

November 11, 2011

Toronto Building
City Hall, 16th Floor, East Tower
100 Queen Street West
Toronto, ON M5H 2N2
ATTENTION: Peter Au (Manger, Plan Review)

Dear Mr. Au,

Re: Demolition Permit Application for 359 Inglewood Drive

We (JCI Architects Inc.) are the architects for the owner of the property municipally known as 361 Inglewood Drive, and are writing to summarize the intent and proposal regarding the demolition permit application to 359 Inglewood Drive.

Our Client (owner of 361 Inglewood Drive) has purchased the neighbouring property at 359 Inglewood Drive (closing Spring 2012), and in order to address the needs of his family, would like to demolish the existing detached single family dwelling and build a new side addition to the existing detached single family dwelling at 361 Inglewood Drive in its place. The two properties will be merged into one lot under the same ownership, and therefore no replacement building permit for 359 Inglewood Drive will be filed – only a building permit for a side yard addition to 361 Inglewood Drive.

The existing single family dwelling at 361 Inglewood Drive is a three-storey plus basement building. The proposed side yard addition consists of a two-storey plus basement addition, connected to the existing structure at all levels. The proposed gross floor area of this addition is 3305 sf (307.0 m²), which is in compliance with the current zoning by-law. A Preliminary Project Review application was made and a notice of zoning compliance was issued by Ray Tamondong on August 19, 2011 (PPR Folder no.: 11 260214 ZPR 00 ZR).

We have also been in close discussion with Nicole Moxley from the Toronto Regional Conservation Authority (TRCA) regarding this application. A Concept Development Application was made July 5, 2011, and we have received confirmation via email from Ms. Moxley that the TRCA does not have any objections to the proposal and consider this to be a minor works. Please see attached email.

Associated with TRCA, our discussions with Tara Bobie have also indicated that they have no objections, as the proposed side addition and construction activities are clear of all City and Privately Owned trees. A copy of the arborist report by The Tree Specialists (dated June 22, 2011) is also enclosed for your records.

ATTACHMENT 1

JCI ARCHITECTS inc.

Also attached is a copy of the Geotechnical Report. Based on the testing to date, the soils found on this site are suitable for the proposed construction and pose no concern regarding the long term stable slope.

At the time of this demolition permit application, no building permit application has been made. It is our Client's intent to submit for building permit application in early 2012, upon confirmation that the demolition of 359 Inglewood Drive has been approved.

We hope that this letter addresses any questions you may have regarding this application. If you have any questions, please do not hesitate to contact me at 416-901-6528.

Sincerely,

Jaegap Chung OAA, MRAIC
Principal

ATTACHMENT 1

55 Eglinton Ave. E., suite 606, Toronto, ON M4P 1G8
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Demolition Permit Application for
359 Inglewood Drive
Toronto, ON M4T 1J7

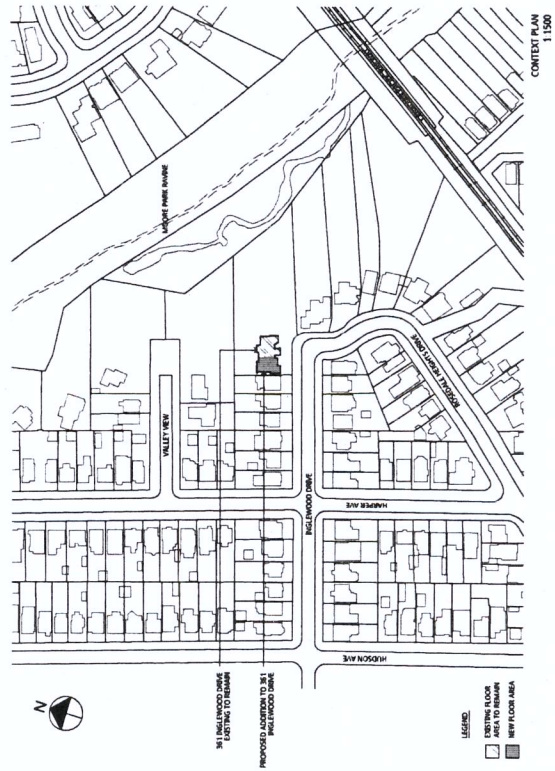
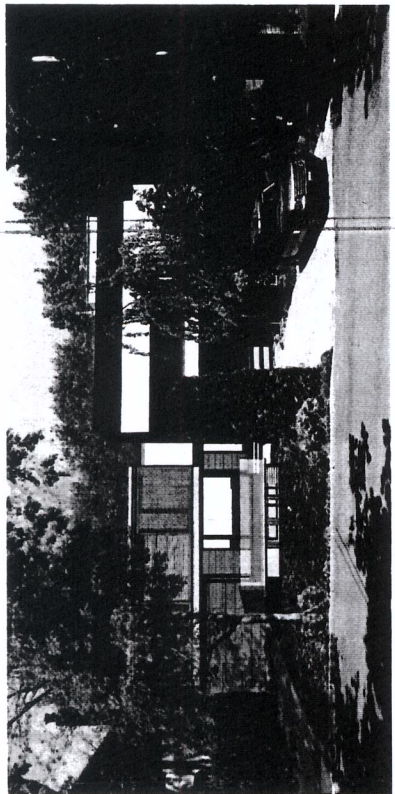
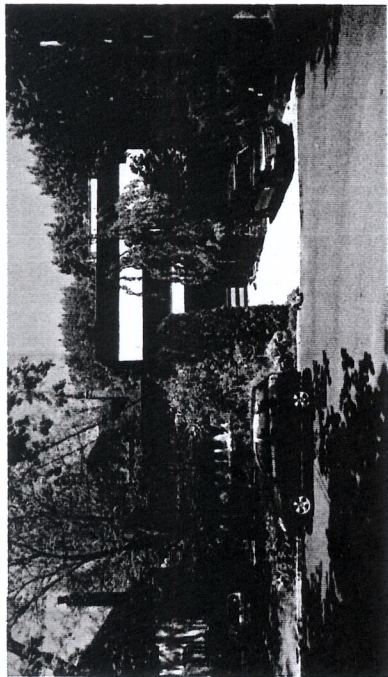
Drawing List

ARCHITECTURAL

- A1.00 Context Plan and Site Statistics
- A1.01 Existing Site Plan
- A1.02 Demolition Elevation
- A1.03 South (Front) Elevation

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JCI ARCHITECTS
14 Spadina Avenue, Suite 200, Toronto, ON M5S 2E1
Tel: (416) 593-1111 Fax: (416) 593-1112



ONTARIO BUILDING CODE DATA	RENOVATION / ADDITION
PROJECT DESCRIPTION	SINGLE / FAMILY
MAJOR OCCUPANCY	R, ZOR
TOWN	1 STREET
NO. OF ACCESS ROUTES	MAIN DR
WATER SUPPLY	
CONSTRUCTION	COMBUSTIBLE / NON-COMBUSTIBLE
MIN. DISTANCE BAYING	2 ACTIVE GRADE
NO. OF STOREYS	1 BELOW GRADE

[illegible]

AREA CALCULATIONS	EXISTING GFA	PROPOSED ADDITION	TOTAL
GROUND FLOOR	1510 sf	1495 sf	3005 sf
SECOND FLOOR	1810 sf	2520 sf	4330 sf
THIRD FLOOR	1660 sf	1810 sf	3470 sf
FOURTH FLOOR	1670 sf	1775 sf	3445 sf
GRAND TOTAL	5650 (max)	5080 (max)	10730 (max)

ADDITION TO PRIVATE RESIDENCE
 1000 W. 10TH AVE. S.W., TWIN FALLS, ID 83301

ATTACHMENT 1

A1.00

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