



1 FRONT PERSPECTIVE  
A-00

PROJECT:  
**84 GRANDVILLE AVE.**  
**CITY OF TORONTO**

Project number: 21-52  
Date: 2021-11-02  
ISSUED FOR: DESIGN REVIEW

**ARCHITECTURAL DESIGN**

**GASPAR DESIGN GROUP**

5359 Timberlea Blvd. Unit # 23  
Mississauga, Ontario L4W 4N5  
O. (647) 894-0889  
E. info@gaspar.designgroup.com  
W. www.gaspar.designgroup.com

**SURVEYOR**

**AVANTI SURVEYING INC.**

310 NORTH QUEEN ST., UNIT 102, TORONTO, ON  
Phone: (416) 231-1174  
Fax: (416) 621-3360  
Website: avanti.surveying.com

**ENGINEER**

**WADDELL ENGINEERING LTD.**

119 Pinebush Rd, Unit C,  
Cambridge, ON N1R 7J8  
Phone: 519-261-6789  
Fax: 1-866-388-9659  
Website: www.waddelleng.com

**ARBORIST**

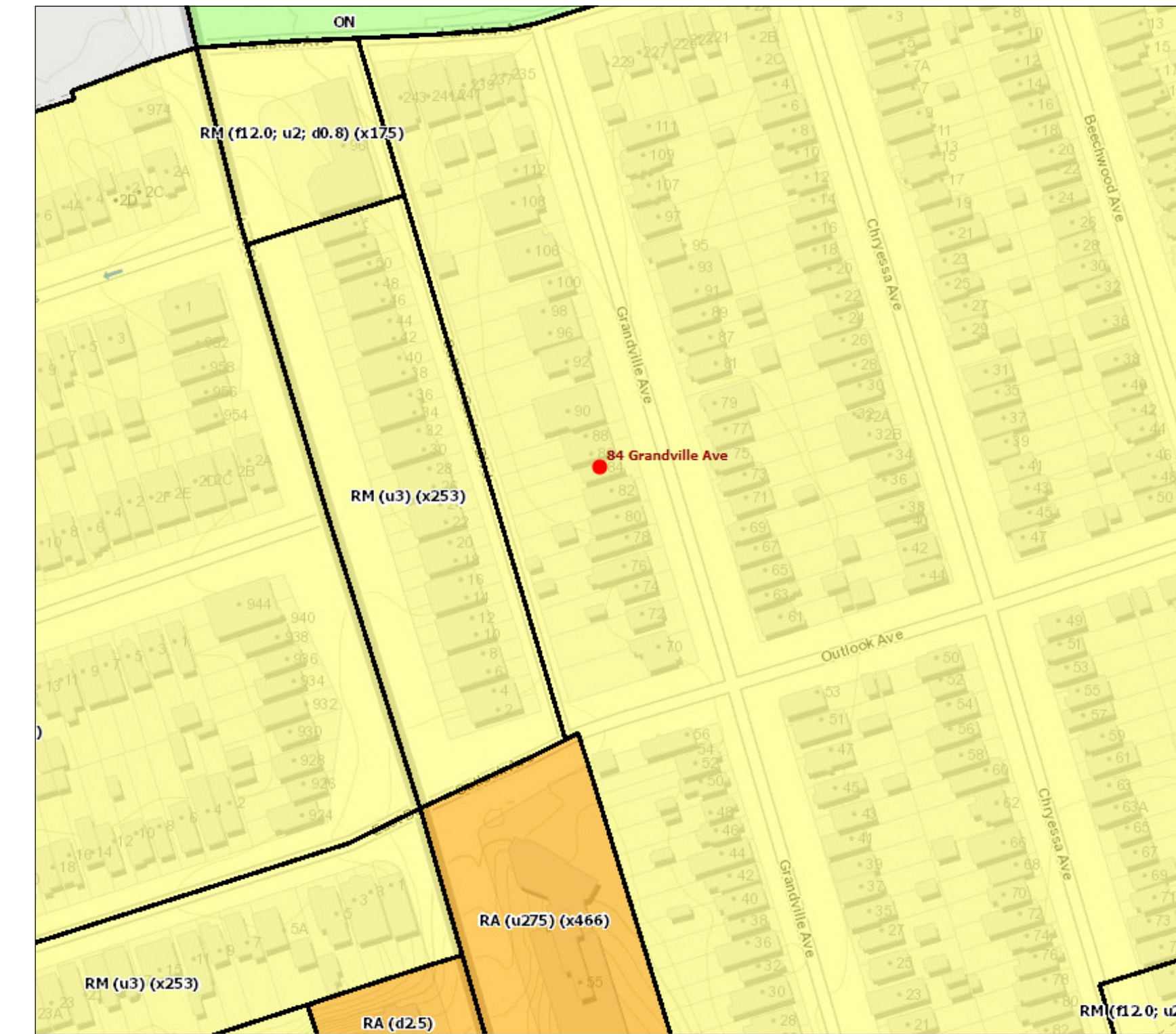
**LAKESHORE TREE SERVICES INC.**

1011 Upper Middle Road E.  
Suite 1550 Oakville ON L6H 5Z9  
905-407-5253 lakeshoretreeservices@gmail.com  
www.lakeshoretreeservices.ca

**LANDSCAPE DESIGN**

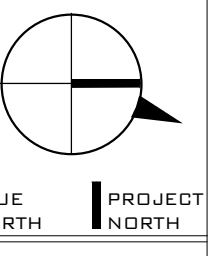
**PROSCAPE LAND DESIGN INC.**

2131 NINTH LINE,  
OAKVILLE, ON L6H 7G7  
(905) 842-0069  
www.proscape.net  
info@proscape.net



KEY PLAN

Sheet Number	Sheet Name
A-00	COVER PAGE
A-03	EXIST. & PROP. BASEMENT PLAN
A-04	EXIST. & PROP. FIRST FLOOR PLAN
A-05	PROP. SECOND FLOOR PLAN
A-12	LANEWAY HOUSE PERSPECTIVE



**GASPAR DESIGN GROUP**  
5359 TIMBERLEA BLVD. UNIT #23 | MISSISSAUGA, ONT. L4W 4N5  
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**PROJECT**  
PROPOSED ADDITION &  
INTERIOR ALTERATION TO  
EXIST. DWELLING AT  
84 GRANDVILLE AVE.  
CITY OF TORONTO

NO.	DESCRIPTION	DATE
1	SENT FOR CLIENT REVIEW	09/21/2021

GRANDVILLE AVE.  
RESIDENCE

DRAWING  
COVER PAGE

DRAWN BY  
P.G.

APPROVED BY  
M.R.

SCALE  
1" = 1'-0"

DATE  
09/21/2021

PROJECT NO.  
21-52

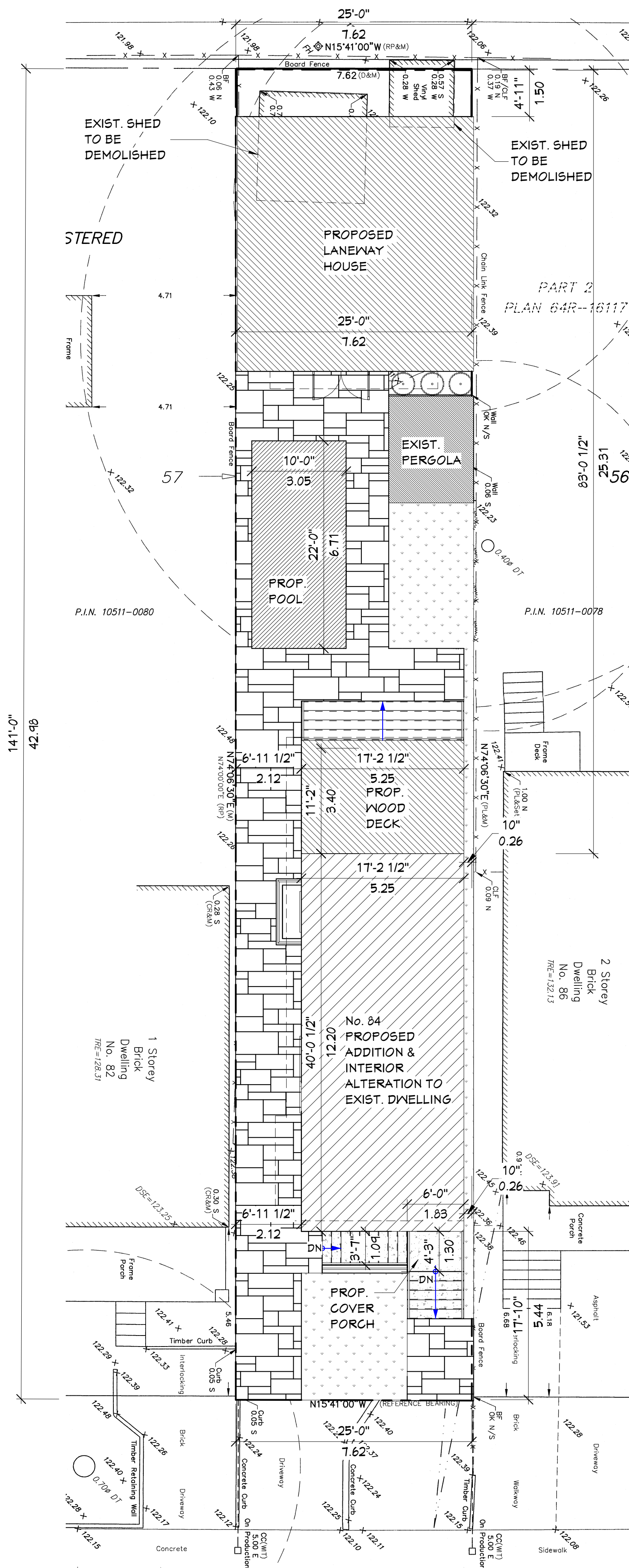
DWG NO.  
**A-00**



INFORMATION TAKEN FROM:

PLAN OF SURVEY  
PART OF LOT 56  
REGISTERED PLAN 1632  
CITY OF TORONTO  
FORMERLY IN THE CITY OF YORK

CREATED BY: CHRIS BERESNIEWICZ  
ONTARIO LAND SURVEYORS  
DATE: SEP. 29, 2021



**SITE STATISTICS: 84 Grandville Ave.**

ZONED AS RM (f12.0, u2, d0.8) (x252)

LOT AREA	=	327.49 m <sup>2</sup>	3,525.24 Ft. Sq.
LOT FRONTAGE @ STREET LINE	=	7.62 m	25.00 ft.

**PROPOSED G.F.A.:**

EXIST. FIRST FLOOR AREA	=	64.01 m <sup>2</sup>	689.05 Ft. Sq.
PROP. SECOND FLOOR AREA	=	82.23 m <sup>2</sup>	885.11 Ft. Sq.
PROP. LANEWAY FIRST FLOOR AREA	=	56.70 m <sup>2</sup>	610.33 Ft. Sq.
PROP. LANEWAY SECOND FLOOR AREA	=	56.64 m <sup>2</sup>	609.67 Ft. Sq.
TOTAL PROP. G.F.A.	=	259.58 m <sup>2</sup>	2,794.16 Ft. Sq.
	=	79.26%	

**PROPOSED COVERAGE.:**

EXIST. FIRST FLOOR AREA	=	64.01 m <sup>2</sup>	689.05 Ft. Sq.
PROP. CANTILEVER SECOND FLOOR AREA	=	24.25 m <sup>2</sup>	260.98 Ft. Sq.
PROP. COVERED ENTRANCE	=	3.03 m <sup>2</sup>	32.60 Ft. Sq.
PROP. LANEWAY FIRST FLOOR AREA	=	56.70 m <sup>2</sup>	610.33 Ft. Sq.
PROP. CANTILEVER LANEWAY SECOND FLOOR AREA	=	5.62 m <sup>2</sup>	60.47 Ft. Sq.
TOTAL COVERAGE	=	153.61 m <sup>2</sup>	689.05 Ft. Sq.
	=	46.90%	

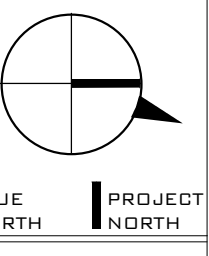
**REAR YARD AREAS:**

REAR YARD AREA	=	123.26 m <sup>2</sup>	1,326.73 Sq. Ft.
REQUIRED REAR YARD SOFT LANDSCAPING AREA (50%)	=	61.63 m <sup>2</sup>	663.37 Sq. Ft.
PROPOSED REAR YARD SOFT LANDSCAPE	=	31.74 m <sup>2</sup>	341.60 Sq. Ft.
SOFT LANDSCAPE AREA	=	25.75%	

CONTRACTOR TO VERIFY LOCATION OF ALL BEAMS AND COLUMNS BEFORE COMMENCING CONSTRUCTION

WINDOW MANUFACTURER TO PROVIDE SHOP DRAWINGS AND SPECIFICATIONS TO CONTRACTOR FOR APPROVAL PRIOR TO FABRICATION AND ORDER OF UNITS

ALL EXISTING CONDITIONS TO BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION



**GASPAR DESIGN GROUP**  
5355 TIMBERLEA BLVD. UNIT #203 MISSISSAUGA, ONT. L4W 4N5  
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PROJECT		
PROPOSED ADDITION & INTERIOR ALTERATION TO EXIST. DWELLING AT 84 GRANDVILLE AVE. CITY OF TORONTO		
NO.	DESCRIPTION	DATE
1	SENT FOR CLIENT REVIEW	09/21/2021

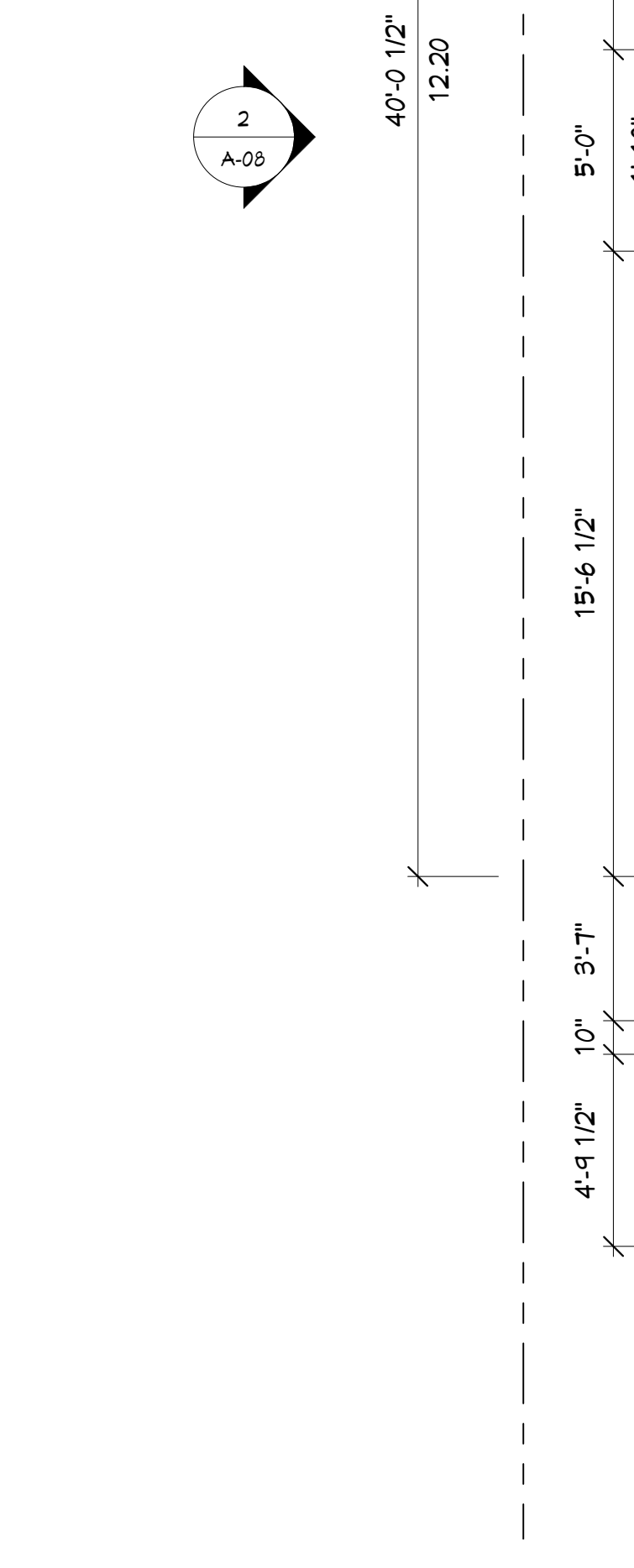
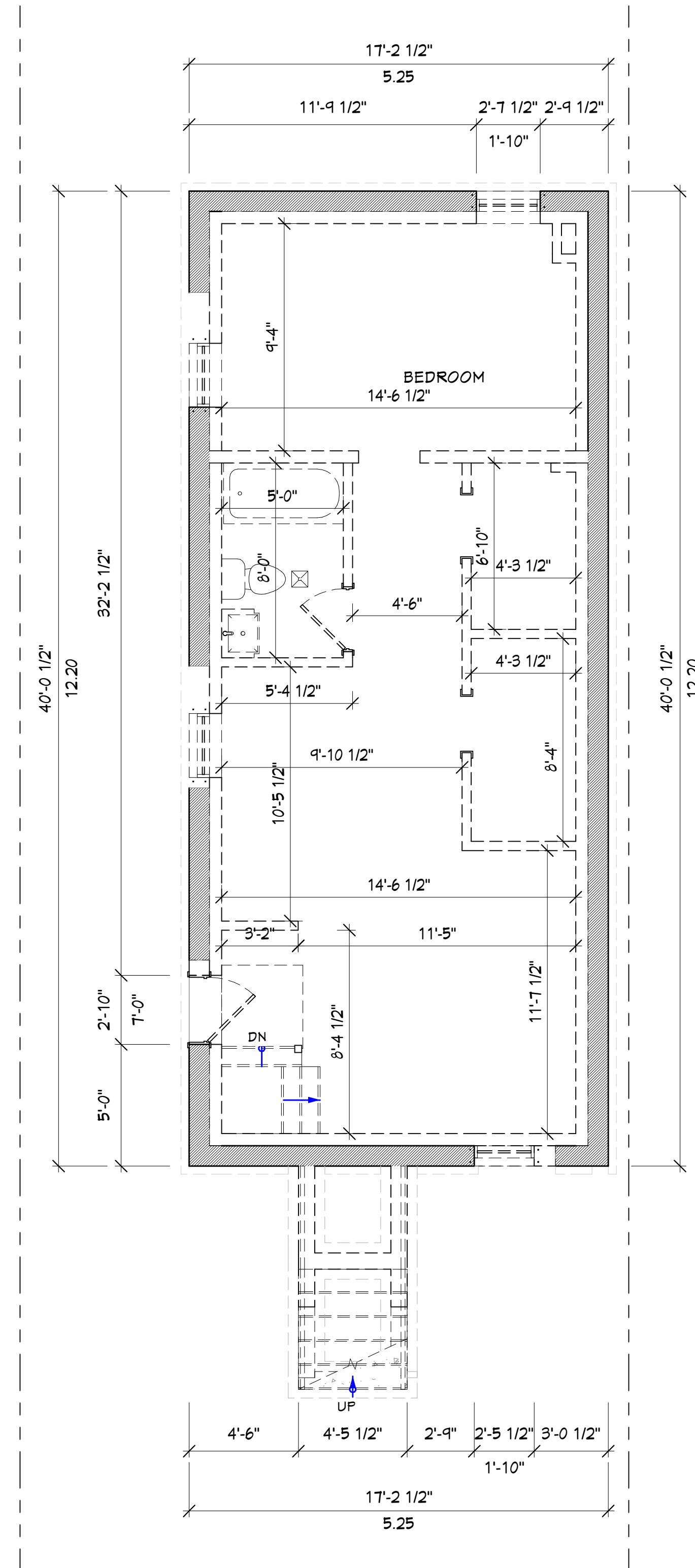
GRANDVILLE AVE. RESIDENCE	
DRAWING SITE PLAN & SITE STATISTICS	
DRAWN BY P.G.	
APPROVED BY M.R.	
SCALE 1/8" = 1'-0"	
DATE 09/21/2021	DWG NO. A-01
PROJECT NO. 21-52	

1 SITE PLAN  
A-01 1/8" = 1'-0"

GRANDVILLE AVE.



- LEGEND**
- EXISTING WALLS TO BE REMOVED
  - █ EXISTING WALL TO REMAIN
  - ▭ NEW W.D. PARTITIONS (SIZES AS PER PLAN)
  - ▨ INFILL EXIST. OPENING W/ EXISTING BUILDING ENVELOPE



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**PROJECT**  
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**NO.** 1  
**DESCRIPTION** SENT FOR CLIENT REVIEW  
**DATE** 09/21/2021

**GRANDVILLE AVE. RESIDENCE**

**DRAWING**  
EXIST. & PROP. BASEMENT PLAN  
DRAWN BY P.G.  
APPROVED BY M.R.

**SCALE**  
1/4" = 1'-0"

**DATE**  
09/21/2021

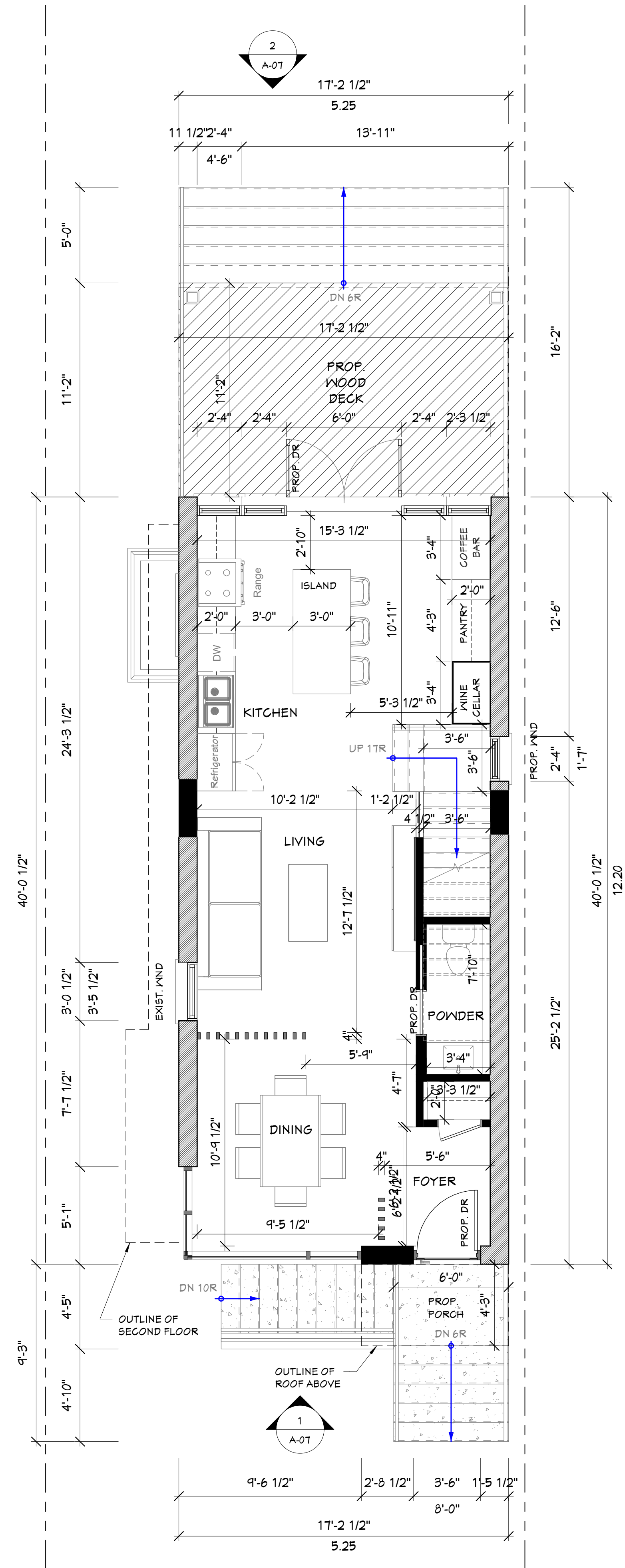
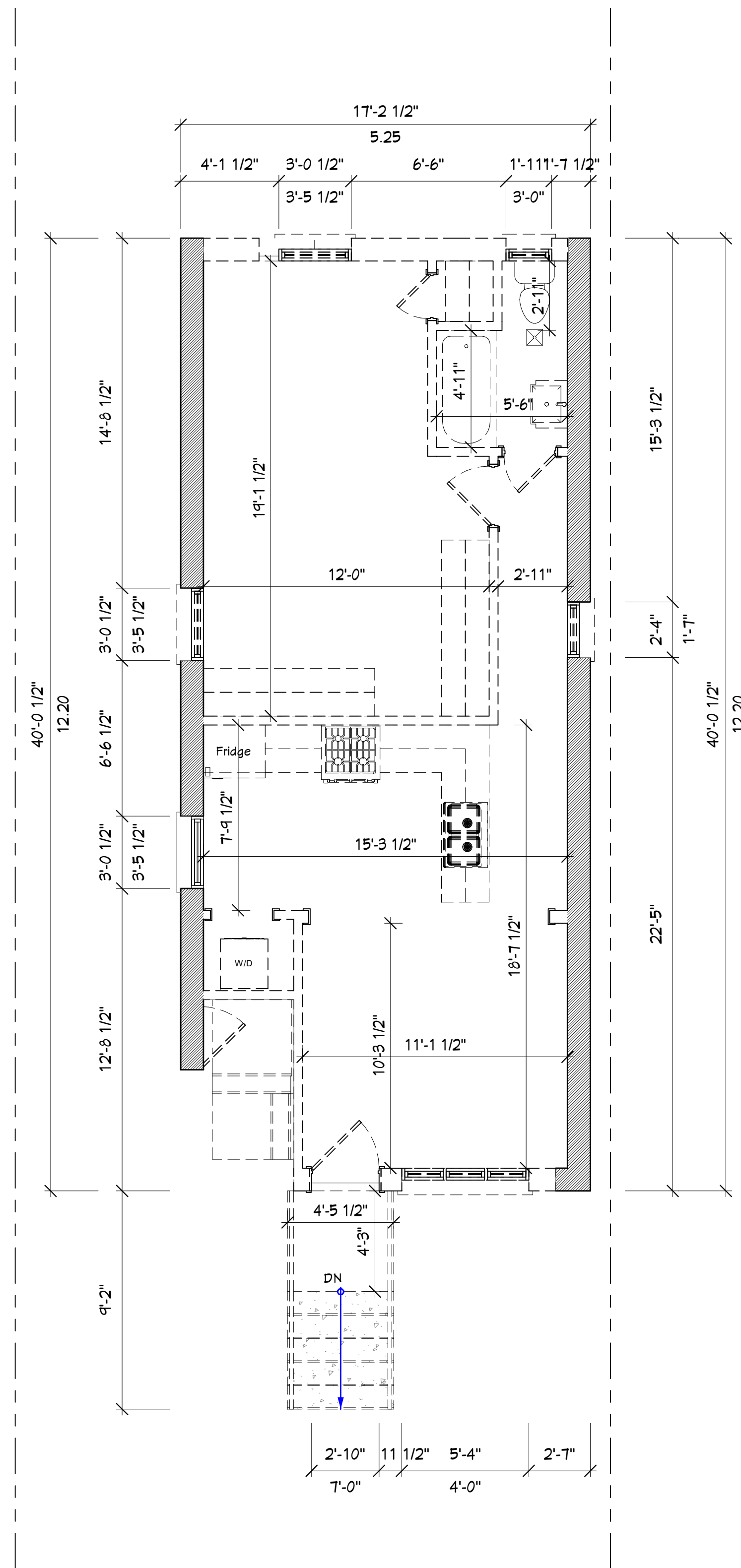
**PROJECT NO.**  
21-52

**DWG NO.**  
A-03

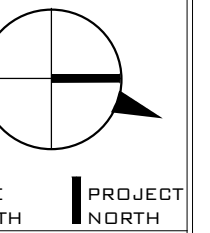
**TRUE NORTH**  
**PROJECT NORTH**

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- LEGEND**
- EXISTING WALLS TO BE REMOVED
  - █ EXISTING WALL TO REMAIN
  - ▭ NEW W.D. PARTITIONS (SIZES AS PER PLAN)
  - ▨ INFILL EXIST. OPENING W/ EXISTING BUILDING ENVELOPE



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GRANDVILLE AVE.  
RESIDENCE

DRAWING  
EXIST. & PROP. FIRST  
FLOOR PLAN  
DRAWN BY  
P.G.

APPROVED BY  
M.R.

SCALE  
1/4" = 1'-0"

DATE  
09/21/2021

PROJECT NO.  
21-52

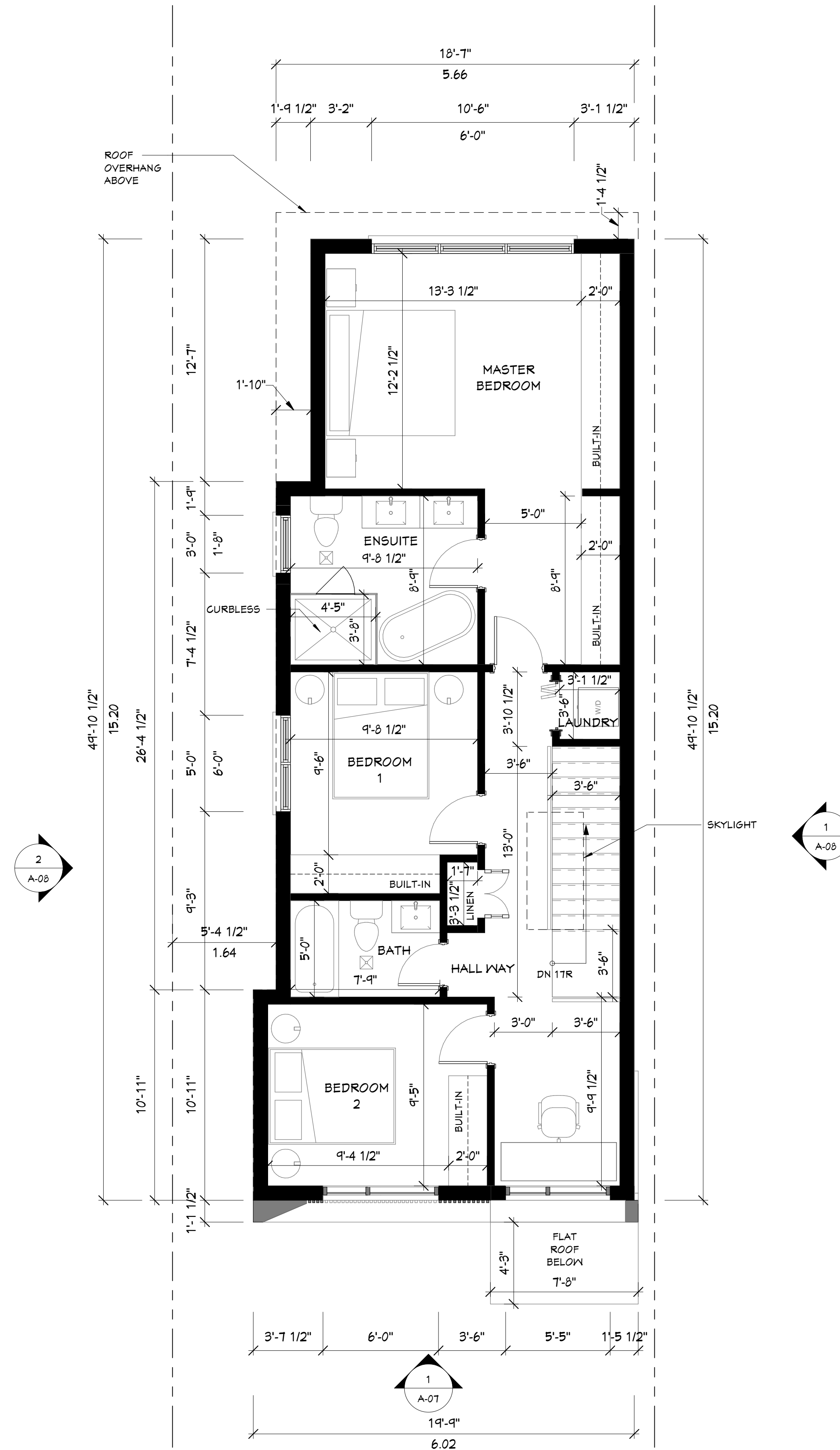
DWG NO.  
**A-04**

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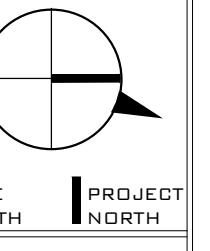


**LEGEND**

- EXISTING WALLS TO BE REMOVED
- █ EXISTING WALL TO REMAIN
- ▭ NEW W.D. PARTITIONS (SIZES AS PER PLAN)
- ▨ INFILL EXIST. OPENING W/ EXISTING BUILDING ENVELOPE



1  
A-05 PROP. SECOND FLOOR PLAN  
1/4" = 1'-0"



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**PROJECT**

PROPOSED ADDITION & INTERIOR ALTERATION TO EXIST. DWELLING AT 84 GRANDVILLE AVE. CITY OF TORONTO

NO.	DESCRIPTION	DATE

GRANDVILLE AVE. RESIDENCE

DRAWING PROP. SECOND FLOOR PLAN

DRAWN BY P.G.

APPROVED BY M.R.

SCALE 1/4" = 1'-0"

DATE 09/21/2021

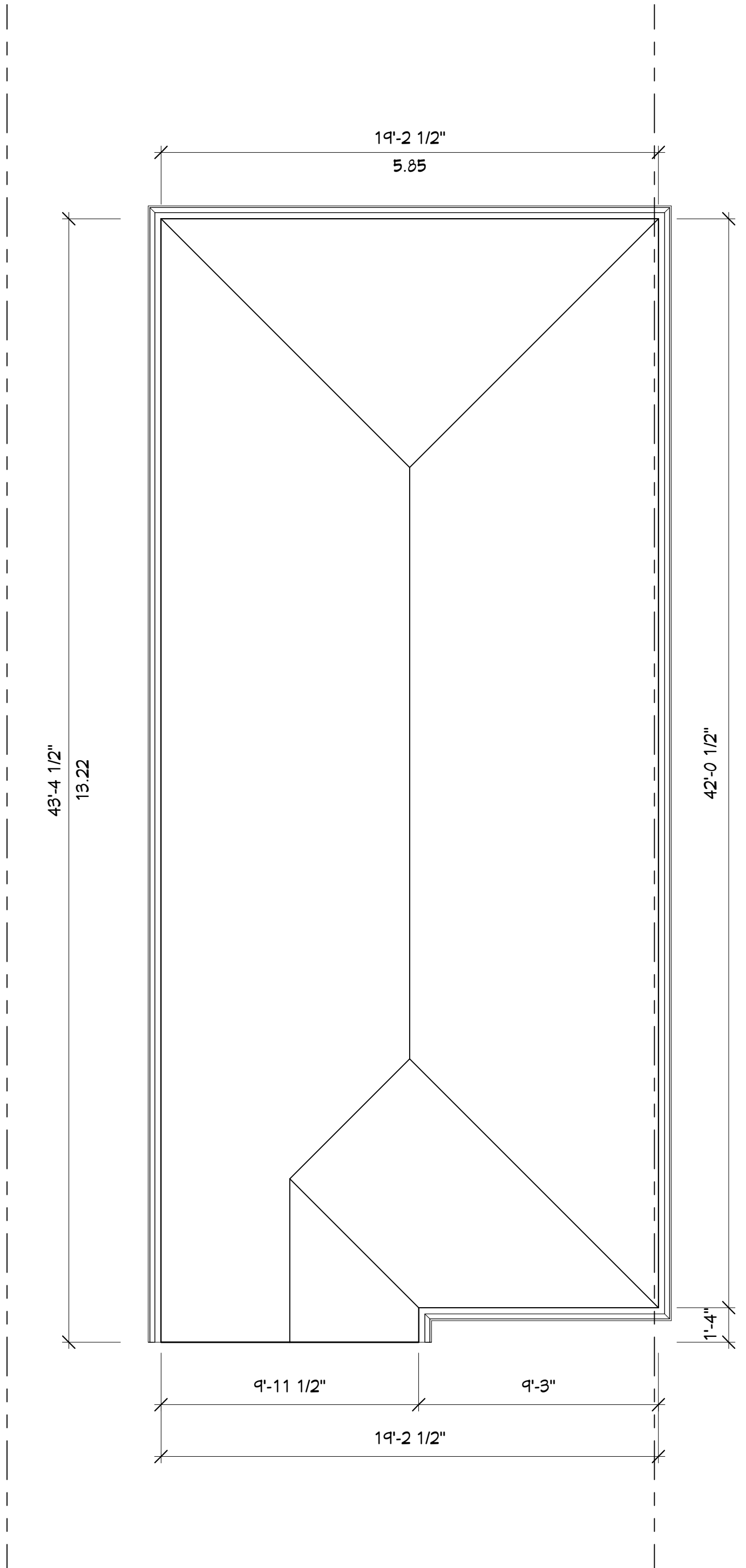
PROJECT NO. 21-52

DWG NO. A-05

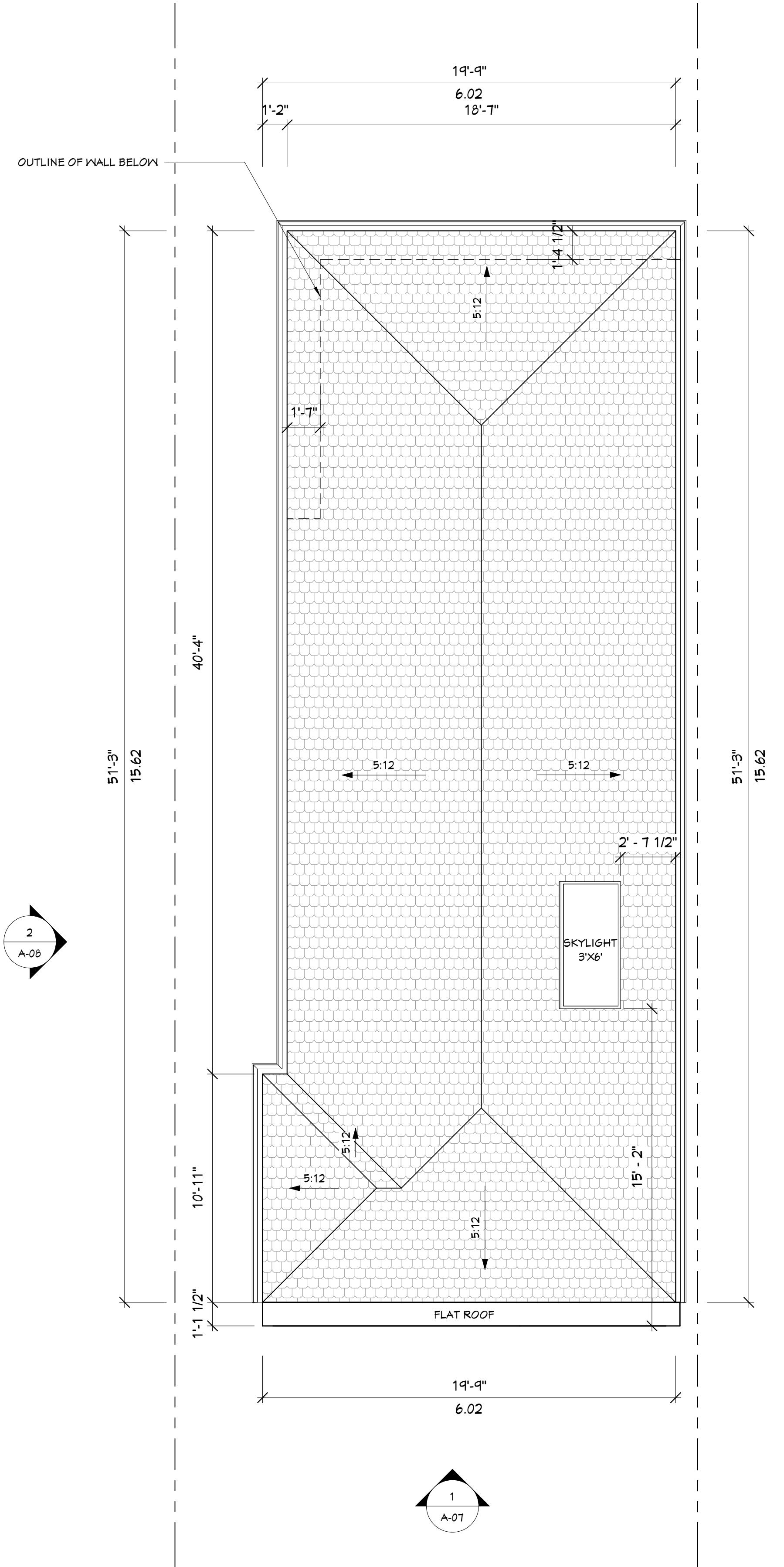


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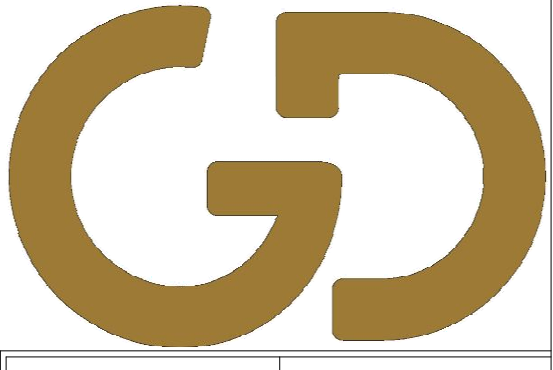
- EXISTING WALLS TO BE REMOVED
- ▬ EXISTING WALL TO REMAIN
- ▭ NEW W.D. PARTITIONS (SIZES AS PER PLAN)
- ▨ INFILL EXIST. OPENING W/ EXISTING BUILDING ENVELOPE



1  
A-06  
**EXIST. TOP OF ROOF**  
1/4" = 1'-0"



2  
A-06  
**PROP. ROOF PLAN**  
1/4" = 1'-0"



**GASPAR DESIGN GROUP**  
 5355 TIMBERLEA BLVD. UNIT #23 | MISSISSAUGA, ONT. L4W 4N5  
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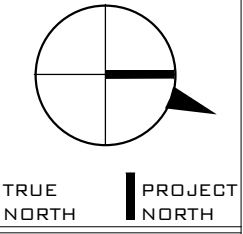
**PROJECT**  
 PROPOSED ADDITION & INTERIOR ALTERATION TO EXIST. DWELLING AT 84 GRANDVILLE AVE. CITY OF TORONTO

NO.	DESCRIPTION	DATE

**GRANDVILLE AVE. RESIDENCE**  
**DRAWING**  
 EXIST. & PROP. ROOF PLAN  
 DRAWN BY  
 P.G.  
 APPROVED BY  
 M.R.

**SCALE**  
 1/4" = 1'-0"  
**DATE**  
 09/21/2021  
**PROJECT NO.**  
 21-52

**DWG NO.**  
**A-06**







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 84 GRANDVILLE AVE.  
 CITY OF TORONTO

NO.	DESCRIPTION	DATE

GRANDVILLE AVE.  
 RESIDENCE

DRAWING  
 PROPOSED WEST & EAST  
 ELEVATION

DRAWN BY  
 P.G.

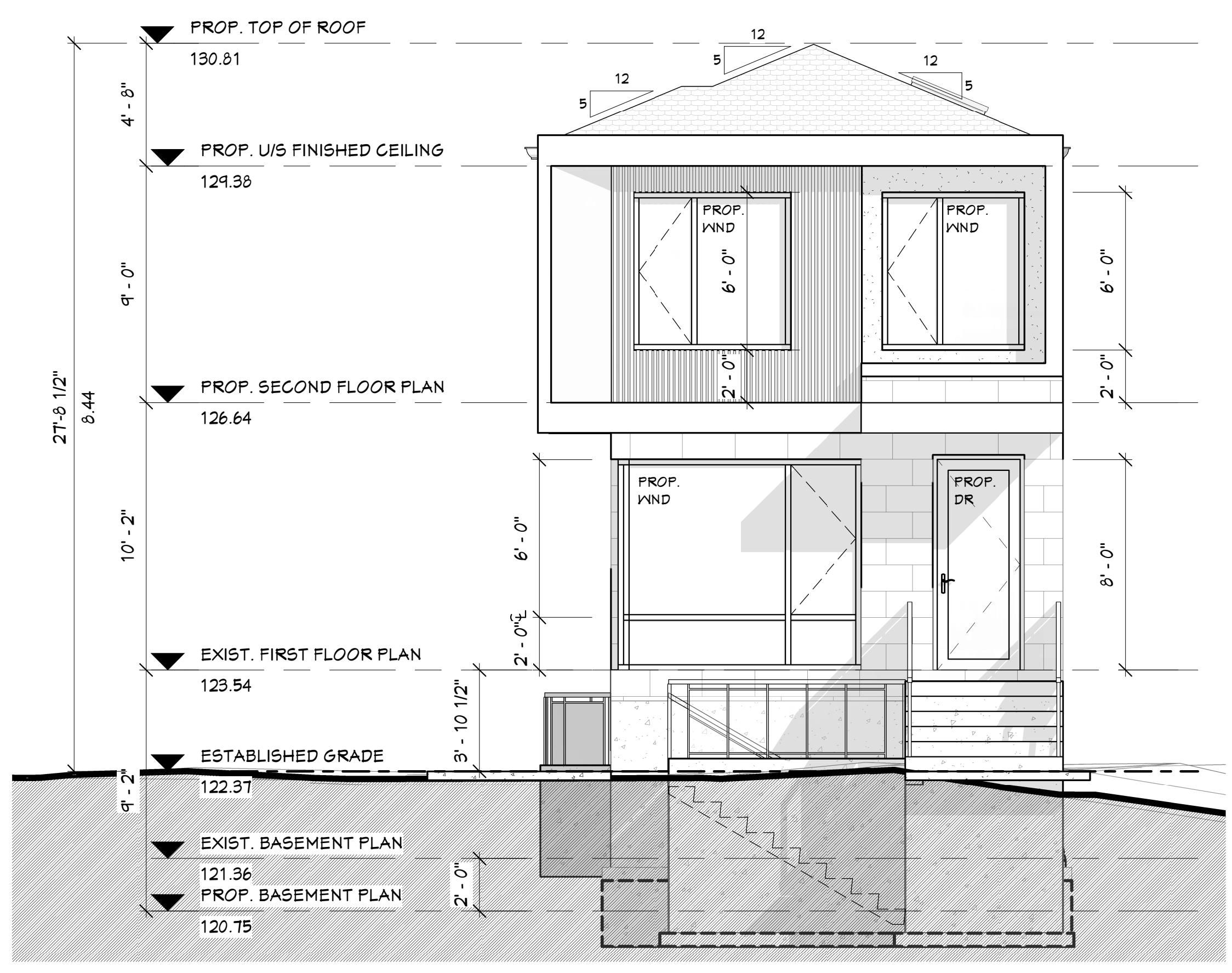
APPROVED BY  
 M.R.

SCALE  
 1/4" = 1'-0"

DATE  
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PROJECT NO.  
 21-52

DWG NO.  
**A-07**



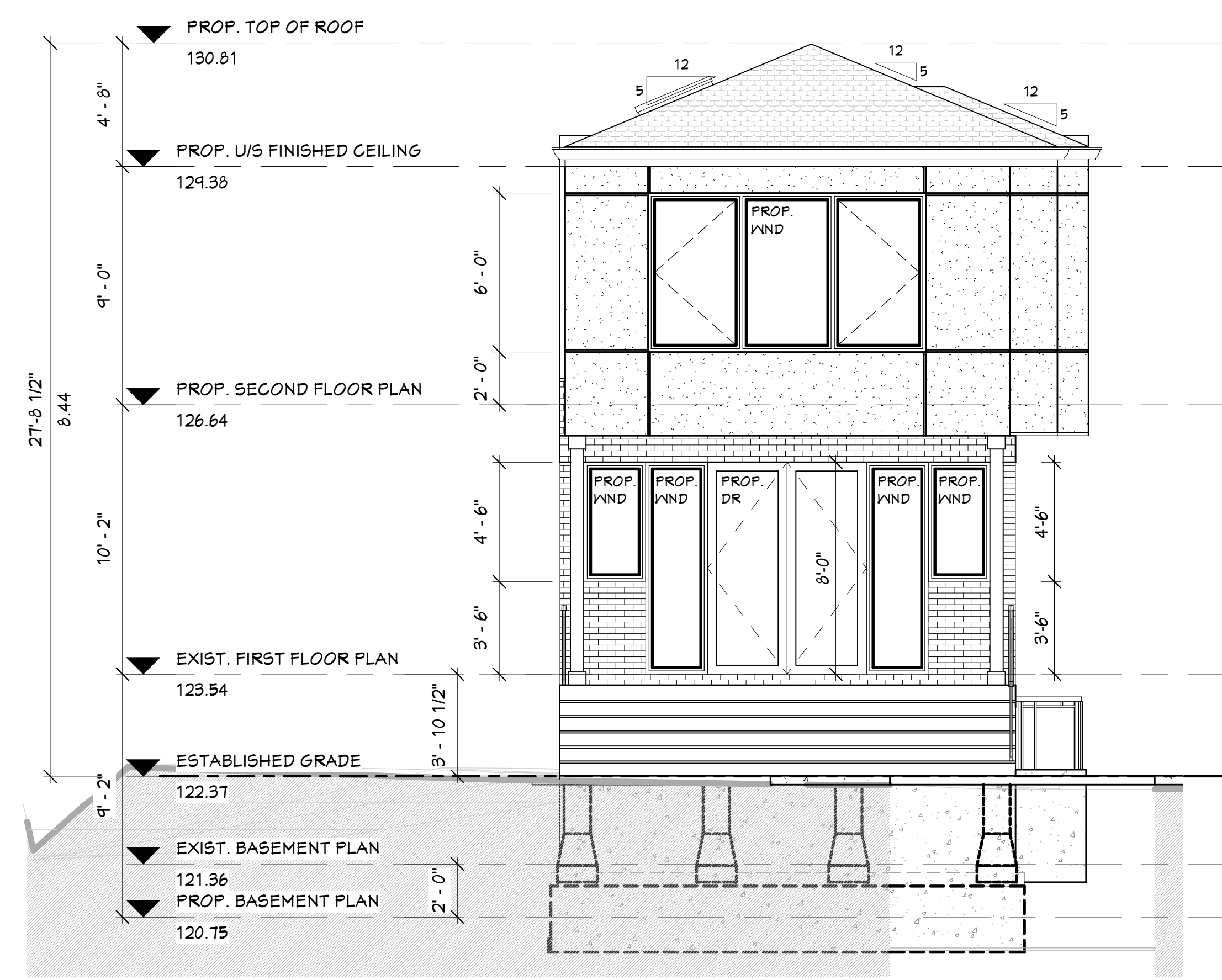
1 PROP. EAST ELEVATION (FRONT)  
 1/4" = 1'-0"



4 REAR VIEW  
 A-07

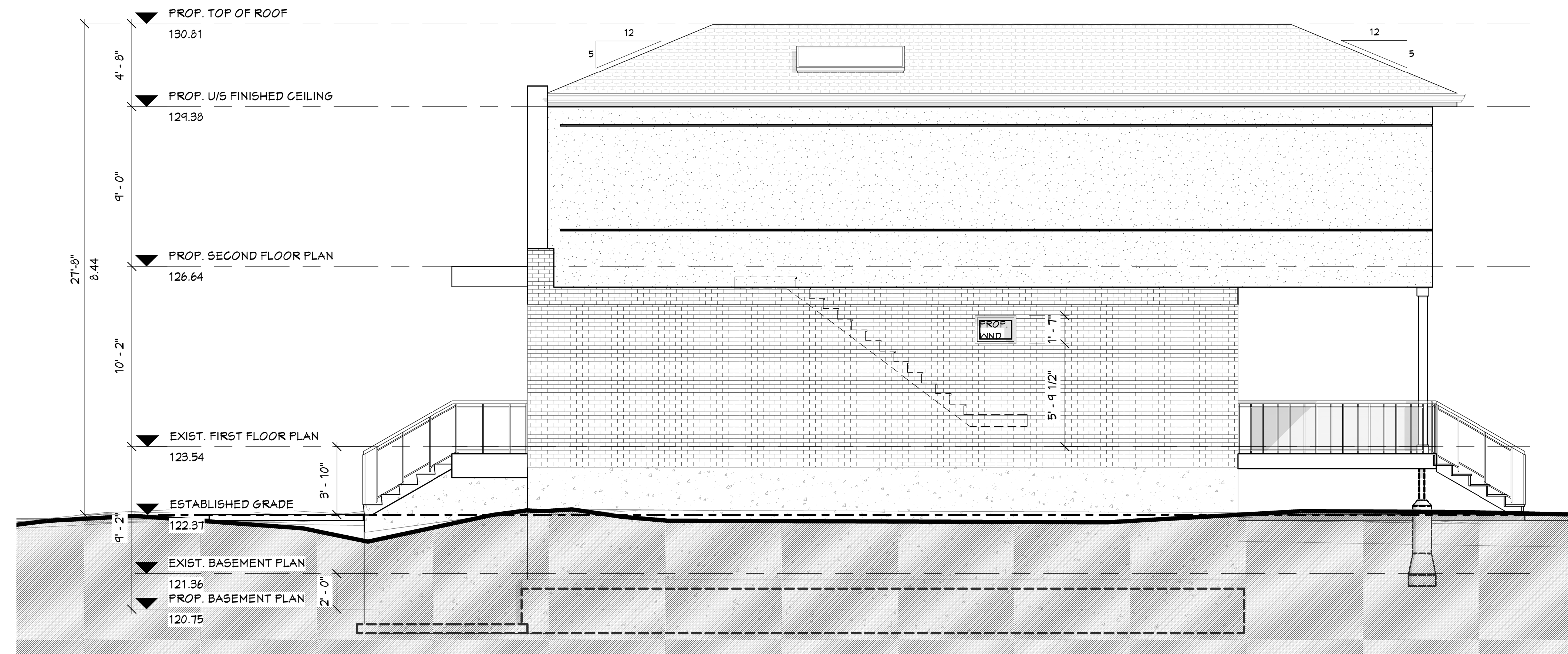


3 FRONT VIEW  
 A-07

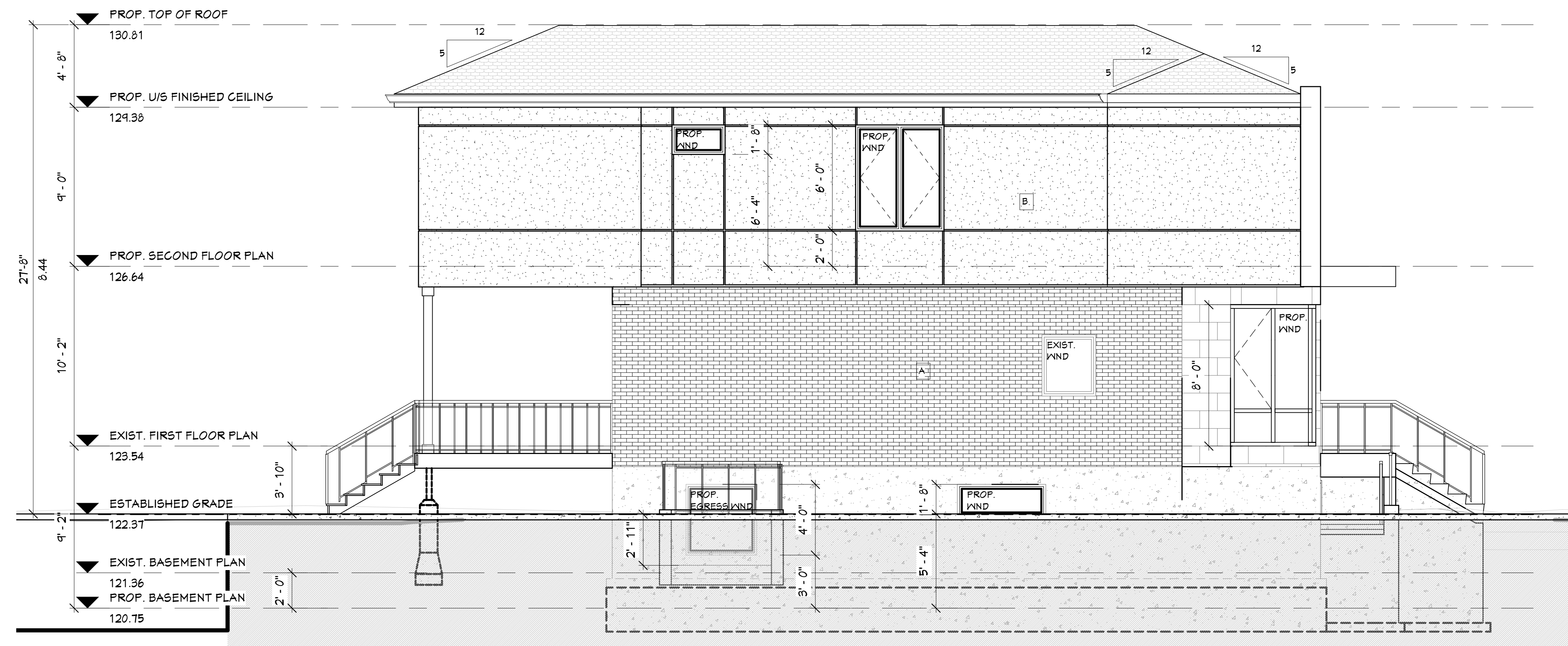


2 PROP. WEST ELEVATION (REAR)  
 1/4" = 1'-0"





1  
A-08 PROP. NORTH ELEVATION  
1/4" = 1'-0"



2  
A-08 PROP. SOUTH ELEVATION  
1/4" = 1'-0"

A - UN-PROTECTED AREA  
LIMITING DISTANCE: 2.06m  
WALL AREA: 514.74 sq.ft. (47.82m<sup>2</sup>)  
ALLOWED AREA: 56.62 sq.ft. (5.26m<sup>2</sup>) (11%)  
PROPOSED UNPROTECTED OPENING: 55.88sq.ft. (5.19m<sup>2</sup>) (10.85%)

B - UN-PROTECTED AREA  
LIMITING DISTANCE: 1.22m  
WALL AREA: 506.99 sq.ft. (47.1m<sup>2</sup>)  
ALLOWED AREA: 35.49 sq.ft. (3.29m<sup>2</sup>) (7%)  
PROPOSED UNPROTECTED OPENING: 35sq.ft. (3.25m<sup>2</sup>) (6.4%)



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CITY OF TORONTO

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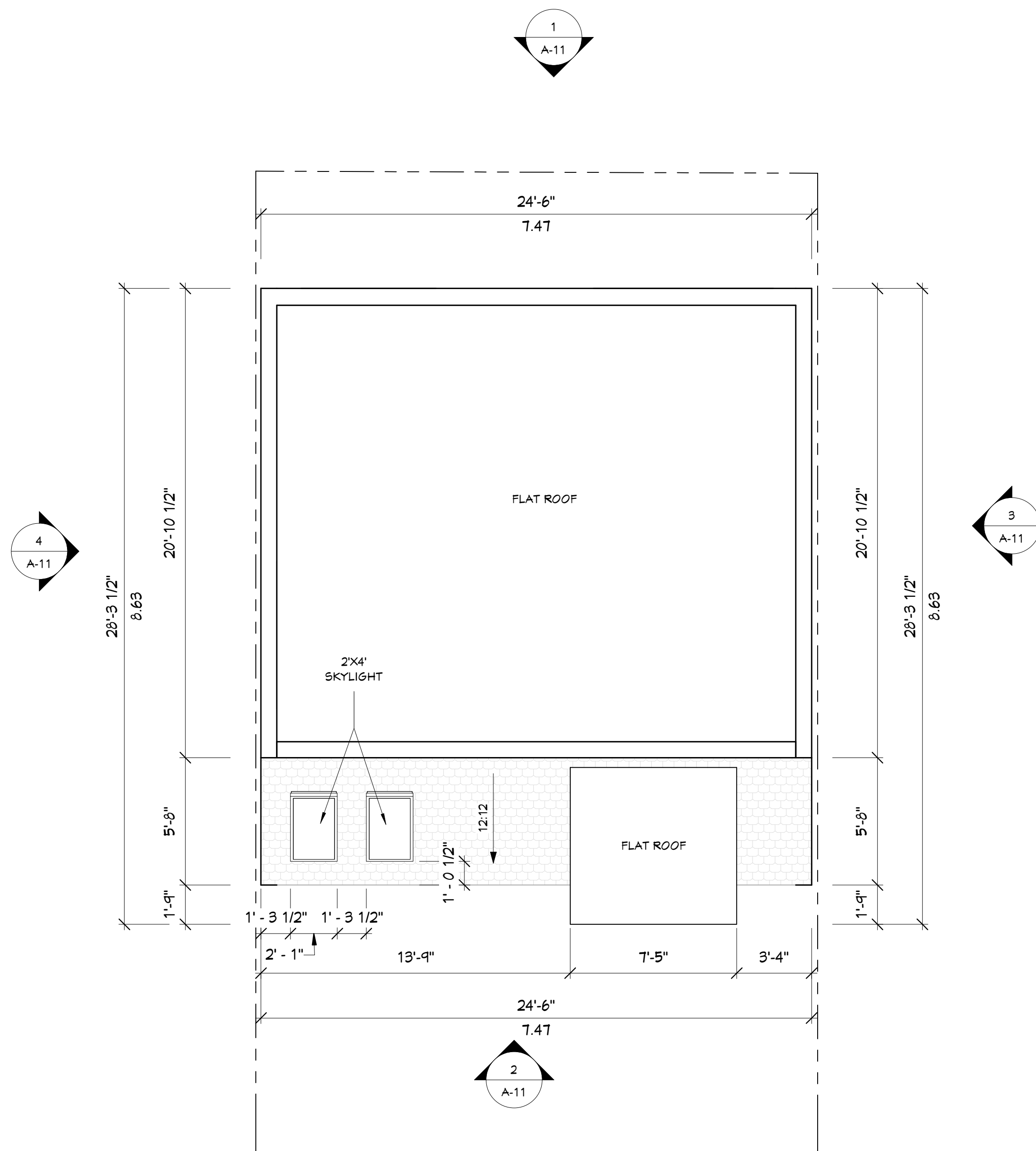
GRANDVILLE AVE.  
RESIDENCE  
DRAWING  
PROPOSED NORTH &  
SOUTH ELEVATION  
DRAWN BY  
P.G.  
APPROVED BY  
M.R.  
SCALE  
1/4" = 1'-0"  
DATE  
09/21/2021  
PROJECT NO.  
21-52

DWG NO.  
**A-08**

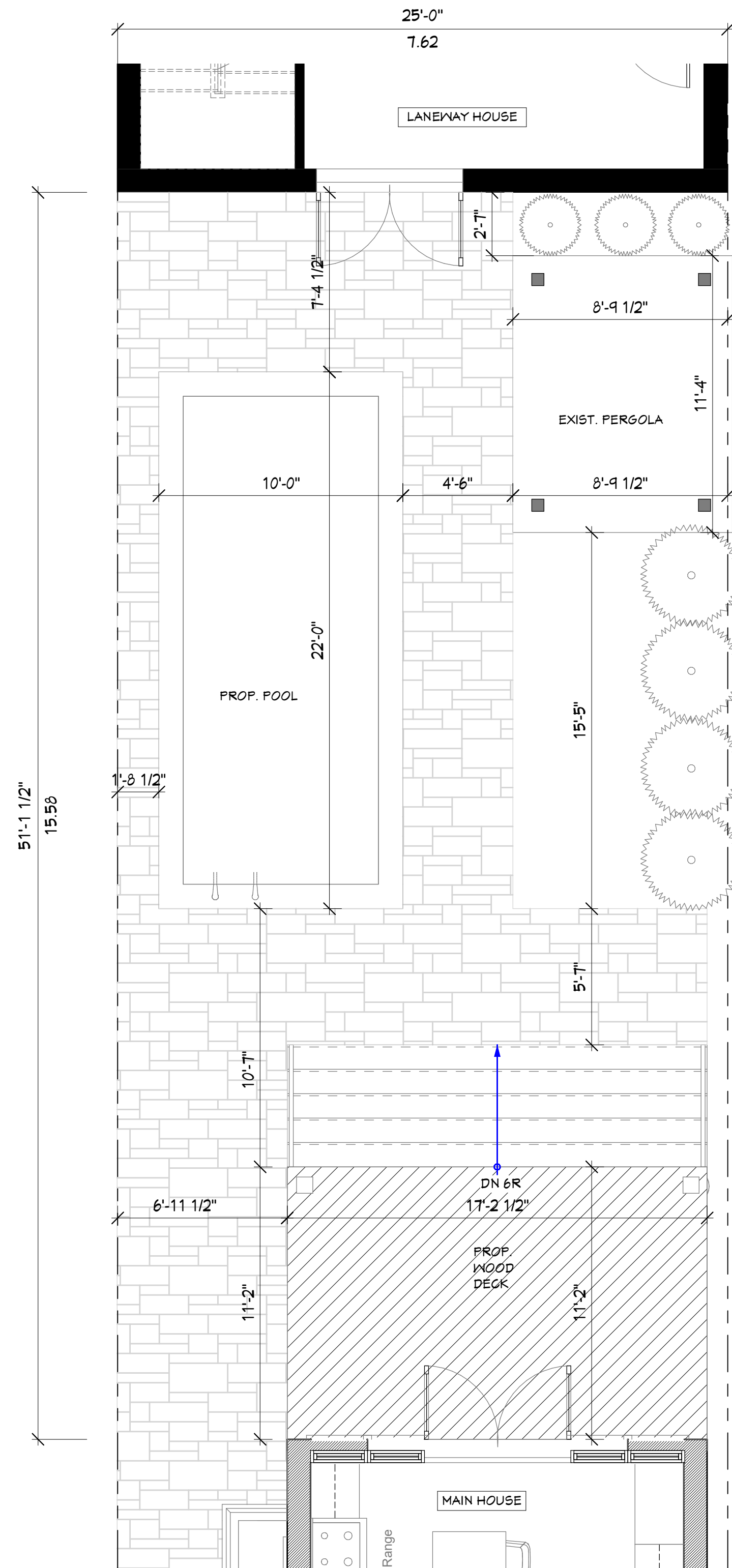








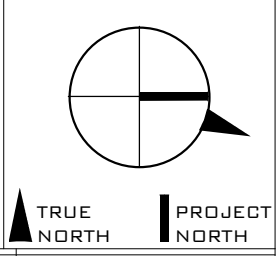
1 PROP. LANEWAY TOP OF ROOF  
A-10 1/4" = 1'-0"



2 BACKYARD LANDSCAPE  
A-10 1/4" = 1'-0"



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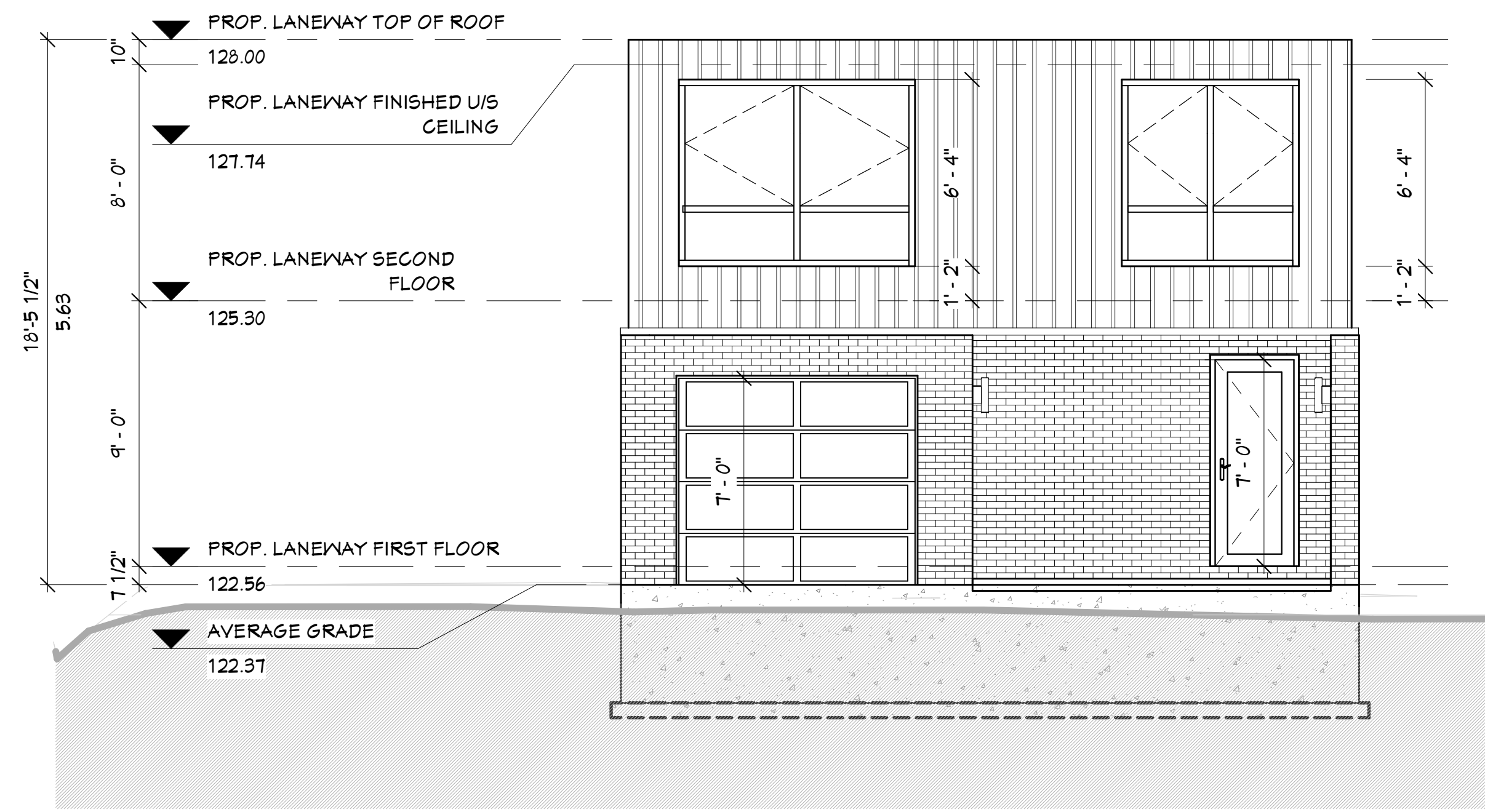
**PROJECT**  
PROPOSED ADDITION & INTERIOR ALTERATION TO EXIST. DWELLING AT 84 GRANDVILLE AVE. CITY OF TORONTO

NO.	DESCRIPTION	DATE

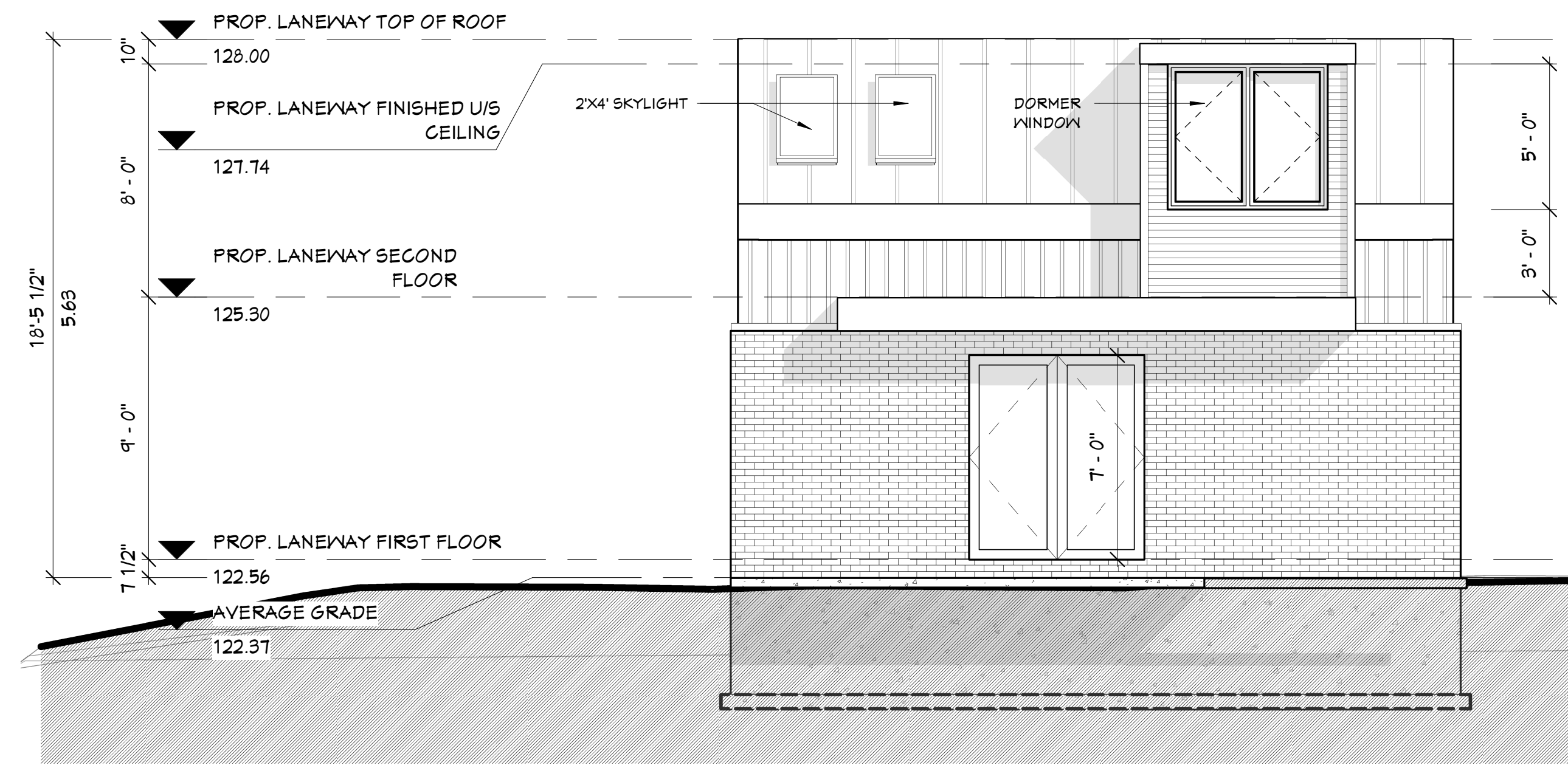
GRANDVILLE AVE. RESIDENCE  
DRAWING PROP. LANEWAY TOP OF ROOF & BACKYARD  
P.G.  
APPROVED BY M.R.  
SCALE 1/4" = 1'-0"  
DATE 09/21/2021  
PROJECT No. 21-52

DWG NO. **A-10**

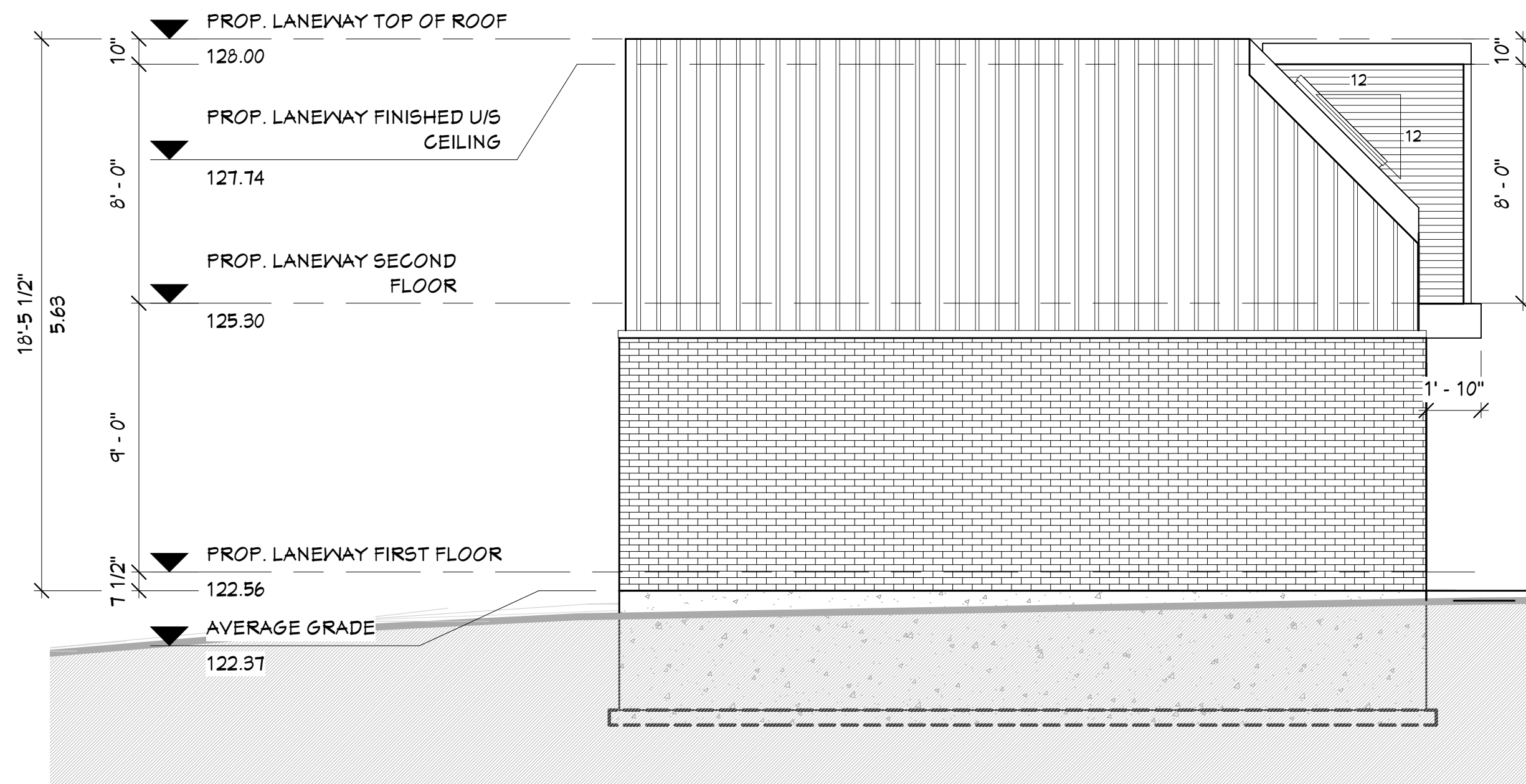




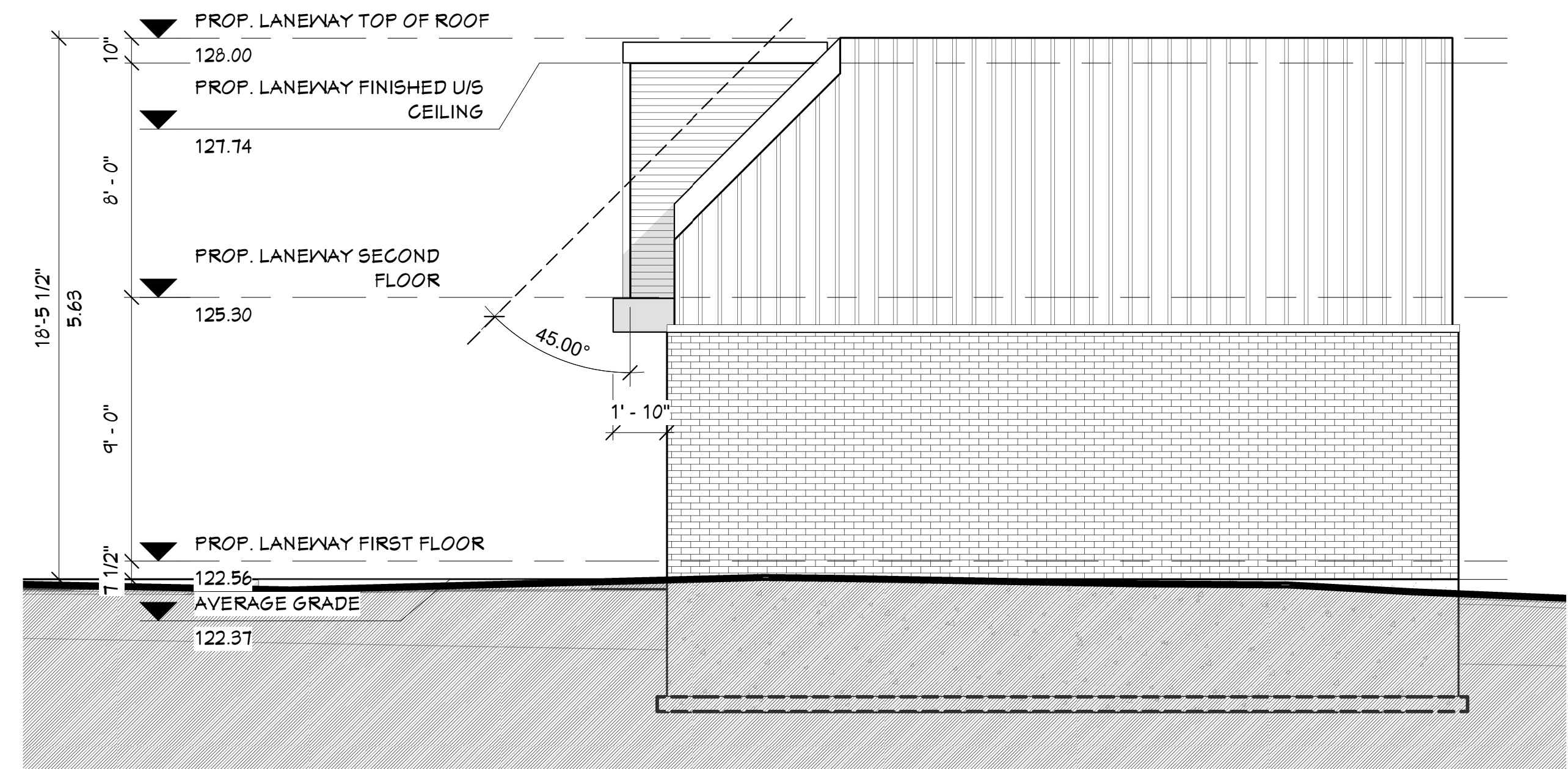
1 LANEWAY WEST ELEVATION (FRONT)  
A-11 1/4" = 1'-0"



2 LANEWAY EAST ELEVATION (REAR)  
A-11 1/4" = 1'-0"



4 LANEWAY SOUTH ELEVATION  
A-11 1/4" = 1'-0"



3 LANEWAY NORTH ELEVATION  
A-11 1/4" = 1'-0"



**GASPAR DESIGN GROUP**  
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**PROJECT**  
PROPOSED ADDITION & INTERIOR ALTERATION TO EXIST. DWELLING AT 84 GRANDVILLE AVE. CITY OF TORONTO

NO.	DESCRIPTION	DATE

GRANDVILLE AVE. RESIDENCE  
DRAWING PROPOSED LANEWAY ELEVATION  
DRAWN BY P.G.  
APPROVED BY M.R.  
SCALE 1/4" = 1'-0"  
DATE 09/21/2021  
PROJECT NO. 21-52

DWG NO. A-11



