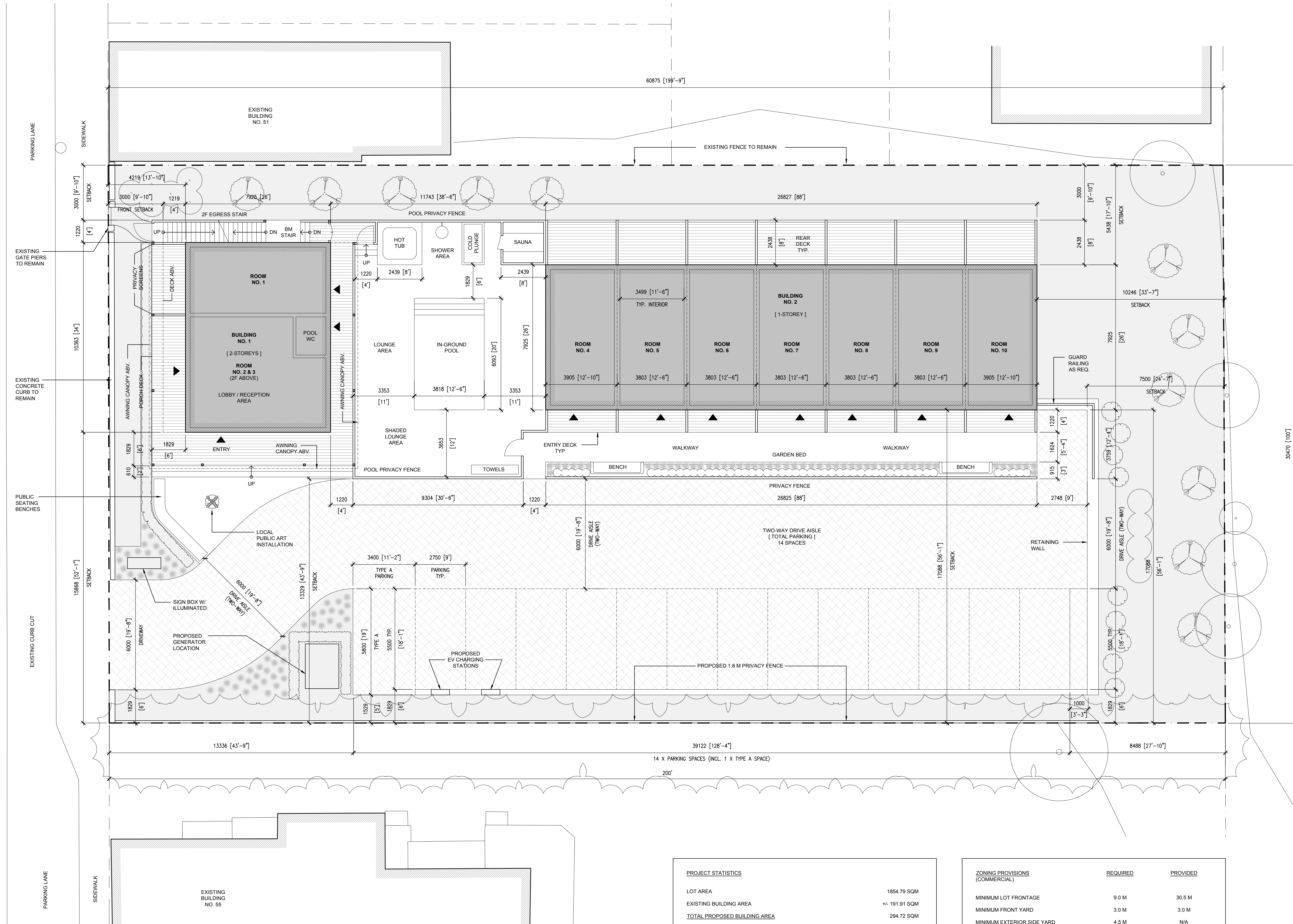


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NO.	ISSUED / REVISED	DATE
1	PRELIMINARY	24.09.17
2	COORDINATION	24.10.24
3	SPA REVIEW	24.11.05



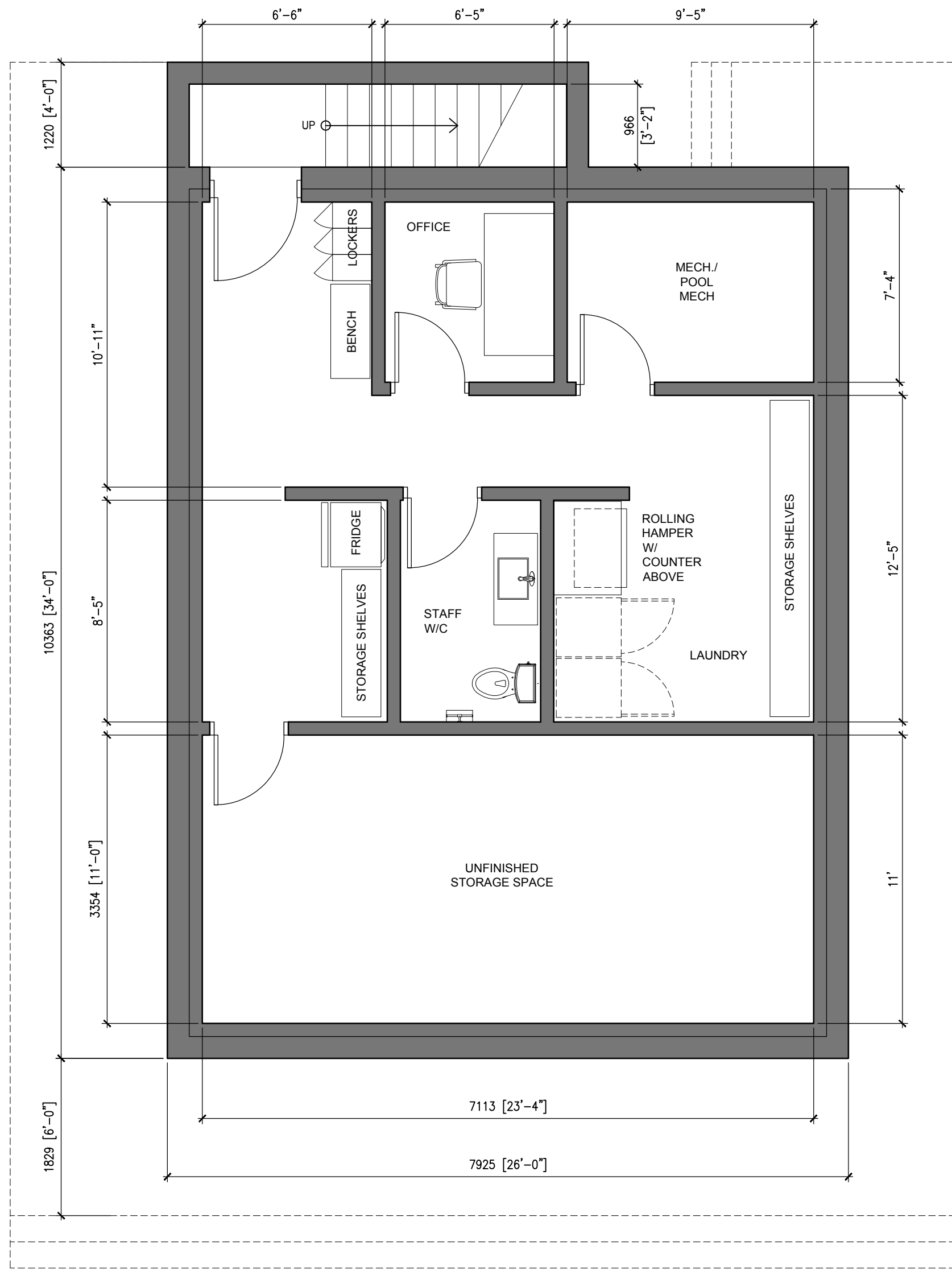
PROPOSED SITE PLAN
SCALE: 1:100

PROJECT STATISTICS

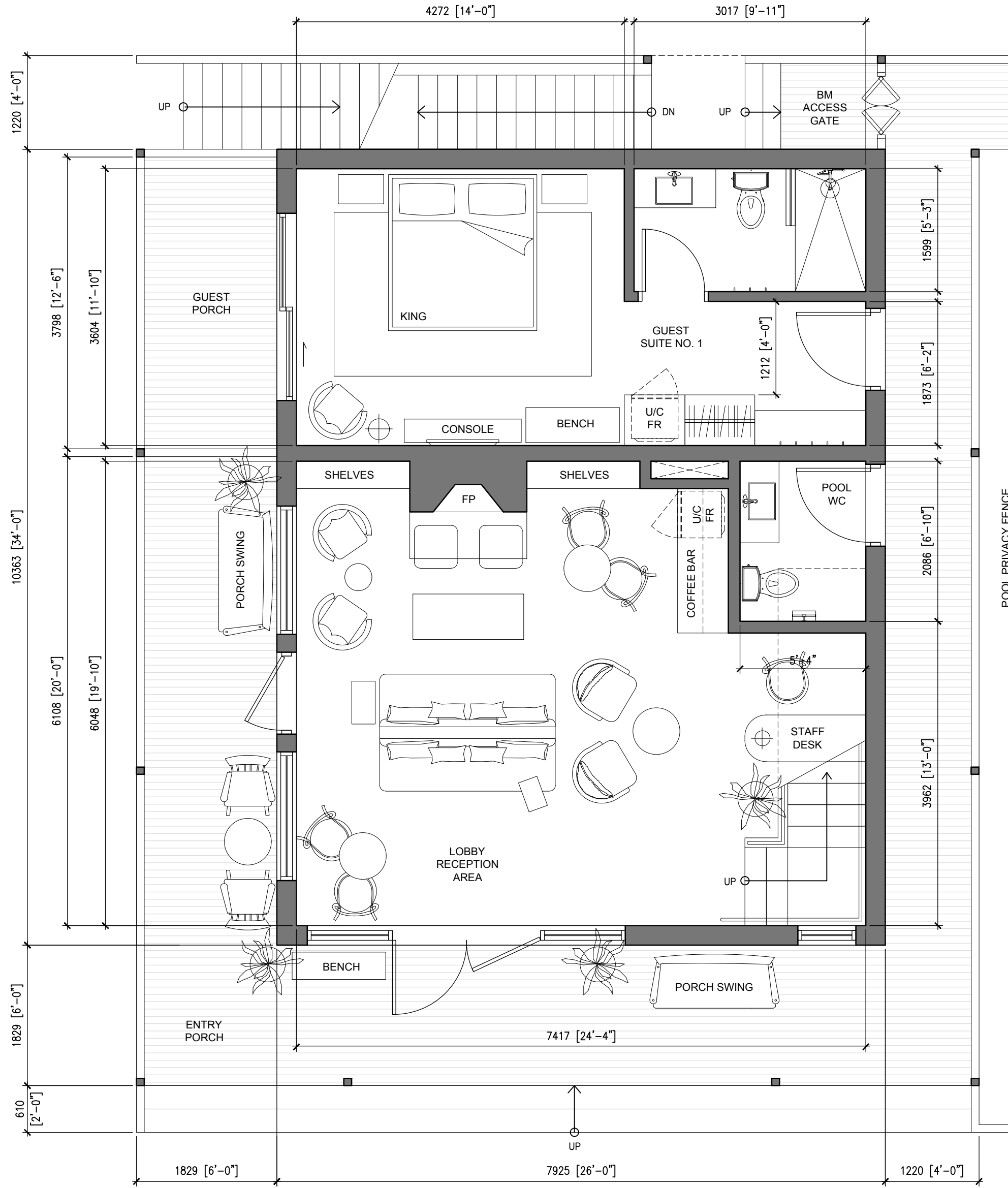
LOT AREA	1854.79 SQM
EXISTING BUILDING AREA	+/- 191.91 SQM
TOTAL PROPOSED BUILDING AREA	294.72 SQM
BUILDING NO. 1	82.12 SQM
BUILDING NO. 2	212.60 SQM
PROPOSED SOFT LANDSCAPING AREA	
PROPOSED DRIVE-WAY AREA (GRAVEL GRID SYSTEM)	570.86 SQM (30.8%)
PROPOSED HARD SURFACE AREA (POOL & WALKWAY AREAS)	590.25 SQM (31.8%)
PROPOSED DECK AREA (RAISED WOOD DECKS)	235.76 SQM (12.7%)
	163.20 SQM (8.8%)
TOTAL PROPOSED GROSS FLOOR AREA	376.84 SQM
BUILDING NO. 1 (2-STORY)	164.24 SQM
BUILDING NO. 2 (1-STORY)	212.60 SQM
EXISTING OCCUPANCY / USE	PUB / RESTAURANT
PROPOSED OCCUPANCY / USE	MOTEL (10 UNITS)

ZONING PROVISIONS
(COMMERCIAL)

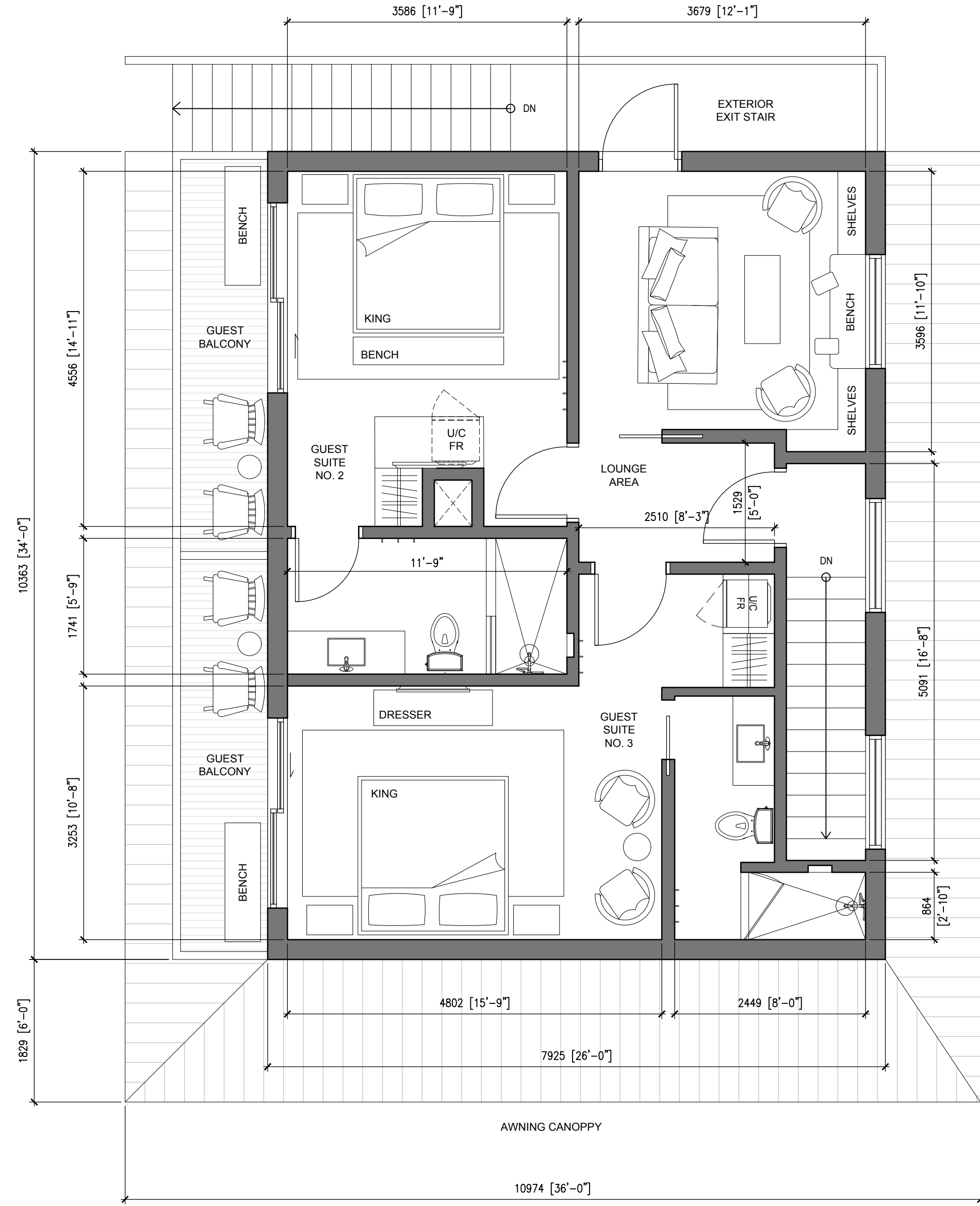
	REQUIRED	PROVIDED
MINIMUM LOT FRONTAGE	9.0 M	30.5 M
MINIMUM FRONT YARD	3.0 M	3.0 M
MINIMUM EXTERIOR SIDE YARD	4.5 M	N/A
MINIMUM INTERIOR SIDE YARD	3.0 M (2)	3.0 M & 13.7 M
MINIMUM REAR YARD	7.5 M	7.5 M
MAXIMUM HEIGHT	11.0 M	11.0 M OR UNDER
MINIMUM LOT AREA	N/A	1854.79 SQM
PARKING SPACES REQUIRED	13	14 INCL. 1 TYPE A
MINIMUM WIDTH OF PARKING AISLE	6.0 M	6.0 M
MINIMUM WIDTH OF DRIVEWAY	6.0 M	6.0 M
MINIMUM SIZE OF PARKING SPACES	2.75 M WIDE 5.5 M LONG	CONFORMS



BUILDING NO. 1 - BASEMENT PLAN
SCALE 1:50



BUILDING NO. 1 - GROUND FLOOR PLAN
SCALE 1:50



BUILDING NO. 1 - SECOND FLOOR PLAN
SCALE 1:50

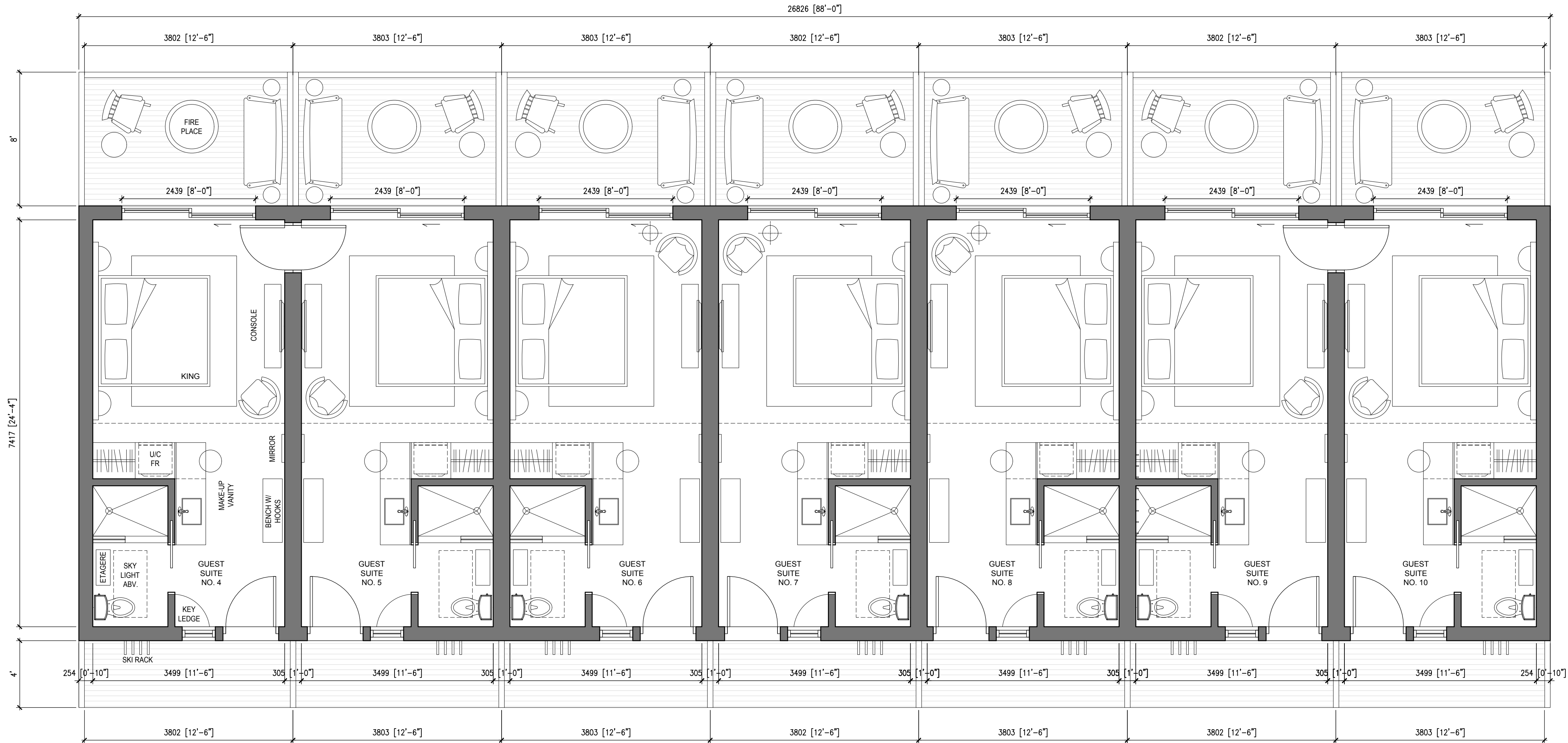
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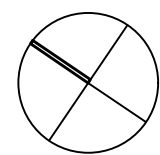
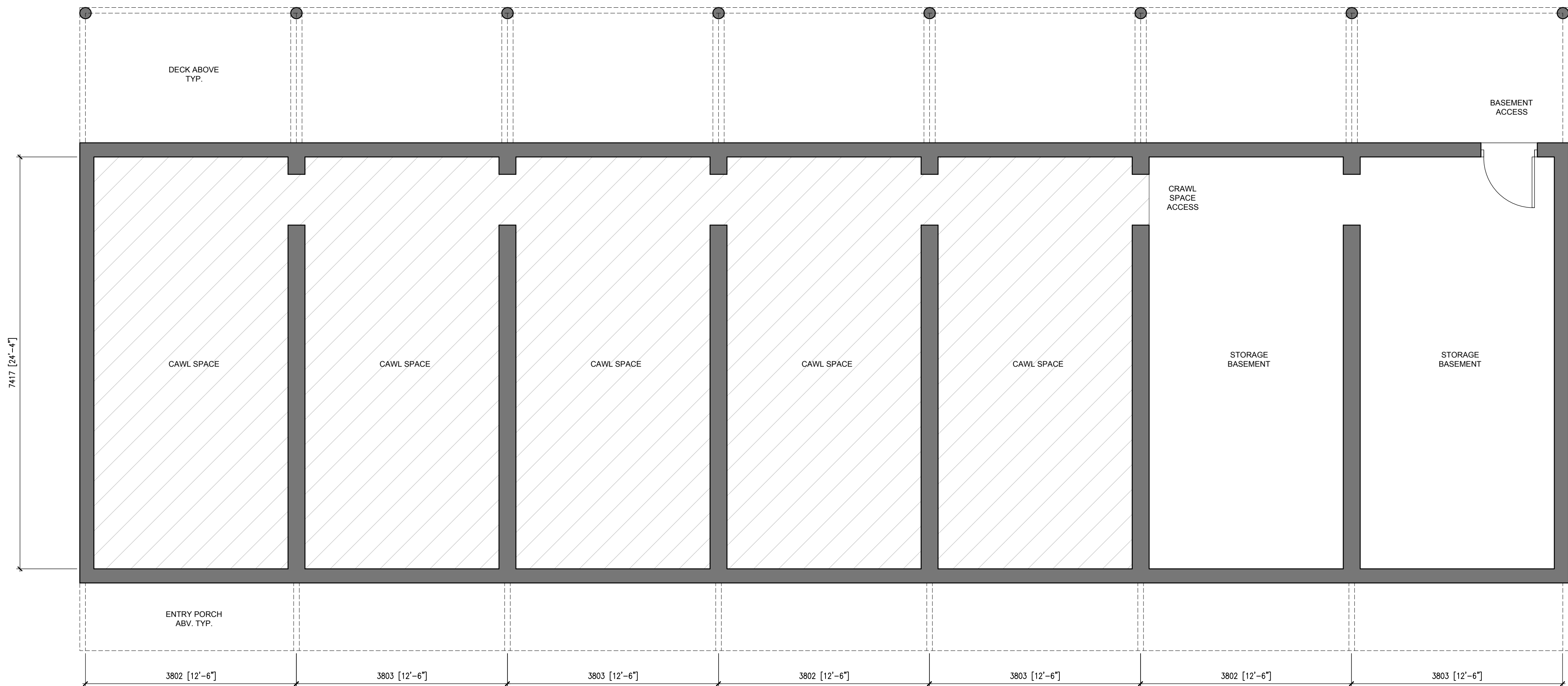
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BUILDING NO. 2 - GROUND FLOOR PLAN
SCALE 1:50



BUILDING NO. 2 - FOUNDATION PLAN
SCALE 1:50



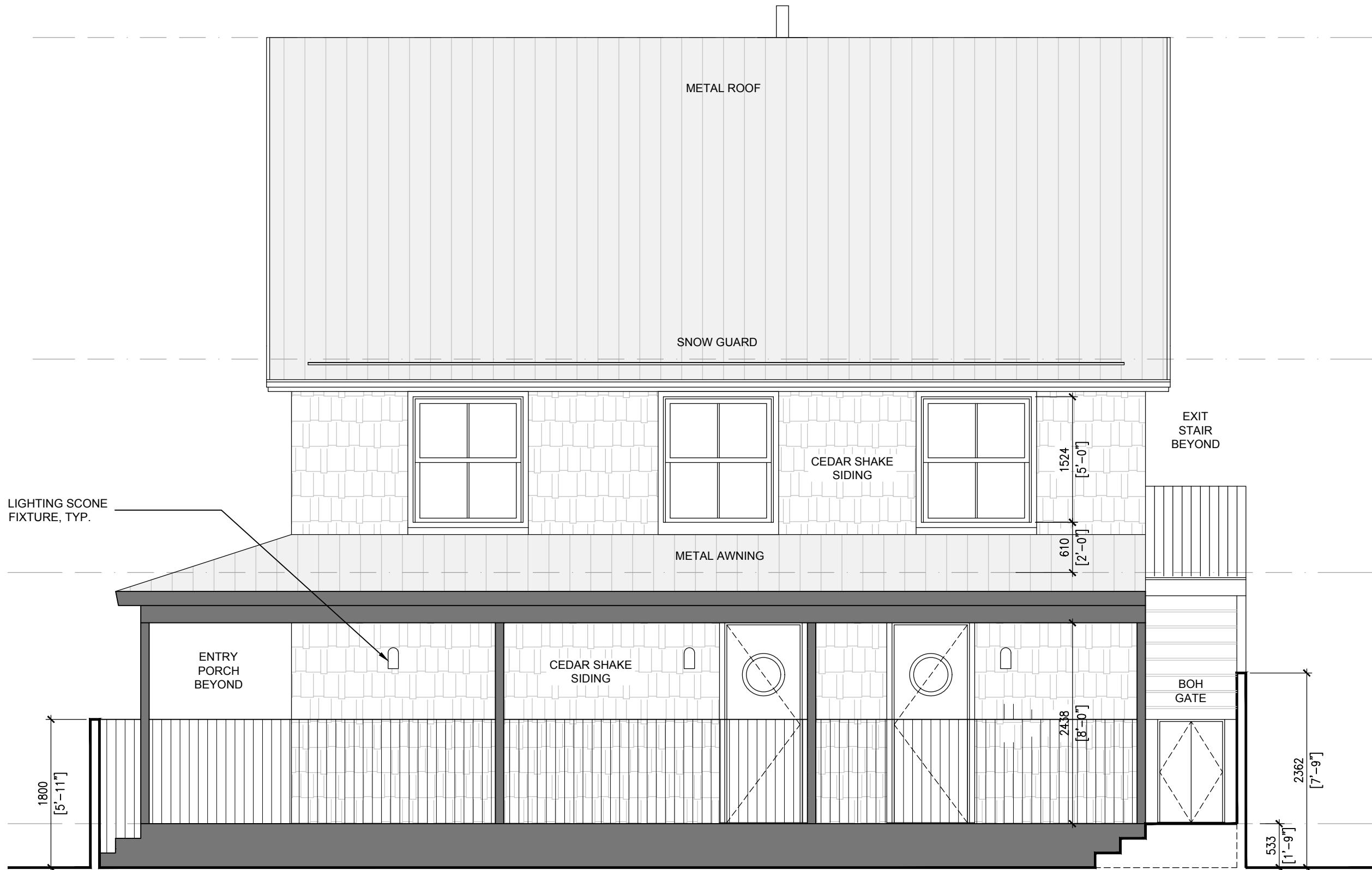
SCALE: 1:50
DRAWN BY: EL
DATE: 2024.11.05

PROPOSED
BUILDING NO. 2
PLANS

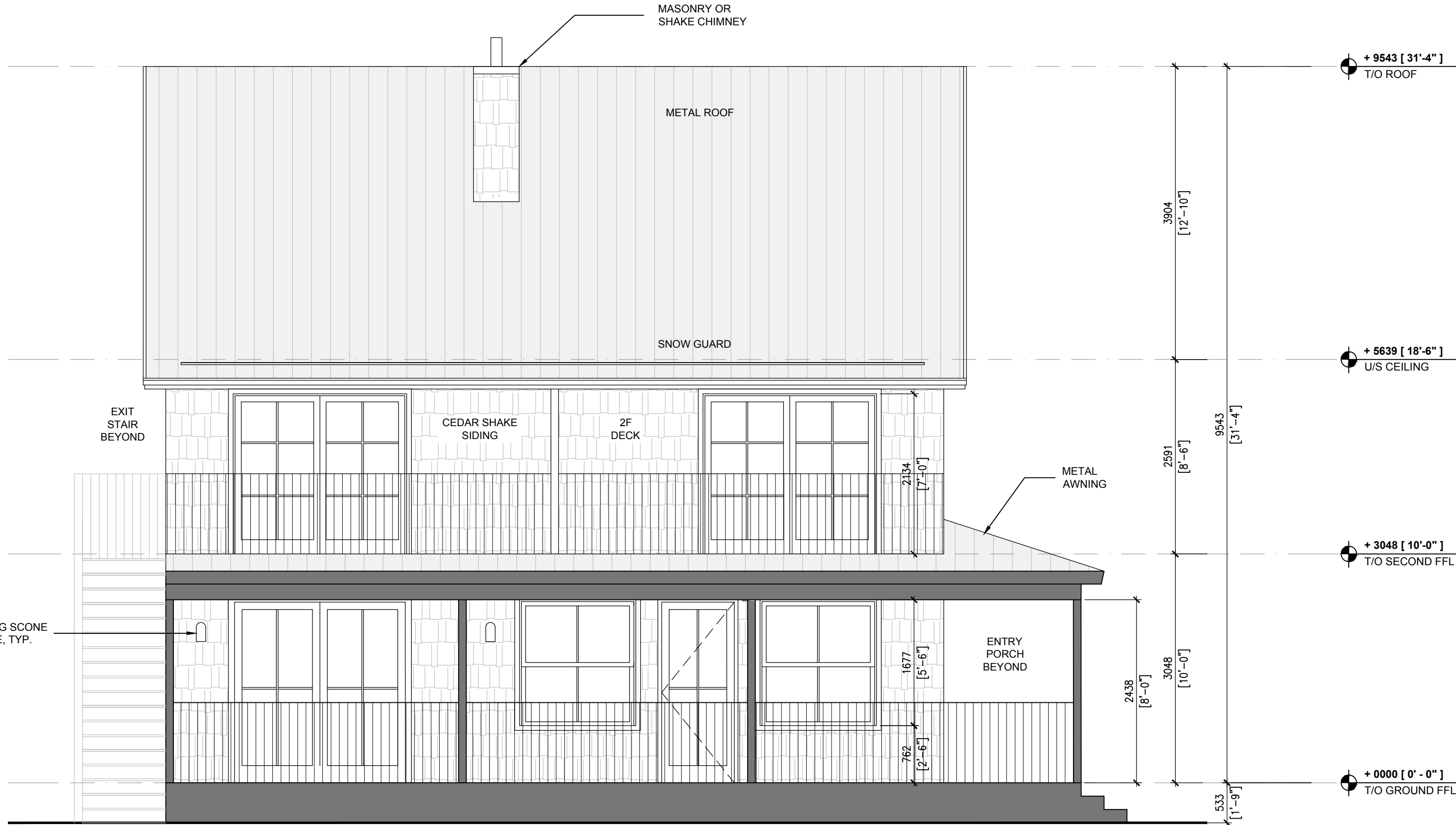
* SITE PLAN APPROVAL

A2.2

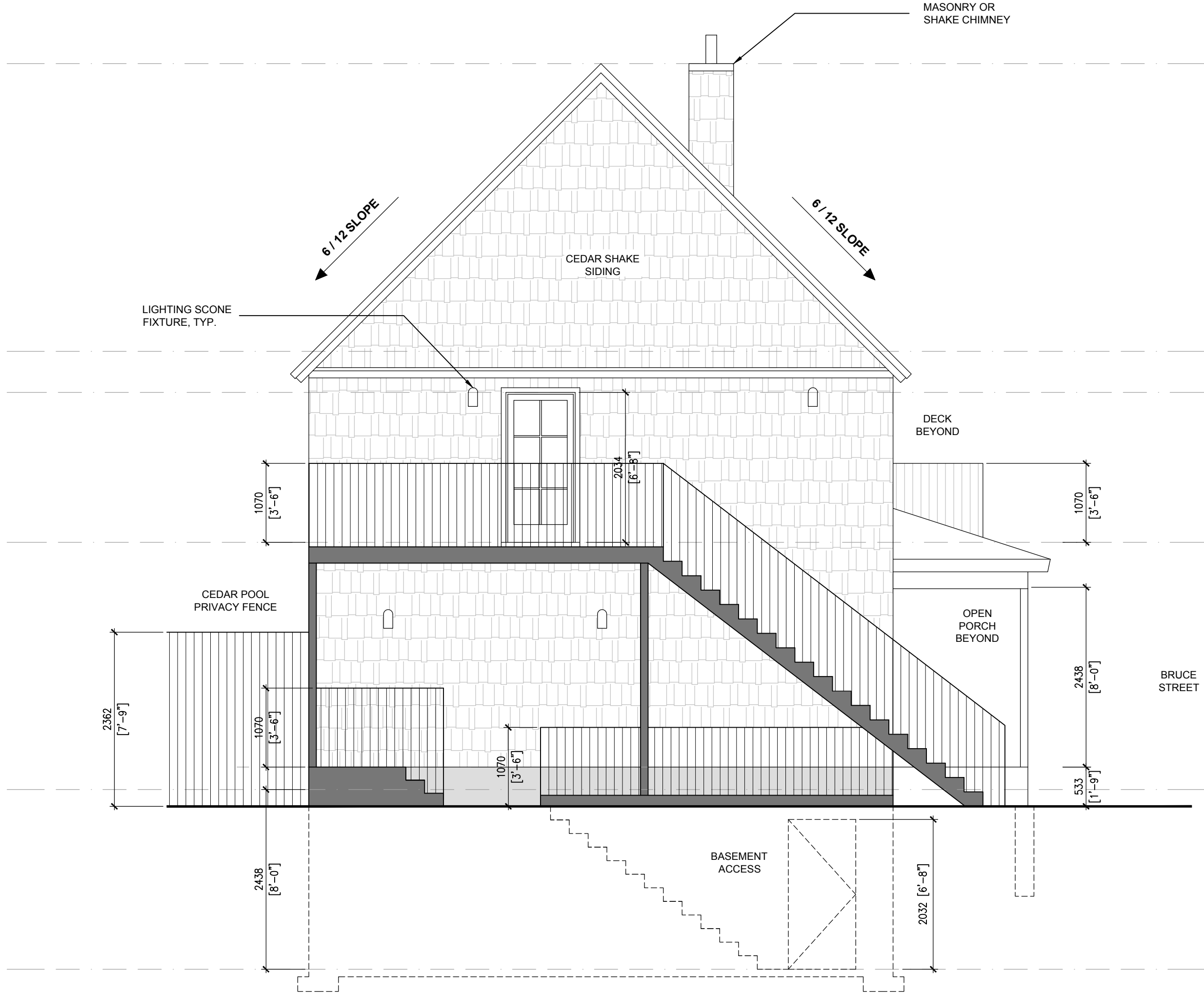
53 BRUCE STREET SOUTH
THORNHURST, ONTARIO



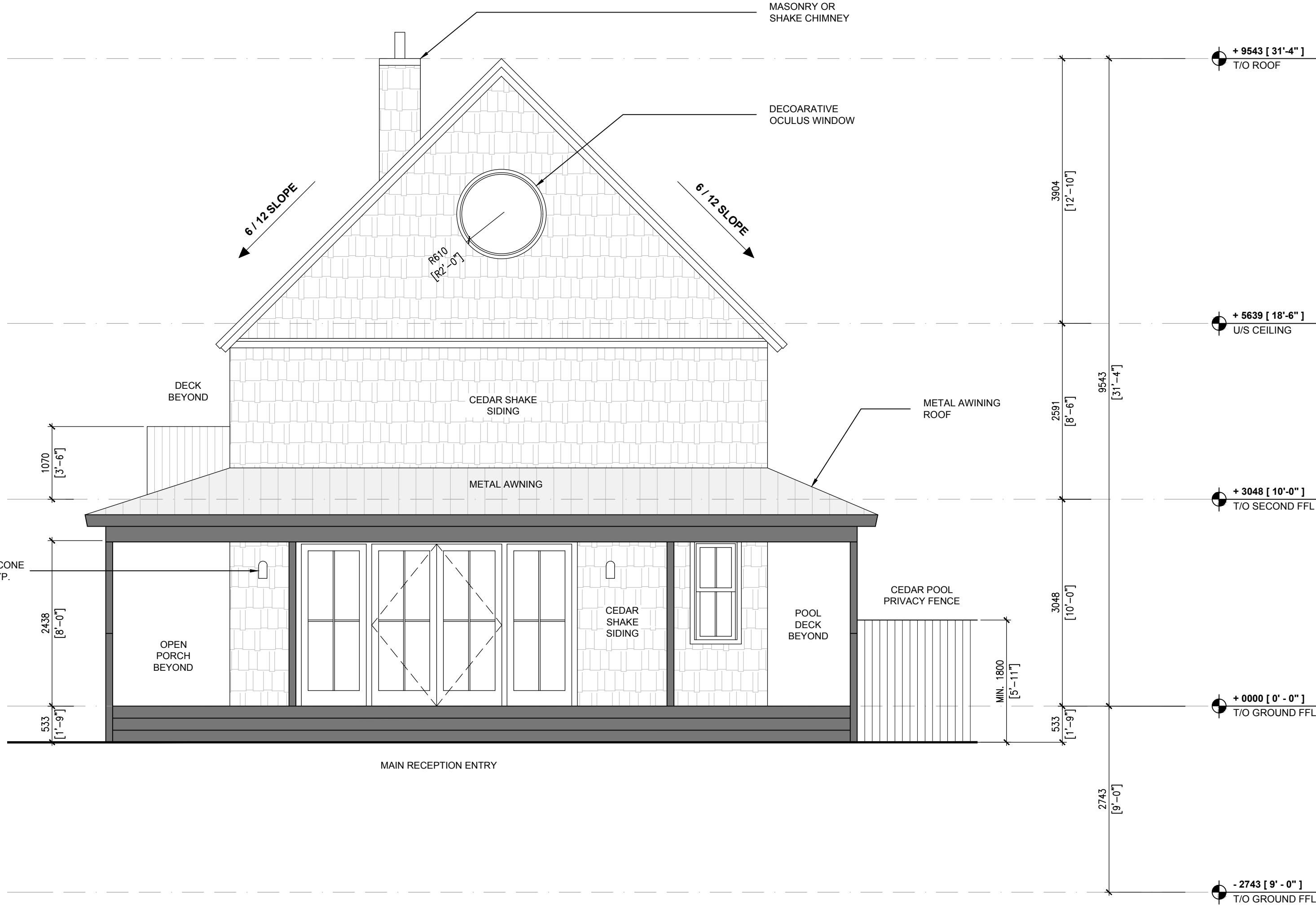
BUILDING NO. 1 - SOUTH ELEVATION
SCALE 1:50



BUILDING NO. 1 - NORTH ELEVATION
SCALE 1:50



BUILDING NO. 1 - EAST ELEVATION
SCALE 1:50



BUILDING NO. 1 - WEST ELEVATION
SCALE 1:50

EDWARD LEE
ARCHITECT

6 ARGYLE STREET
TORONTO ONTARIO M6J 1N4
E: info@edwardlee.ca T: 647.894.7172

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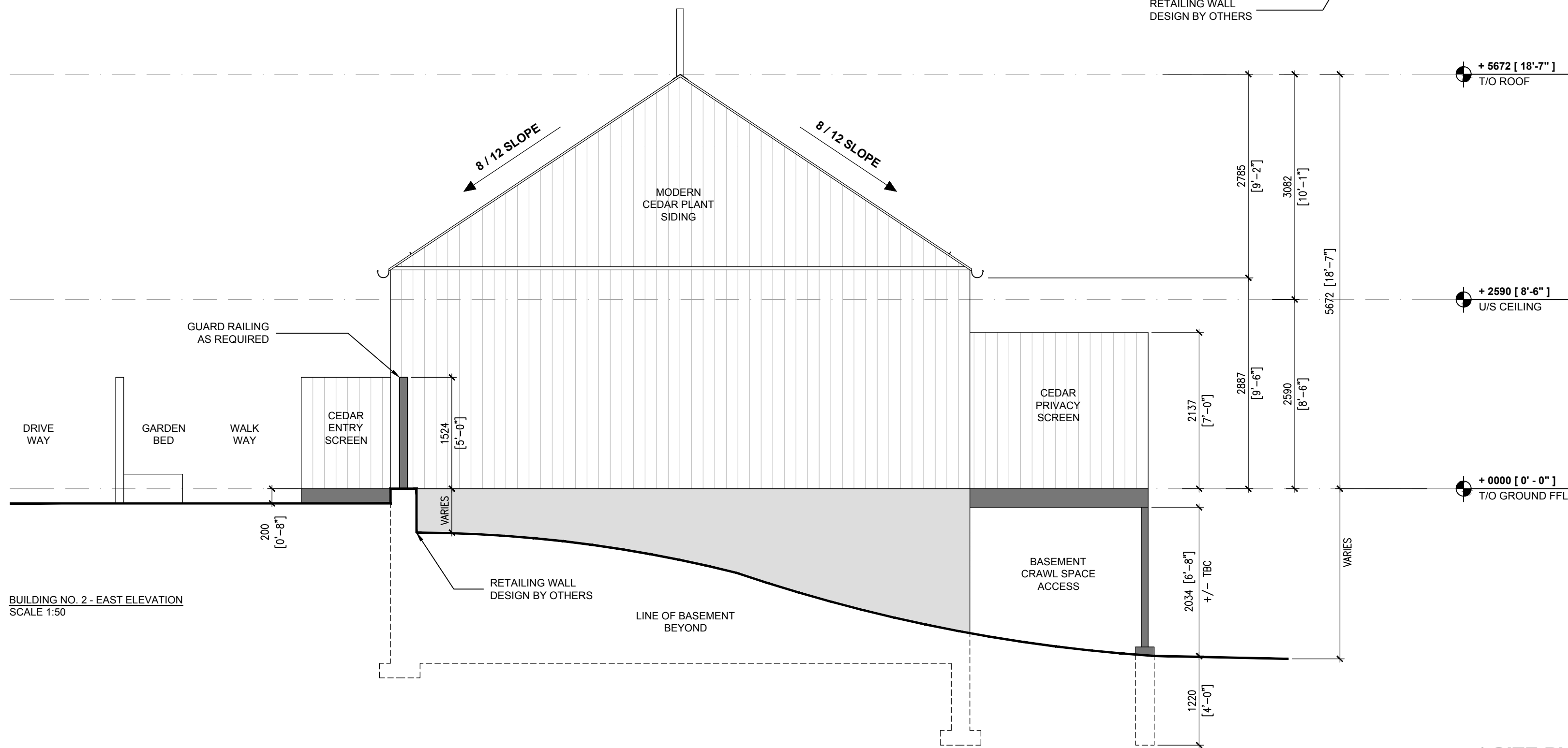
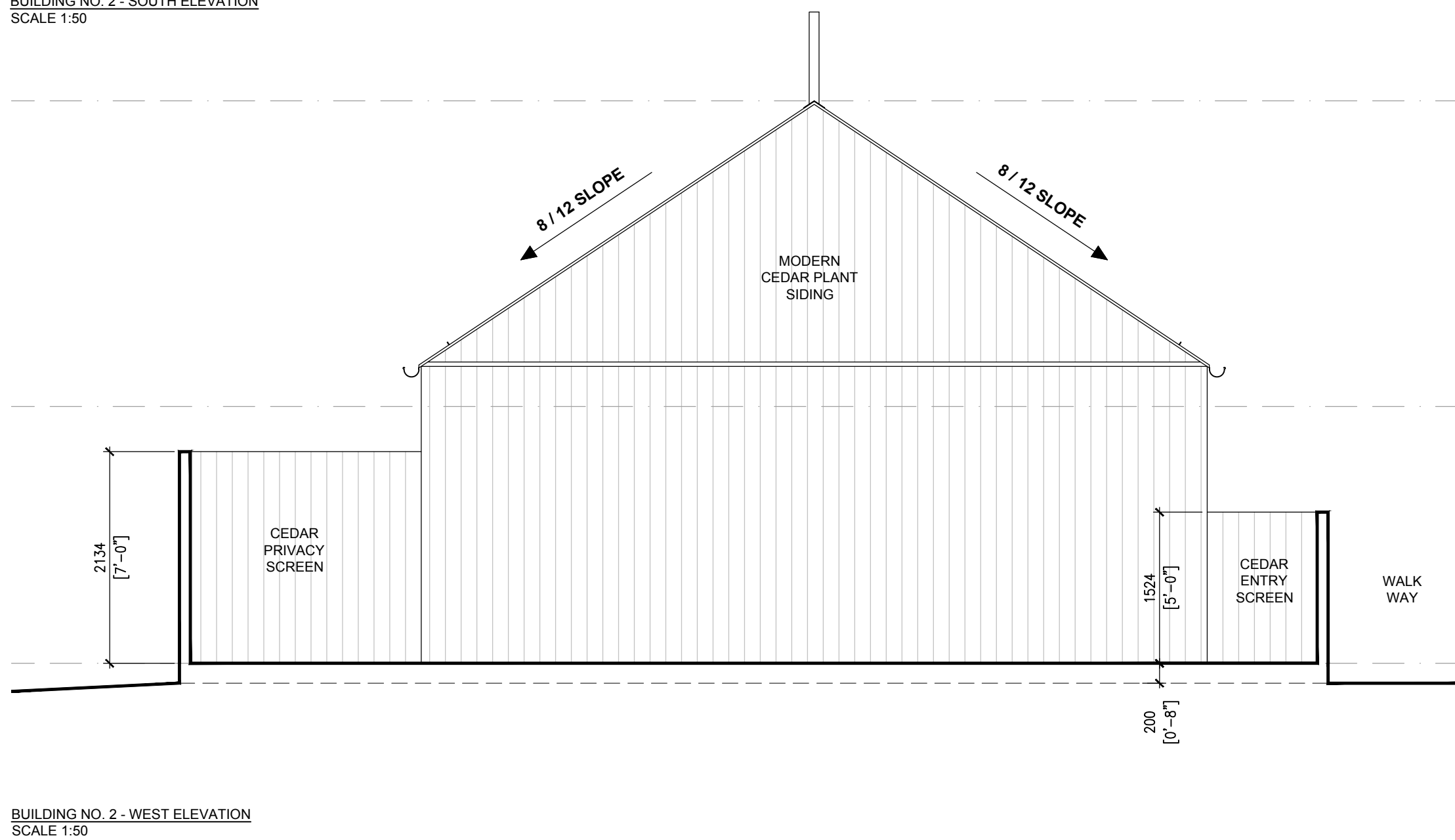
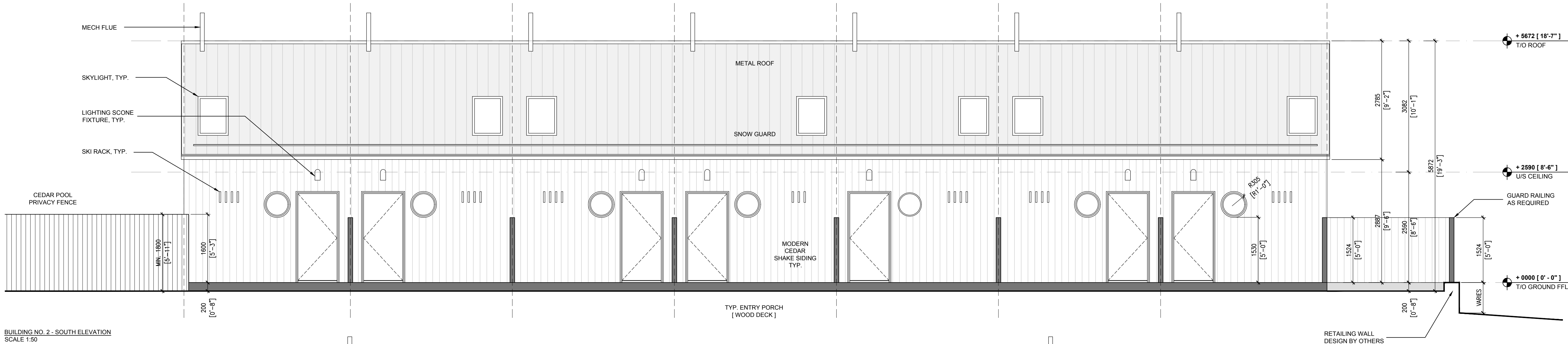
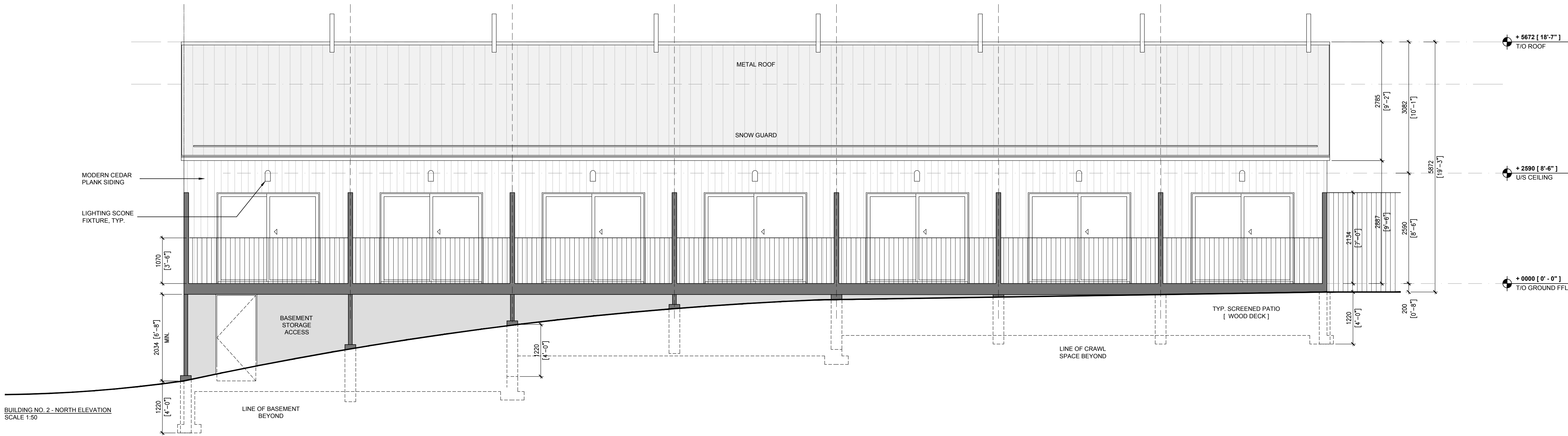
53 BRUCE STREET SOUTH
THORNHURST, ONTARIO

SCALE: 1:50
DRAWN BY: EL
DATE: 2024.11.05

PROPOSED
BUILDING NO. 1
ELEVATIONS

A3.1

* SITE PLAN APPROVAL



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53 BRUCE STREET SOUTH
THORNHURST, ONTARIO

SCALE: 1:50
DRAWN BY: EL
DATE: 2024.11.05

PROPOSED
BUILDING NO. 2
ELEVATIONS

A3.2

* SITE PLAN APPROVAL