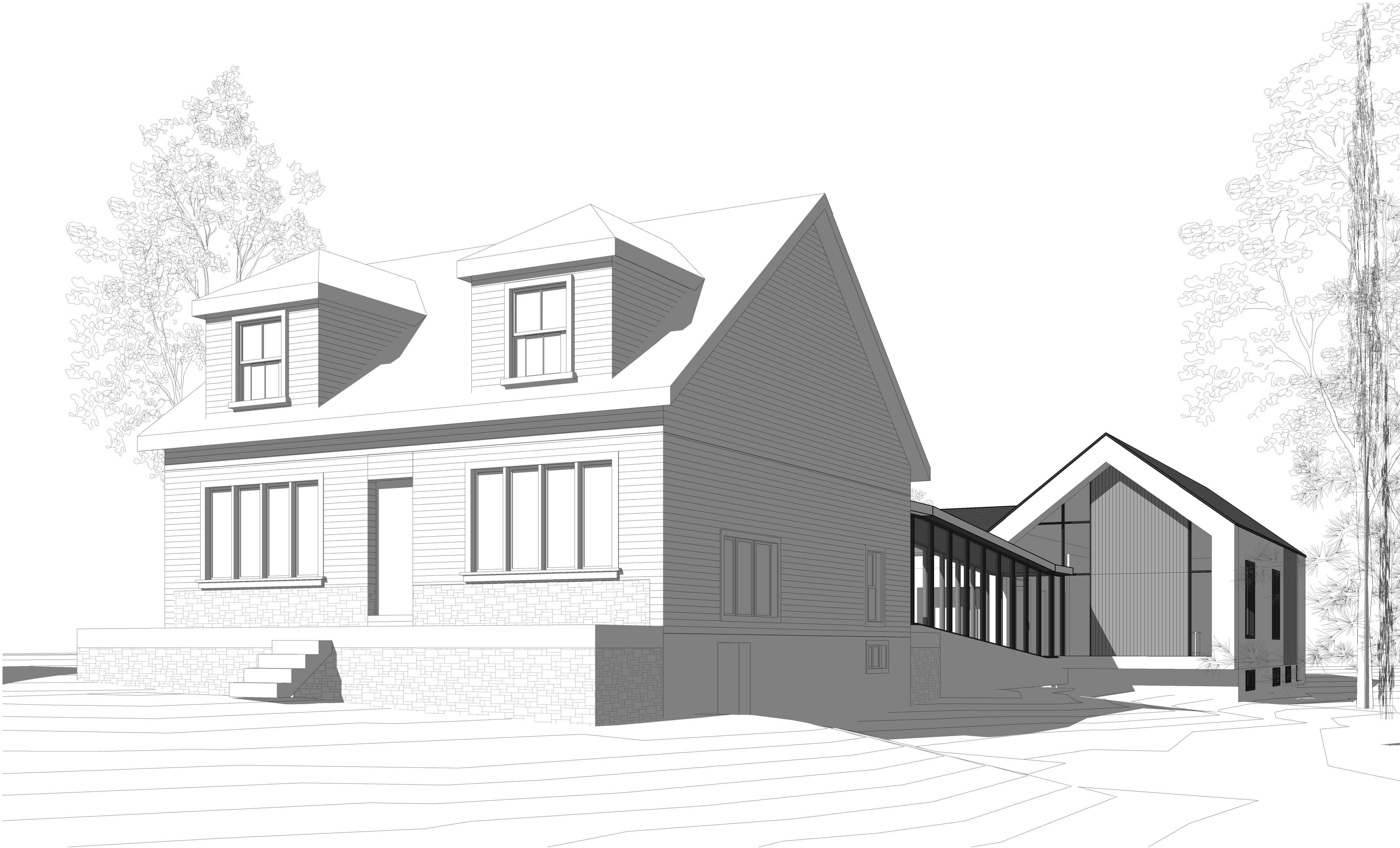


# RESIDENCE ADDITION

59 Proctor Ave, Markham ON



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No.	Issued	Date	By
1	Zoning Preliminary Review	2025-05-20	EW
3	Variance Applicaition	2025-06-25	EW

**TAES** Architects Inc.  
98 SCARSDALE ROAD,  
TORONTO, ONTARIO, M3B 2R7  
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Residence

59 Proctor Ave.

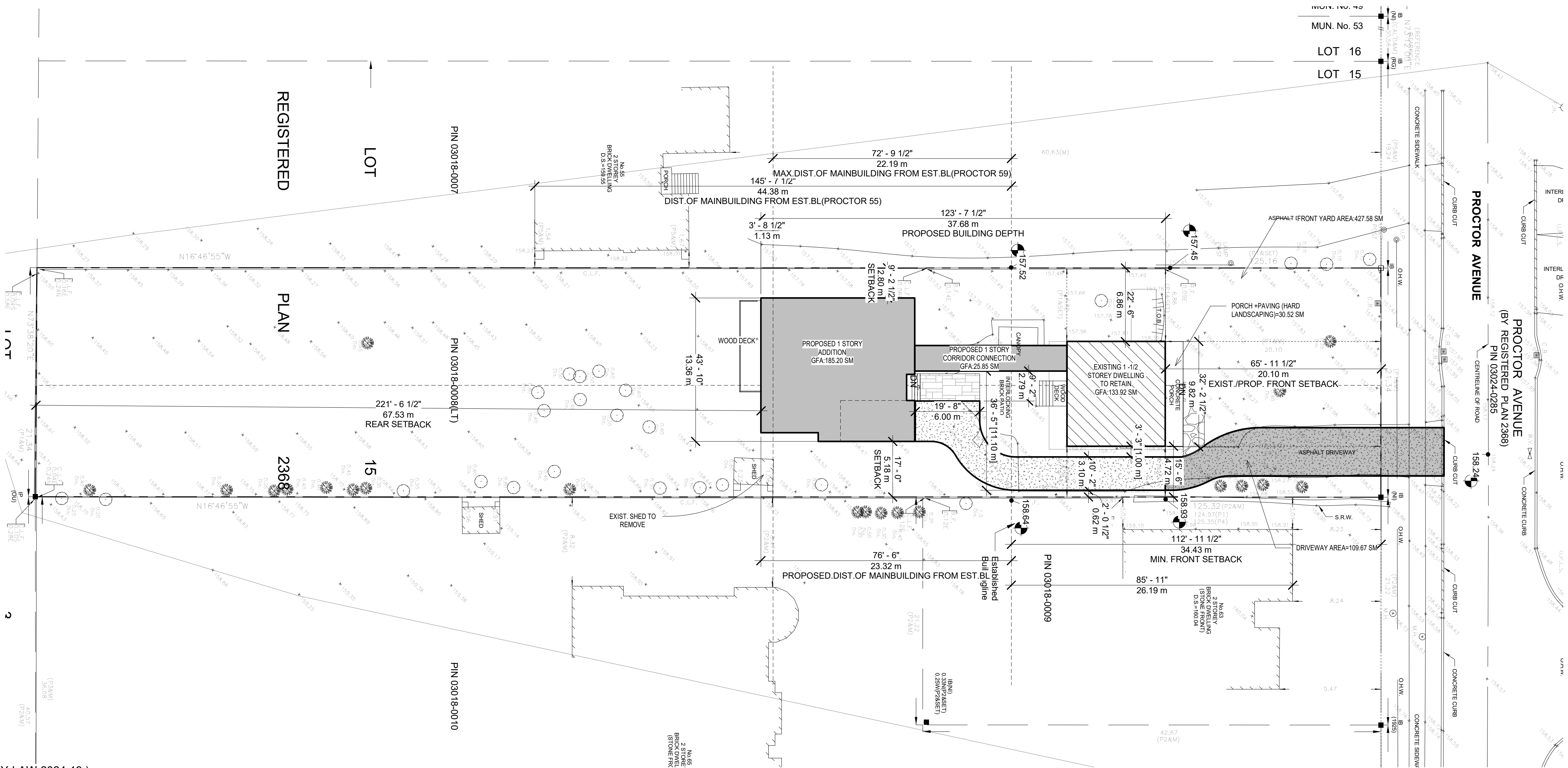
Project No. T2024040

Drawn Scale

Checked Date

Cover Page

Drawing No. A000



SITE STATISTICS- (BY-LAW 2024-19 )

ZONING	RES-ENLR, GWY1	LOT NO.	PT-LOT 15
PLAN NO.	2368	LOT AREA	28,762 SF (2,672 SM)
LOT FRONTAGE	70' - 0" (21.34M)	LOT DEPTH	410' - 10 1/2" (125.24M)

DESCRIPTION	EXISTING	PROPOSED	REQUIRED	SECTION
MIN. LOT FRONTAGE	70' - 0" (21.34M)	70' - 0" (21.34M)	21.34 m	1.9.3
MIN. LOT AREA	28,762 SF (2,672 SM)	28,762 SF (2,672 SM)	6,600 SF	
MIN. LOT DEPTH	125.24 M	125.24 M	83.96 M	6.3.2.2(B)
MAX. BUILDING HEIGHT				
MAX. BUILDING DEPTH		N/A	N/A	
NO. OF STORIES	1 1/2	2	2	6.3.2.2(K)
MAX. OUTSIDE WALL HEIGHT	8.71 M	8.71 M	10.0 M ROOF SLOPE >25 DEGREE	6.3.2.2(J) 6.2.1
MAX. GARAGE DOOR WIDTH		2.74 M	50% BUILDING FACADE=6.68	6.3.2.2(L)
MAXIMUM PROJECTION OF AN ATTACHED PRIVATE GARAGE BEYOND THE MAIN WALL OF THE BUILDING		N/A	1.8 M	6.3.2.2(M)
BUILDING AREA		294.60 SM		
MAX. MAIN BUILDING COVERAGE		300.33 SM 11.24% 44.64 SM 1.67%	30% 1st Sto. 20% 2nd Sto.	6.3.2.2(C)
COMBINED MAIN BUILDING COVERAGE	GROSS FLOOR AREA(INCL. GAR.)	300.33 SM	500 SM	XIV*
MAX. LOT COVERAGE		300.33 SM	11.24%	35%
Established Building Line: 34.43 m				
Max. distance of the mainbuilding from the established buildingline		23.32 M*	22.19 M	6.3.2.2(E)
MAX. HARD LANDSCAPING IN FT. YARD (DRIVE WAY EXCLU.)		30.52 SM 9.60%	15%	4.8.9.1
MIN. SOFT LANDSCAPING STRIP WIDTH (ESAT YARD)	0.50 M	0.60 M*	1.5 M	4.8.9.2 a))
MIN. DRIVEWAY SETBACK (EAST YARD)	0.50 M	0.60 M*	1.8 M	5.3.2 b))
SETBACK	EXISTING	PROPOSED	REQUIRED	SECTION
FRONT (NORTH)	20.10 M	20.10 M*	34.43 M	6.3.2.2(F)
SIDE (EAST)	4.72 M	5.18 M	1.8 M	6.3.2.2(I)
SIDE (WEST)	6.86 M	2.80 M	1.8 M	
SIDE COMBINED	11.58 M	7.98 M	25% X 21.34 = 5.34 M	
REAR (SOUTH)		67.53 M	7.5 M	6.3.2.2(G)

UNIT 1(Existing) : CORRIDOR  
GF: 89.28 SM  
SF: 44.64 SM  
TOTAL: 133.92 SM

UNIT 2(Addition) :  
BRICK DWELLING (2 STOREY)  
GARAGE: 20.11 SM  
TOTAL: 185.20 SM

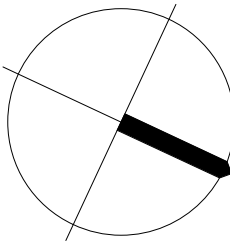
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Residence

59 Proctor Ave.

Project No. T2024040

Drawn Scale As indicated

Checked Date

Site Plan & Statistics

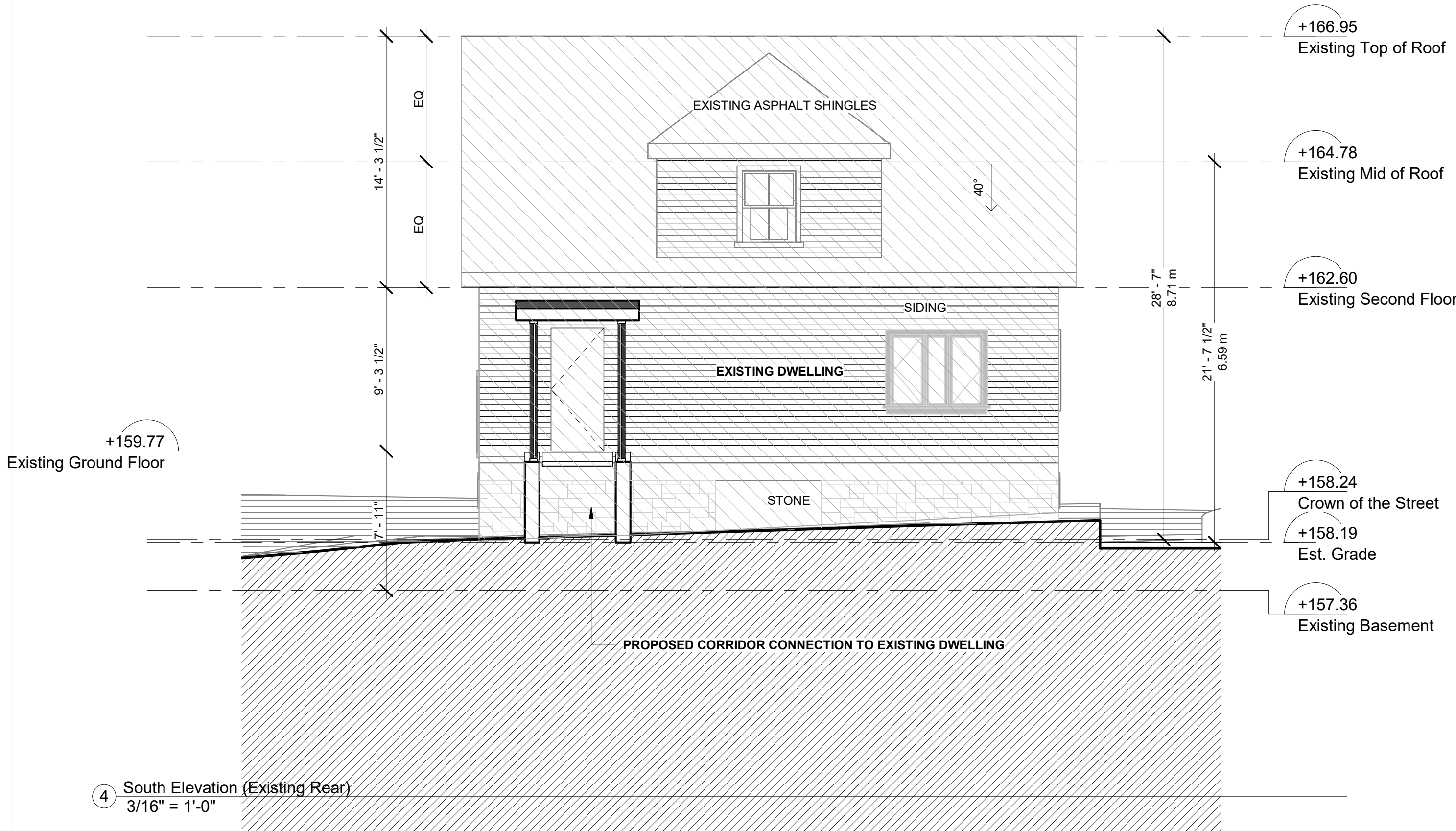
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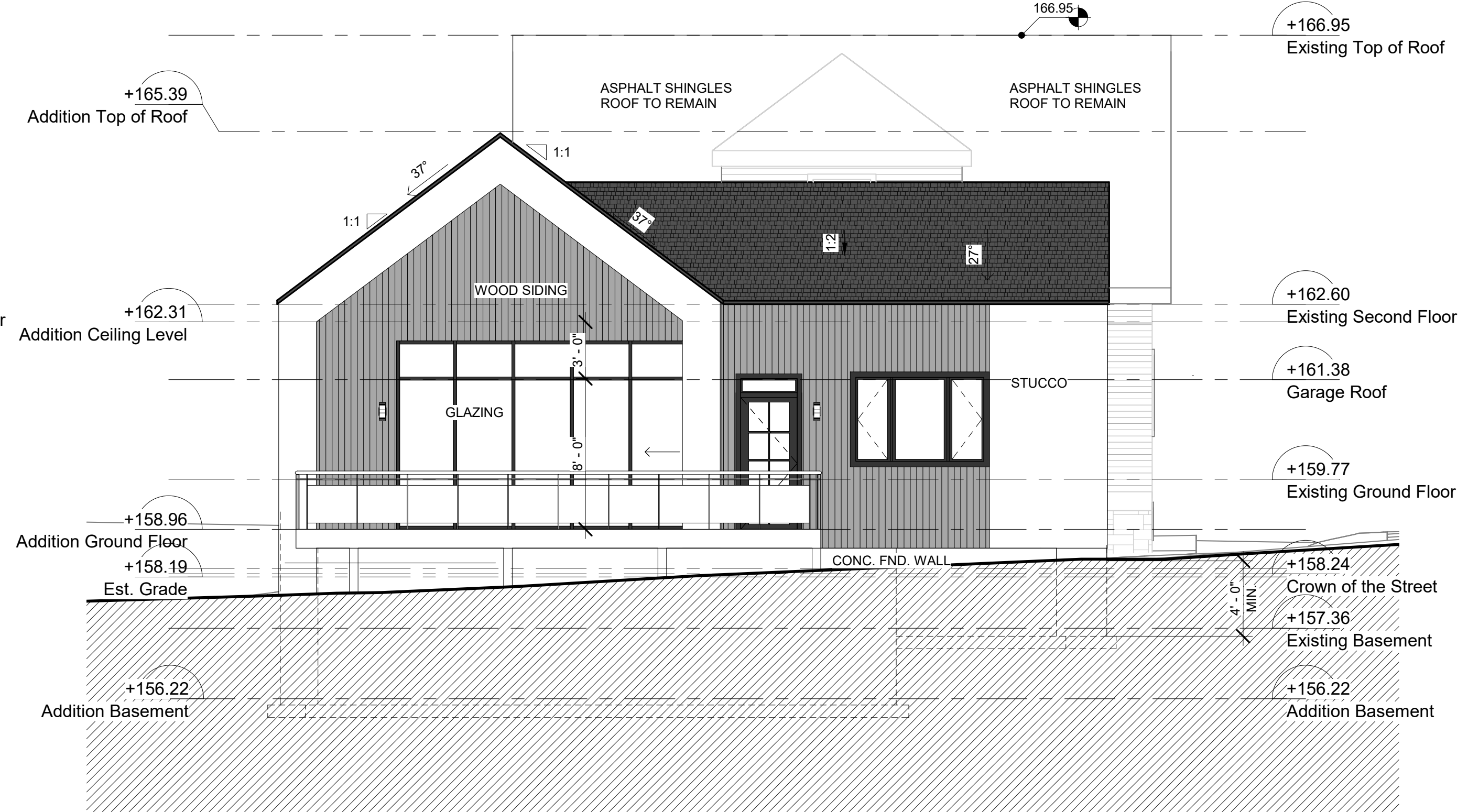
1 North Elevation (Existing Front)  
3/16" = 1'-0"



2 North Elevation (Addition Front)  
3/16" = 1'-0"



4 South Elevation (Existing Rear)  
3/16" = 1'-0"



3 South (Rear) Elevation  
3/16" = 1'-0"

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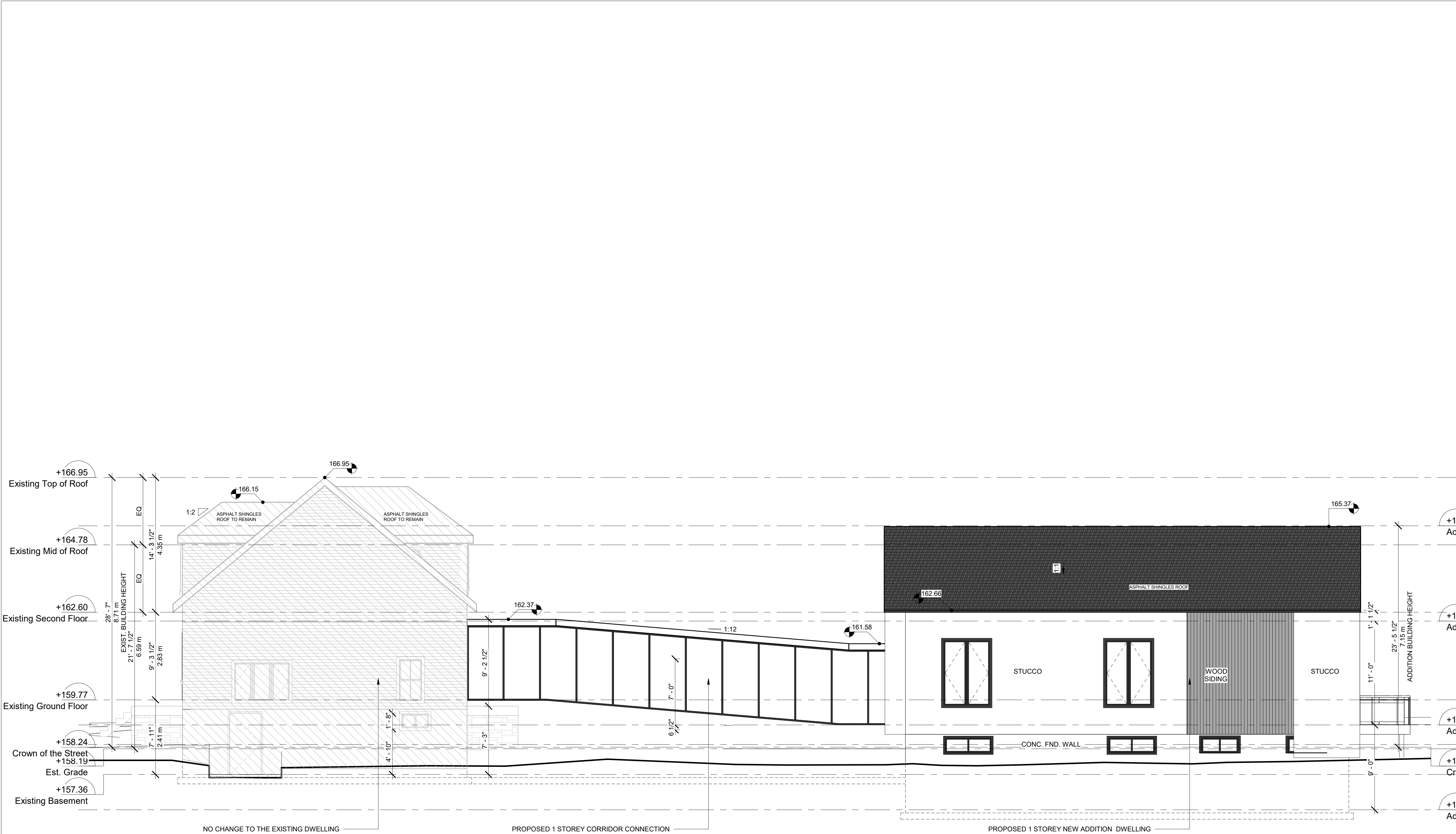
Residence

59 Proctor Ave.

Project No.	T2024040
Drawn	Scale 3/16" = 1'-0"
Checked	Date

North (Front)& South  
Elevation

Drawing No. A201



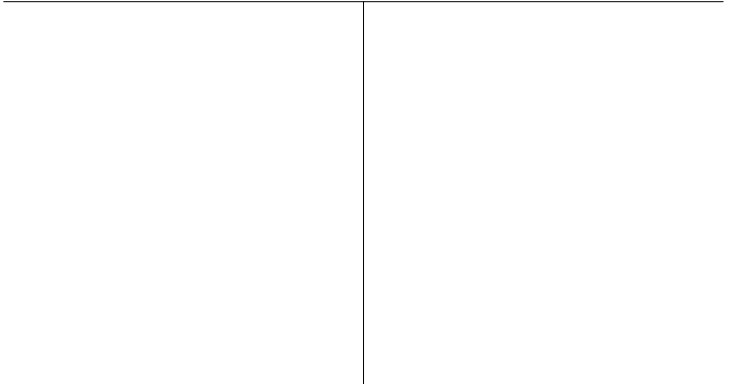
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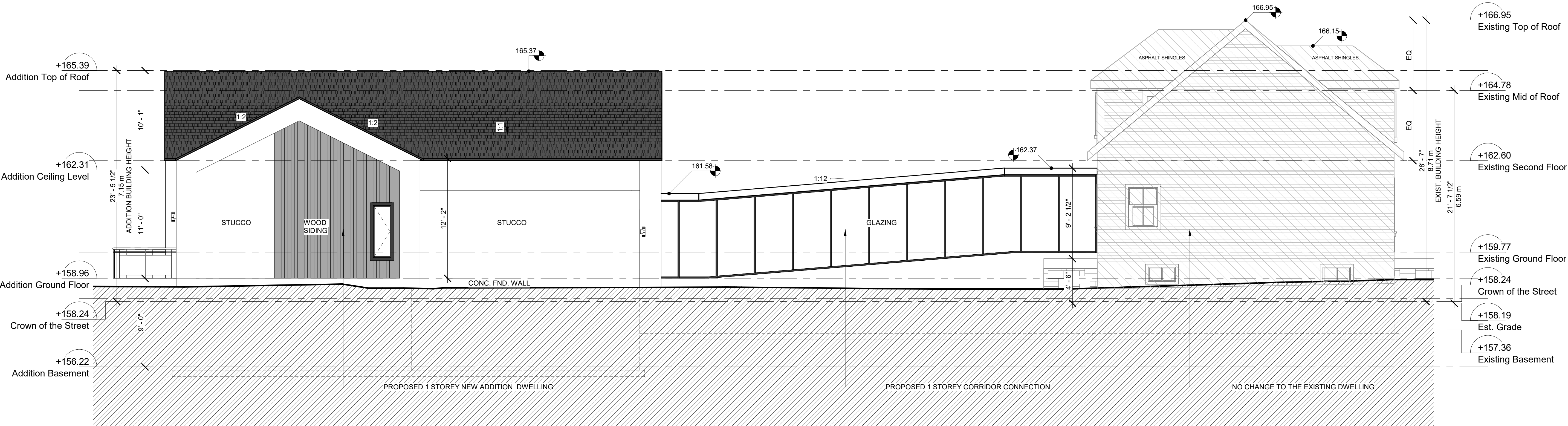
59 Proctor Ave.

Project No.	T2024040
Drawn	Scale 3/16" = 1'-0"
Checked	Date

West Elevation

Drawing No. **A203**





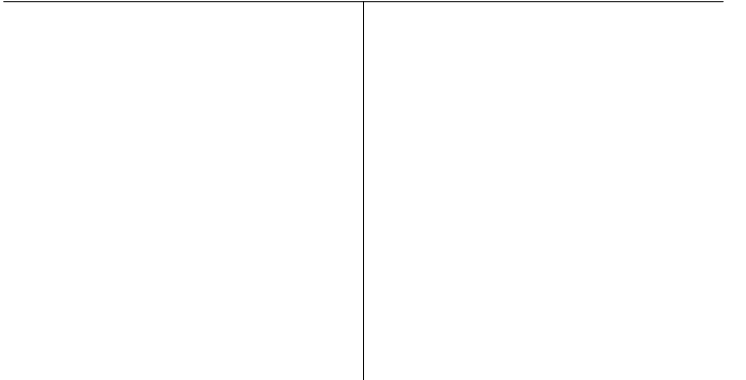
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Project No.	T2024040
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Checked	Date

East Elevation

Drawing No. **A204**



① 3D View -Front



② 3D View -Rear

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Residence

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Project No.	T2024040
Drawn	Scale
Checked	Date

Perspectives (Addition)

Drawing No. **A501**