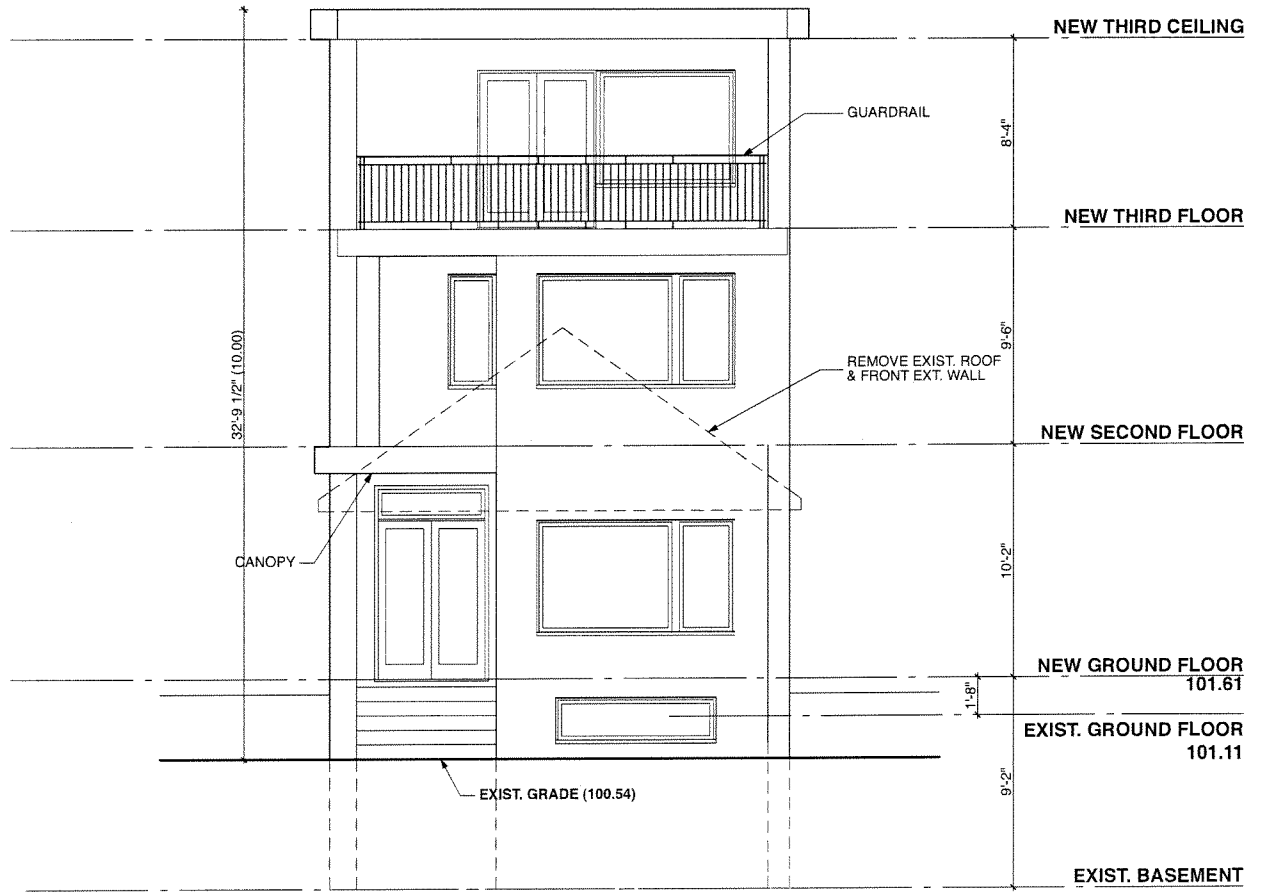
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 EXIST. TO MAINTAIN       NEW

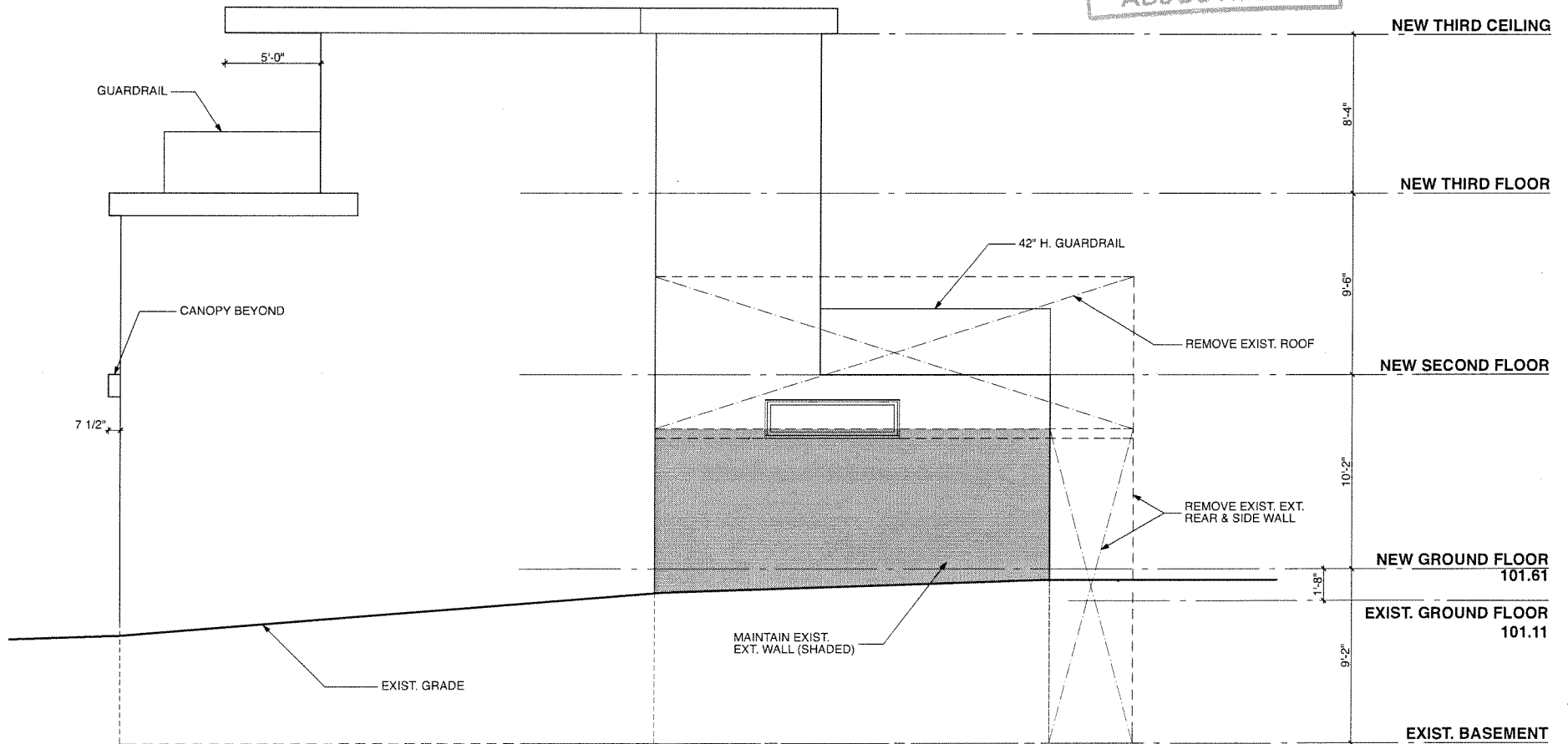
**West Elevation**

Committee of Adjustment Application

Pamela Pan  
 16 Rexford Road, Toronto On. M8S 2M3  
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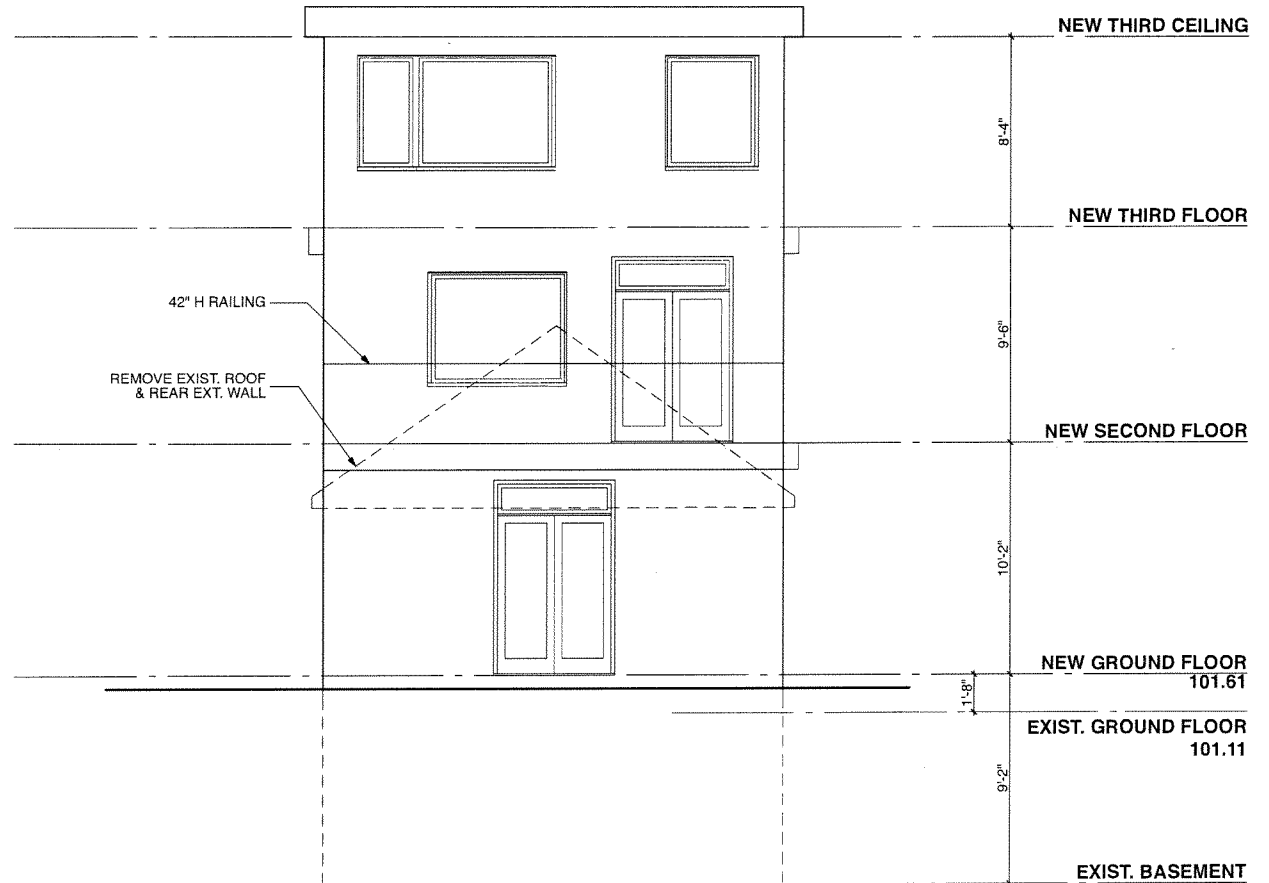
Committee of Adjustment Application

**South Elevation**

Pamela Pan  
 16 Rexford Road, Toronto On. M6S 2M3  
 BCIN. No. 42378  
 Tel: 647-881.6466

159 Claremont Street  
 Toronto, On.  
 Date: Mar. 07, 2014, Rev. 1: April 07, 2014  
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  NEW

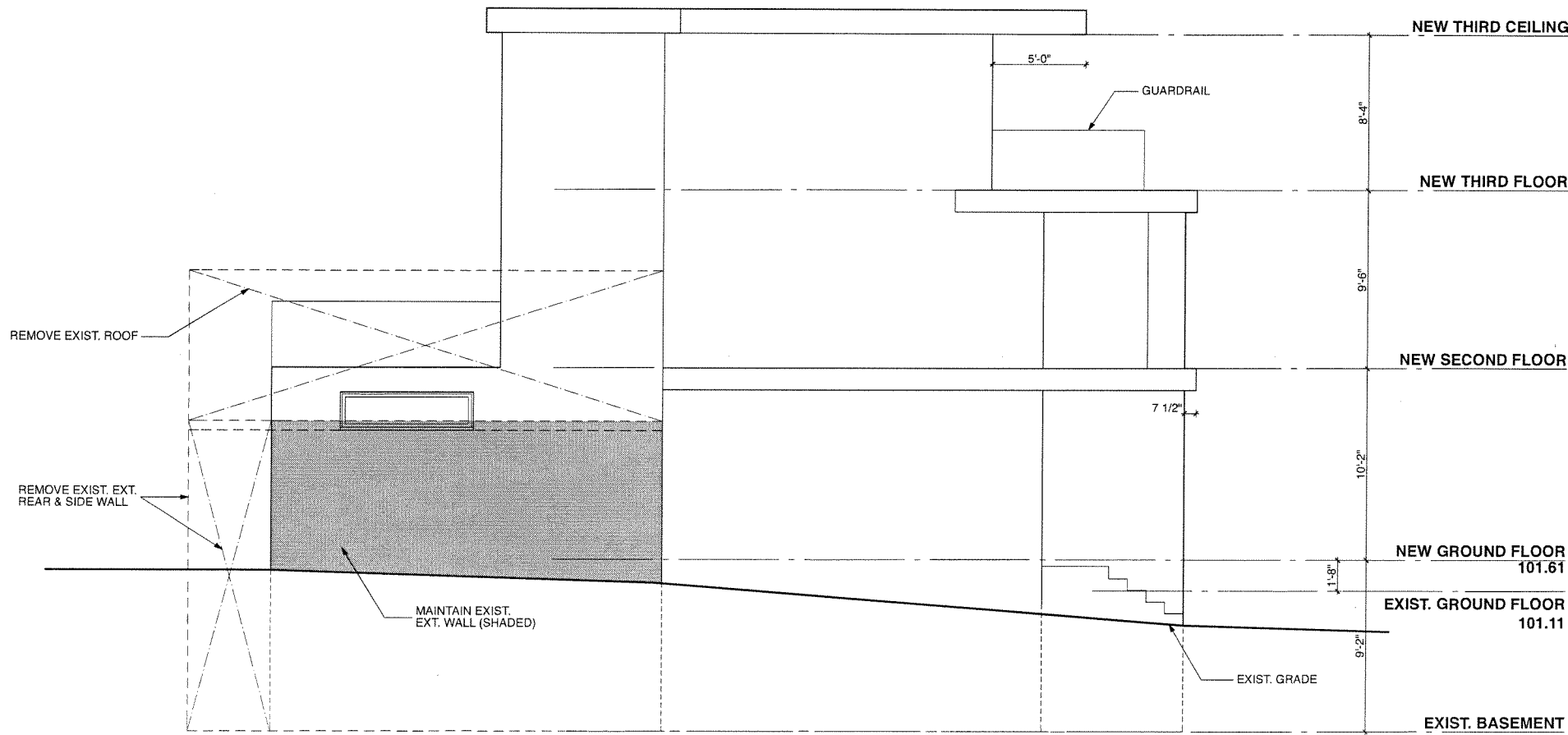
Committee of Adjustment Application

**East Elevation**

Pamela Pan  
 16 Rexford Road, Toronto On. M6S 2M3  
 BCIN. No. 42378  
 Tel: 647-881.6466

159 Claremont Street  
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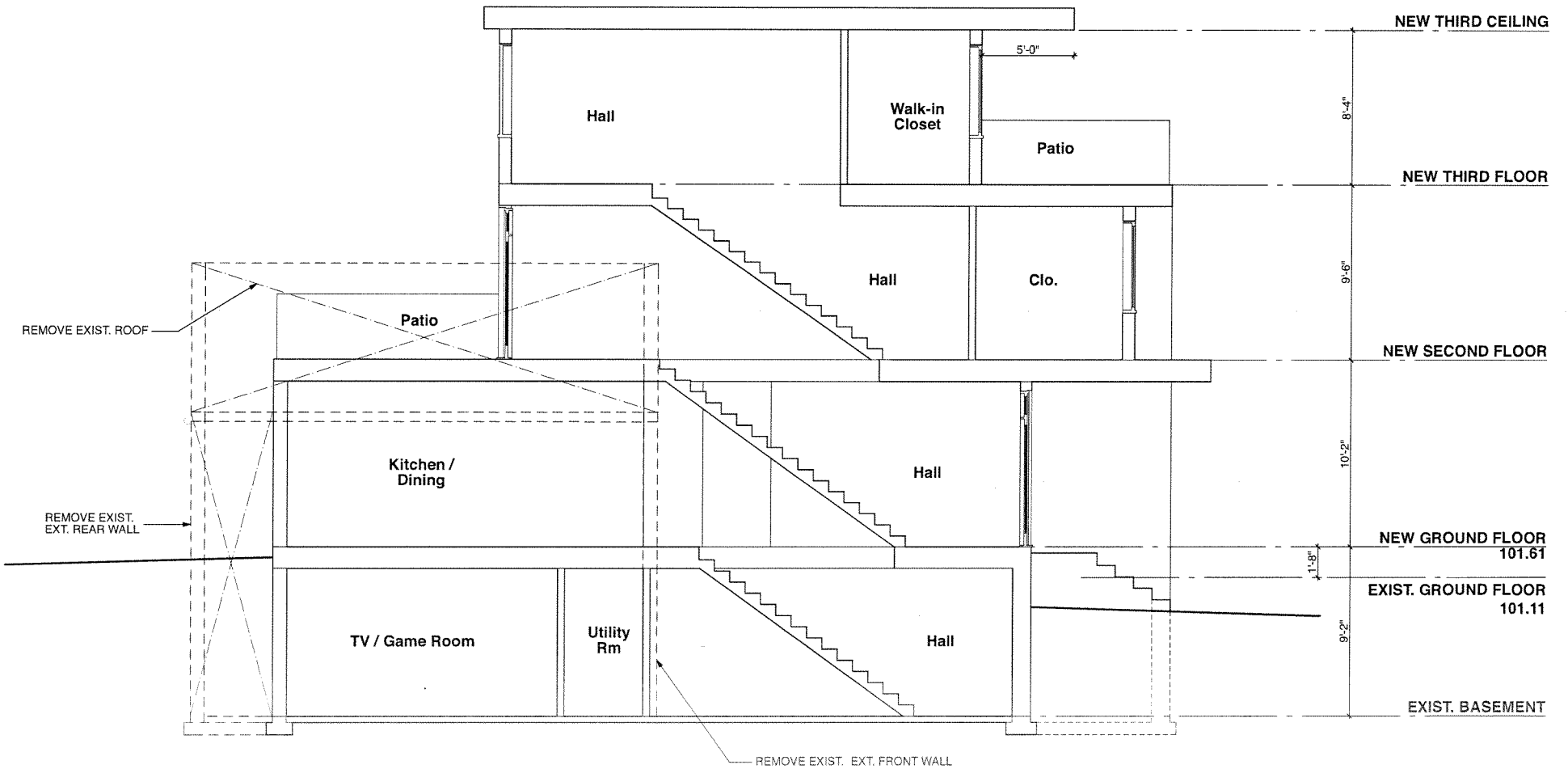
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**North Elevation**

Pamela Pan  
 18 Rexford Road, Toronto On. M6S 2M3  
 BCIN. No. 42378  
 Tel: 647-861.6466

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**Section**

Pamela Pan  
 16 Rexford Road, Toronto On. M6S 2M3  
 BCIN. No. 42378  
 Tel: 647-881.6466

159 Claremont Street  
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 Date: Mar. 07, 2014, Rev. 1: April 07, 2014  
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