

CALDY CT

Confidential
Appendix "B"
Draft Concept

DRAFT
FOR DISCUSSION
PURPOSES ONLY
WITHOUT PREJUDICE

LEGEND

Subject Lands

Existing Trees (approx.)

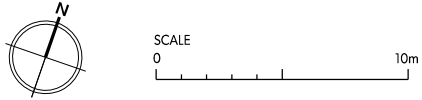
DEVELOPMENT STATISTICS

Site Area:	1,798 m ² (0.18 ha)
Building Footprint:	475 m ²
Coverage:	26.4%
UPH:	22.2
FSI:	0.69
Proposed 3 sty Townhouses - Total Units:	4
6m x 19.8m	
Total GFA:	1,247 m ²
Parking Provided:	8 sp
Townhouse internal garage:	6 sp
Garage - unit 4:	2 sp
2 spaces/unit	

DRAWN / REVISED

03 MAR 2020	First Draft

DEVELOPMENT CONCEPT
2706 BAYVIEW AVENUE
CITY OF TORONTO

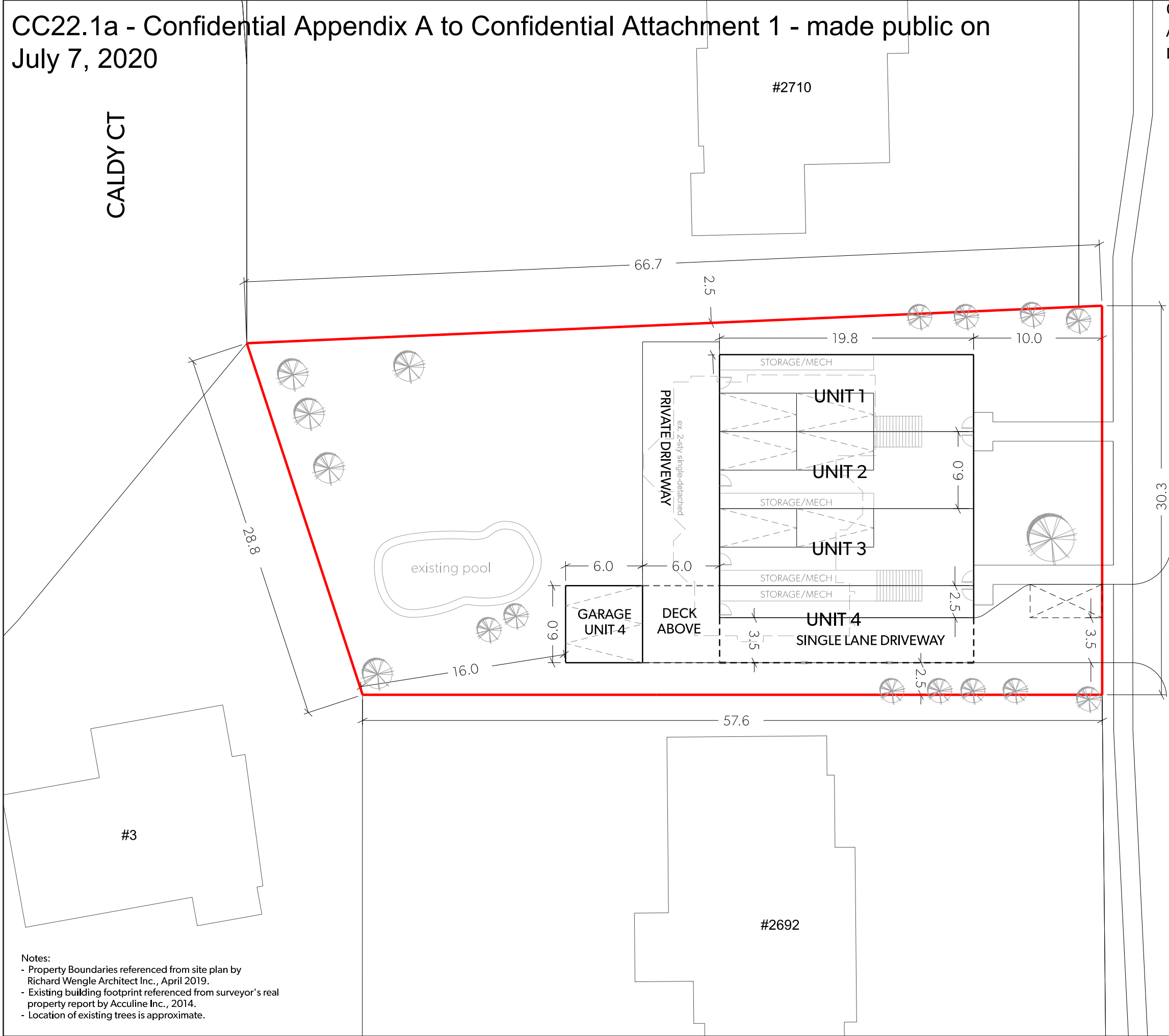


WESTON
CONSULTING
planning + urban design

File Number: 7972
Date: 2020-03-03
Drawn By: SB
Planner: RG
CAD: 7972/concepts/C9.dgn

Drawing

C9



Notes:

- Property Boundaries referenced from site plan by Richard Wengle Architect Inc., April 2019.
- Existing building footprint referenced from surveyor's real property report by Acculine Inc., 2014.
- Location of existing trees is approximate.

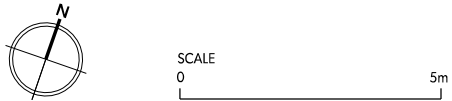
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DRAWN / REVISED	
10 MAR 2020	ISSUED FOR PAC

DEVELOPMENT CONCEPT
2706 BAYVIEW AVENUE
CITY OF TORONTO



- Notes:
- Property Boundary is approximate based on available mapping and subject to confirmation by survey.
 - Not based on engineering, floodplain or grading analysis.
 - Areas and dimensions are approximate and subject to confirmation by survey.

File Number: 7972
Date: 2020-03-10
Drawn By: BS
Planner: RG
CAD: 7901-8000\7972 2706 Bayview Ave_Toronto RG\concepts\Elevations\New Elevations

Drawing
C1