

Mailed on/before: Wednesday, April 24, 2013

**PUBLIC HEARING NOTICE**  
**CONSENT - (Section 53 of the Planning Act)**  
**MINOR VARIANCE (Section 45 of the Planning Act)**

**MEETING DATE AND TIME:** Wednesday, May 8, 2013 at 10:00 a.m.

**LOCATION:** Council Chamber, North York Civic Centre, 5100 Yonge St., M2N 5V7

File Number(s):	B005/13NY, A090/13NY & A091/13NY	Zoning	R6 [WAIVER]
Owner(s):	ESKANDAR AZADI	Ward:	Willowdale (23)
Agent:	ESKANDAR AZADI		
Property Address:	<b>268 HOLLYWOOD AVE</b>	Community:	North York
Legal Description:	PLAN 1801 LOT 207 TO 208 PT LOT 209		

**THE CONSENT REQUESTED:**

To divide a parcel of residential lands into two parts for conveyance purposes for the creation of a new residential building lot.

The lands concerned have a lot frontage of 20.57m fronting onto the north side of Hollywood Avenue which is rectangular in shape, having a depth of 40.11m and an area of 825.00m<sup>2</sup>. The lands presently contain a single detached dwelling municipally known as 268 Hollywood Avenue.

The existing single detached dwelling would be demolished and a new two-storey dwelling is proposed to be constructed on each of the resulting lots.

Parts 1 and 2 on the plan attached to this notice would each have a lot frontage of 10.285m fronting onto the north side of Hollywood Avenue. Parts 1 & 2 would also have a depth of 40.11m and each would have an area of 412.50m<sup>2</sup>.

Variances have been applied for to facilitate other proposed developmental aspects, as represented below.

**A090/13NY – WEST 10.285M OF 268 HOLLYWOOD AVENUE (PART 1)**

To construct a two-storey dwelling with integral, at-grade, two car garage on the west 10.285m portion of 268 Hollywood Avenue (Part 1). The existing dwelling would be demolished.

**REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:**

**North York Zoning By-law No. 7625**

1. Proposed lot frontage and width of 10.285m  
WHEREAS a minimum lot frontage and width of 12.00m is required;
2. Proposed lot coverage of 32.00% of the lot area  
WHEREAS a maximum lot coverage of 30.00% of the lot area is permitted;
3. Proposed building height of 9.10m  
WHEREAS a maximum building height of 8.80m is permitted;
4. Proposed east side yard setback of 0.60m  
WHEREAS a minimum east side yard setback of 1.20m;
5. Proposed building length of 16.82m  
WHEREAS a maximum building length of 15.30m is permitted; and
6. Proposed finished first floor height of 1.80m  
WHEREAS a maximum finished first floor height of 1.50m is permitted.

**A091/13NY – EAST 10.285M OF 268 HOLLYWOOD AVENUE (PART 2)**

To construct a two-storey dwelling with integral, at-grade, two car garage on the east 10.285m portion of 268 Hollywood Avenue (Part 2). The existing dwelling would be demolished.

**REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:**

**North York Zoning By-law No. 7625**

1. Proposed lot frontage and width of 10.285m  
WHEREAS a minimum lot frontage and width of 12.00m is required;
2. Proposed lot coverage of 32.00% of the lot area  
WHEREAS a maximum lot coverage of 30.00% of the lot area is permitted;
3. Proposed building height of 9.10m  
WHEREAS a maximum building height of 8.80m is permitted;
4. Proposed west side yard setback of 0.60m  
WHEREAS a minimum west side yard setback of 1.20m;
5. Proposed building length of 16.82m  
WHEREAS a maximum building length of 15.30m is permitted; and
6. Proposed finished first floor height of 1.80m  
WHEREAS a maximum finished first floor height of 1.50m is permitted.

**THE COMMITTEE OF ADJUSTMENT & CONSENTS**

The Committee of Adjustment has the authority to grant consent to sever land and for other related property transactions. To approve a consent request, the Committee of Adjustment must have considered the provisions of section 51(24) of *The Planning Act* and be satisfied that a plan of subdivision is not necessary.

The Committee of Adjustment forms its opinion through its detailed review of all material filed with an application, letters received, deputations made at the public hearing and results of site inspections.

## **THE COMMITTEE OF ADJUSTMENT & MINOR VARIANCES**

The role of the Committee of Adjustment is to provide flexibility in dealing with minor adjustments to zoning by-law requirements. To approve such variances, the Committee must be satisfied that:

- the variance requested is minor;
- the proposal is appropriate for the development of the land and/or building;
- the general intent and purpose of the City's Zoning Code and/or By-law are maintained; and
- the general intent and purpose of the Official Plan are maintained.

The Committee of Adjustment forms its opinion through its detailed review of all material filed with an application, letters received, deputations made at the public hearing and results of site inspections.

### **MAKING YOUR VIEWS KNOWN**

The notice has been mailed to you, as required by the *Planning Act*, to ensure that, as an interested person, you may make your views known by:

- **Attending the Public Hearing.** Attendant Care Services can be made available with some advance notice.
- **Sending a letter by Mail or Fax.** Information you choose to disclose in your correspondence will be used to receive your views on the relevant issue(s) to enable the Committee to make its decision on this matter. This information will become part of the public record.

If you do not attend the public hearing, or express your views in writing, the Committee may make a decision in your absence, and may recommend changes to the proposal.

### **TO VIEW THE MATERIALS IN THE APPLICATION FILE**

Attend the Committee of Adjustment office at the above address Monday to Friday, 8:30 a.m. to 4:30 p.m. Plans filed with the application **will not be photocopied**.

### **RECEIVING A COPY OF THE COMMITTEE'S DECISION**

- The Committee will announce its decision on the application at the Public Hearing.
- To receive a copy of the Decision, fill out the Decision Request Form at our office or at the Public Hearing or write a letter requesting a copy of the Decision and send it to our office.
- If you wish to appeal a Decision of the Committee to the Ontario Municipal Board, you must file your written request for a decision with the Deputy Secretary-Treasurer.
- Be advised that the Ontario Municipal Board may dismiss an appeal of the consent Decision if the person or public body that filed the appeal did not make a submission to the Committee of Adjustment prior to the Decision having been made.

**For more information please telephone our office.** Call **Brenden Clapp, (416) 395-7134**, Office of the Committee of Adjustment, North York Civic Centre, Toronto, ON, M2N 5V7.

Dan Antonacci (signed)  
Manager & Deputy Secretary Treasurer  
North York Panel

REGISTERED  
 SURVEYORS &  
 ALIENS  
 20th of 1915  
 W. S. GIBSON & SONS  
 200 N. W. 10th St.  
 MIAMI, FLORIDA

ENACTED  
 MARCH 30  
 1905  
 CHAP. 100  
 SECTION 100

REGISTERED  
 SURVEYORS &  
 ALIENS  
 20th of 1915  
 W. S. GIBSON & SONS  
 200 N. W. 10th St.  
 MIAMI, FLORIDA

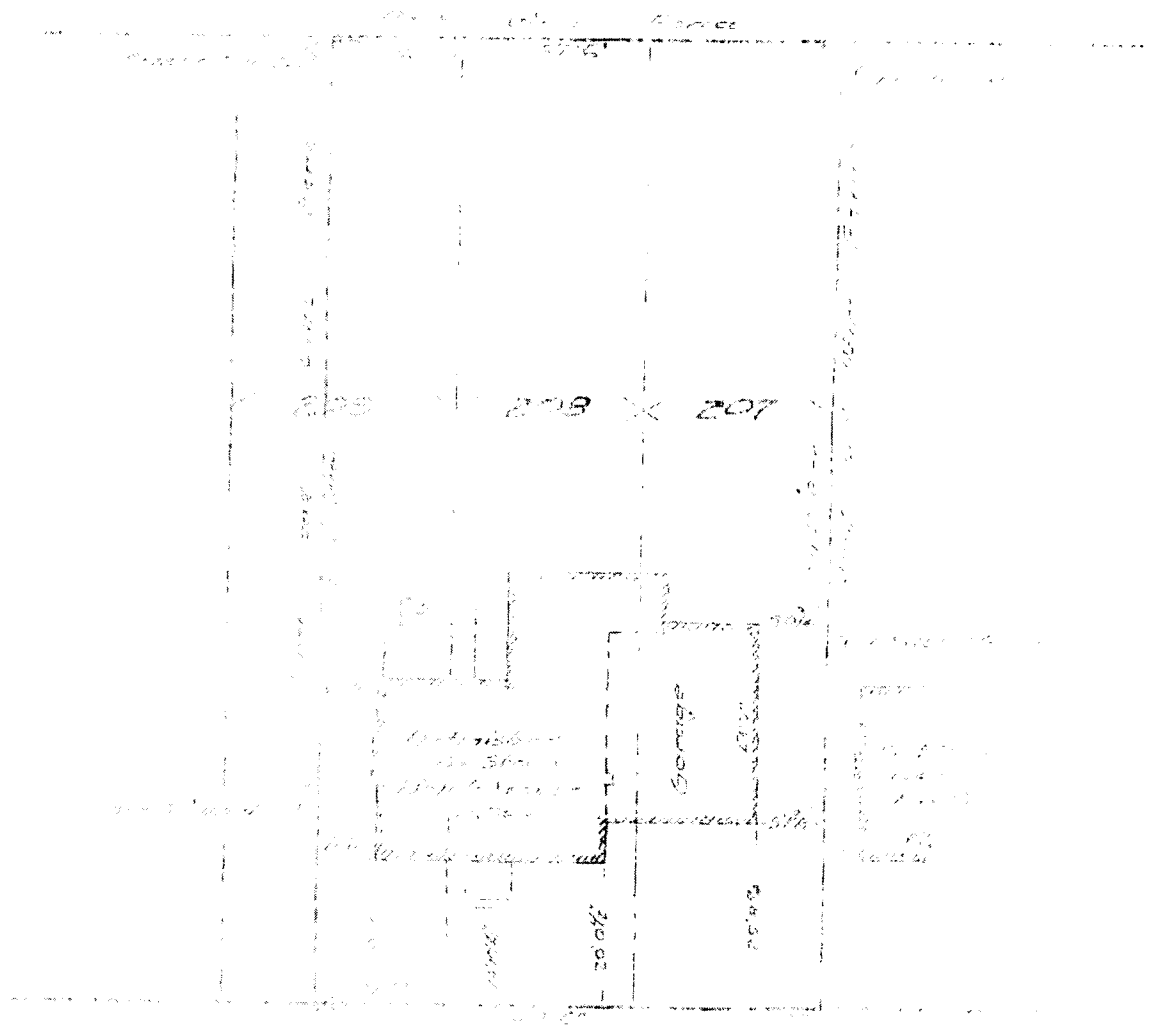
**W. S. GIBSON & SONS**  
**INTERIOR LAND SURVEYORS**

ESTABLISHED 1920

PHYSICAL ADDRESS

MIAMI, FLORIDA

SKETCH OF SURVEY OF LOTS 207, 208 & 209  
 PLAN 1000, TOWN OF HOLLYWOOD, COUNTY OF DADE



HOLLYWOOD AVENUE

For:  
 Mr. Edward Smith,  
 228 Hollywood Avenue,  
 Hollywood, Florida

98  
 111

W. S. GIBSON & SONS

200 N. W. 10th St.  
 MIAMI, FLORIDA

**Plan 88R-**  
RECEIVED AND DEPOSITED :

I REQUIRE THIS PLAN TO BE REGISTERED UNDER THE LAND TITLES ACT.

DATE : FEB 10 2013

*S.M. YADOLLAH*  
S.M. YADOLLAH  
ONTARIO LAND SURVEYOR

DATE : \_\_\_\_\_ 2012

REPRESENTATIVE FOR THE LAND REGISTRAR LAND TITLES DIVISION OF TORONTO REGISTRY OFFICE (No-86)

**Metric**  
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

PLAN OF SURVEY OF  
LOTS 207 and 208 & PART OF LOT 209  
REGISTERED PLAN 1801  
CITY OF TORONTO  
FORMERLY CITY OF NORTH YORK

SCALE 1:1250

*S.M. YADOLLAH*  
Ontario Land Surveyors

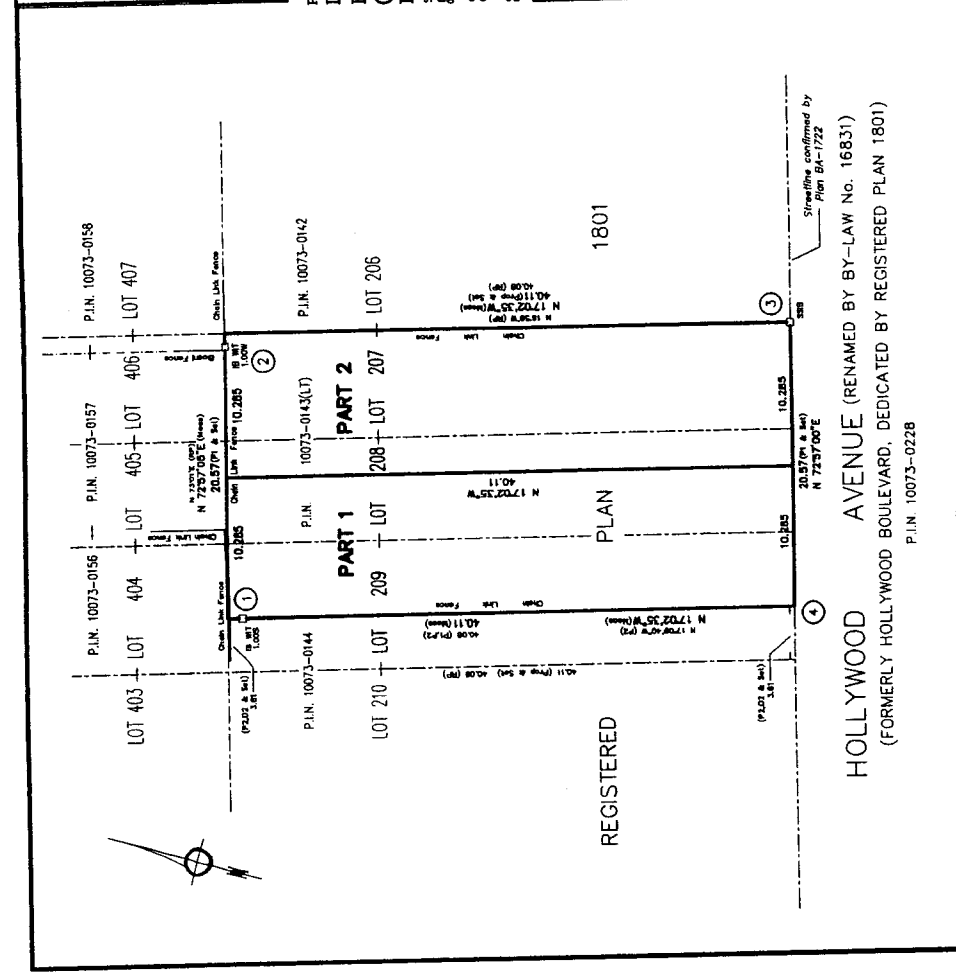
**Schedule**

PART	LOT	REGISTERED PLAN	P.I.N.	AREA
1	PART OF LOTS 208 & 209	1801	ALL OF 10073-0143(LT)	412.5m <sup>2</sup>
2	LOT 207 & PART OF LOT 208			412.5m <sup>2</sup>

**Surveyor's Certificate**

I CERTIFY THAT :  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.  
2. THE SURVEY WAS COMPLETED ON

DATE : FEB 10 2013  
*S.M. YADOLLAH*  
S.M. YADOLLAH  
Ontario Land Surveyor



**Integration**  
DISTANCES SHOWN ON THIS PLAN ARE GROUND (UNLESS OTHERWISE NOTED) AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99990002  
BEARINGS ARE MTR GRID, DERIVED FROM GPS OBSERVATIONS ON SECURED POINTS AND ADJUSTED TO THE MTR GRID BY THE NATIONAL TRANSFORMATION OF MTR COORDINATES TO THE CENTRAL MERIDIAN OF MTR ZONE 10 (19'30" WEST LONGITUDE)  
COORDINATES ARE MTR ZONE 10, NAD 83 (CSRS) TO URBAN ACCURACY PER SEC. 14 (2) OF OREG. 216/10 AS AMENDED  
BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

POINT ID	NORTHING	EASTING
SCP 02019870316	4,842,335.587	311,868.221
SCP 02019860289	4,844,174.525	310,123.375

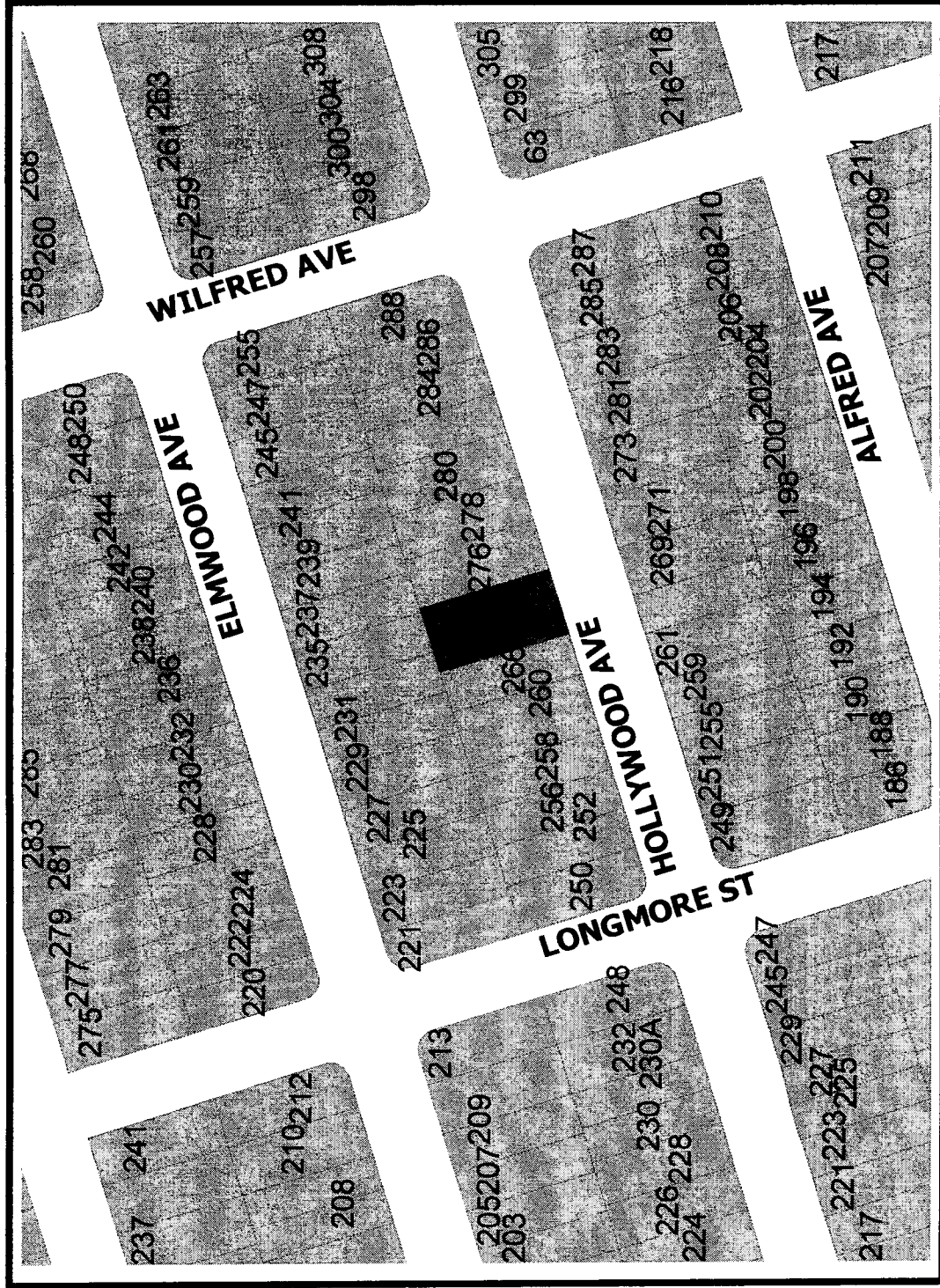
**ertl surveyors**  
Ontario Land Surveyors

1234 RED STREET, UNIT 10, RICHMOND HILL, ONTARIO L4B 1A1  
TELEPHONE (905) 709-7854 FAX (905) 709-1881 PROJECT : 13-05  
DRAWING : 10-CER-PLAN-106



# 268 HOLLYWOOD AVENUE

B005/13NY, A090/13NY & A091/13NY



Engineering and Construction Services  
 Development Engineering - North York  
 North York Civic Centre  
 5100 Yonge Street, 4<sup>th</sup> Floor  
 North York, Ontario  
 M2N 5V7

Reply Attention:  
 Eddy Bologna, C.E.T., PMP  
 Engineering Technical Coordinator  
 Tel. 416-395-6233, Fax. 416-395-6328  
 Email: [ebologna@toronto.ca](mailto:ebologna@toronto.ca)

**MEMORANDUM**

**RECEIVED**

**MAR 15 2013**

CITY OF TORONTO PLANNING  
 NORTH YORK CIVIC CENTRE

**TO:** Committee of Adjustment,  
 Urban Development Services

**FROM:** Doug Bleaney, P. Eng.  
 Manager, Development Engineering

**DATE:** March 14, 2013

**RE:** **LAND DIVISION APPLICATION:** **B005/13NY, A090/13NY & A091/13NY**

**YOUR MEMORANDUM DATED:** **March 1, 2013**

**APPLICANT:** **Eskandar Azadi**

**LOCATION:** **268 Hollywood Ave.**

AVAILABLE MUNICIPAL SERVICES					
Roadway	Water	Curbs	Sanitary Sewer	Storm Sewer	Sidewalk
Hollywood Ave.	X	X	X	X	X

**ENGINEERING AND CONSTRUCTION SERVICES CONDITIONS**

1. Despite any other general or specific provision in Zoning By-law No. 7625 of the former City of North York, enacted under section 34 of the Planning Act or its predecessor section the following shall apply:
  - (1) for a ONE FAMILY DETACHED DWELLING, SEMI-DETACHED DWELLING, DUPLEX DWELLING, DOUBLE DUPLEX DWELLING, TRIPLEX DWELLING, MULTIPLE ATTACHED DWELLING, BOARDING OR LODGING HOUSE, CONVERTED DWELLING, the elevation of the lowest point of an opening to an area that may be used for parking or storage of a vehicle located inside or abutting the dwelling shall be:
    - a) higher than the elevation of the street, arterial road or minor arterial road, the lot abuts measured at its centreline directly across from the driveway leading to the parking space; and
    - b) higher than the elevation of a public lane that the lot abuts measured at its centreline directly across from the driveway leading to the parking space.

## ENGINEERING AND CONSTRUCTION SERVICES ADVISORY COMMENT

1. The owner will be required to make application to the Toronto Water Services Division, and pay for the installation of City service connections for each building from the property line to the City mains and the abandonment of the old service connections. The owner is responsible to provide for the installation of the water and sanitary service connections from each building to City services at the property line.
2. The owner shall install a sump pump in the dwellings for the purposes of draining ground water from weeping tiles and any driveway catchbasins to grade.
3. The owner will be required to make an application to Technical Services Division, Mapping and Survey Section for revised municipal numbering.
4. All accesses must be at least 1.0 metre from existing utilities and must be explicitly shown on site plan drawings. If required, the relocation of any public utilities would be at the cost of the developer and shall be subject to the approval of the applicable governing agencies;



Doug Bleaney, P. Eng.  
Manager, Development Engineering - North York



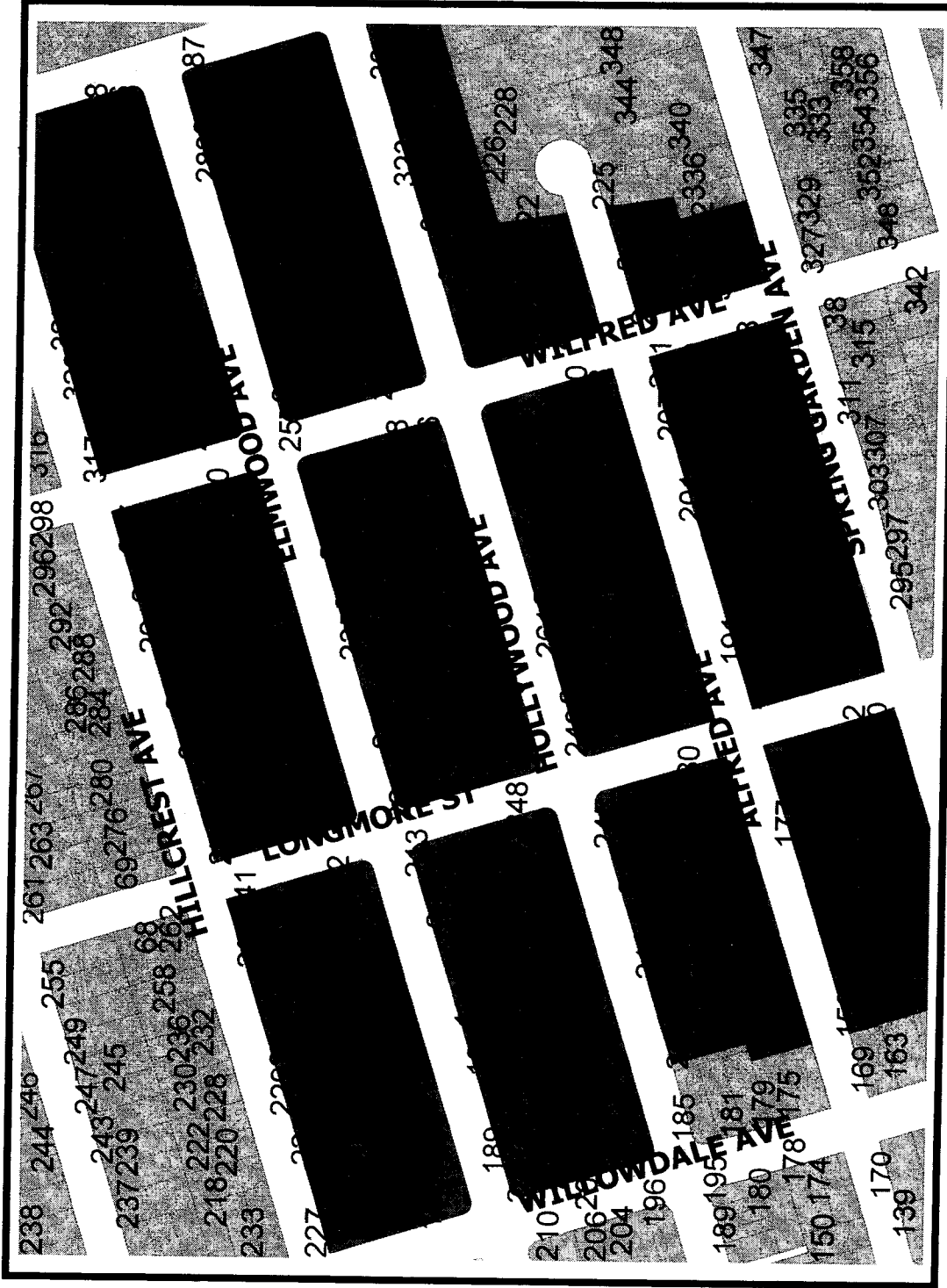
cc: Director, Transportation Services, North York District  
M. Crognale, P. Eng., Director, Toronto Water, District Operations



# LOT STUDY AREA FOR 268 HOLLYWOOD AVENUE

B005/13NY, A090/13NY & A091/13NY

City of Toronto



## LOT STUDY RESULTS

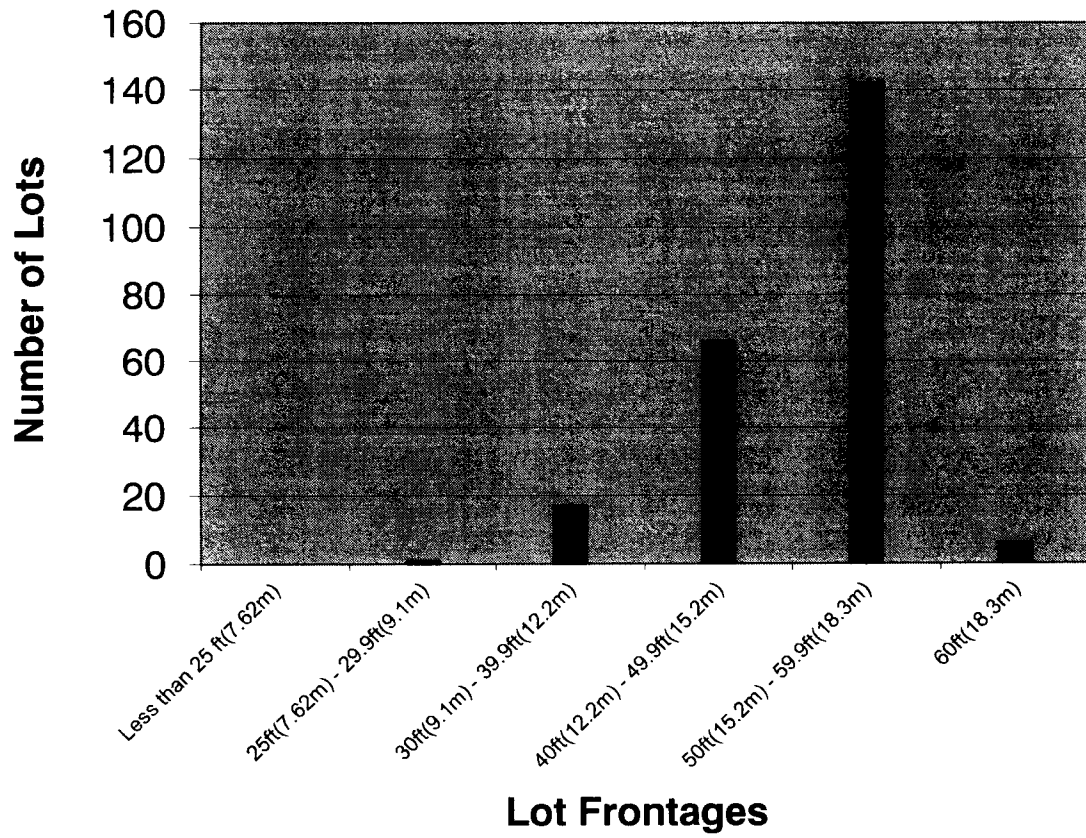
(Study Area For Lots Surrounding 268 Hollywood Avenue)

**Number of Lots In Study** **232**

Lot Frontage Range	Number of Lots in Study Area
Less than 25 ft(7.62m)	0
25ft(7.62m) - 29.9ft(9.1m)	1
30ft(9.1m) - 39.9ft(12.2m)	17
40ft(12.2m) - 49.9ft(15.2m)	66
50ft(15.2m) - 59.9ft(18.3m)	142
60ft(18.3m)	6
<b>Total Lots in Study Area</b>	<b>232</b>

	ft	m
Minimum Frontage	25.0	7.6
Maximum Frontage	71.0	21.6
Average Frontage	47.2	14.4
	sq. ft.	sq. m
Minimum Area	3,287.5	305.4
Maximum Area	8,547.5	794.1
Average Area	5,974.1	555.0
	acres	hectares
Total Lot Study Area	31.8	12.9
Units Per Acre/Hectare	7.3	18.0

## Various Lot Frontage Sizes for Lots Surrounding 268 Hollywood Ave



# LOT STUDY RESULTS

(Study Area For Lots Surrounding 268 Hollywood Avenue)

No.	Address	Year Built	Zoning Category	Frontage (FT)	Frontage (M)	Depth (FT)	Depth (M)	Area (SQ FT)	Area (SQ M)
158	ALFRED AVE	1952	R4	50.0	15.2	108.6	33.1	5429.0	504.4
159	ALFRED AVE	1949	R4	50.0	15.2	120.0	36.6	6000.0	557.4
160	ALFRED AVE	1949	R4	40.0	12.2	108.5	33.1	4341.6	403.3
161	ALFRED AVE	1993	R4	50.0	15.2	120.0	36.6	6000.0	557.4
162	ALFRED AVE	1949	R4	40.0	12.2	108.0	32.9	4320.0	401.3
163	ALFRED AVE	1949	R4	50.0	15.2	120.0	36.6	6000.0	557.4
164	ALFRED AVE	1949	R4	40.0	12.2	110.0	33.5	4400.0	408.8
165	ALFRED AVE	1990	R4	50.0	15.2	120.0	36.6	6000.0	557.4
166	ALFRED AVE	1949	R4	40.0	12.2	109.0	33.2	4360.0	405.0
167	ALFRED AVE	2003	R4	50.0	15.2	120.0	36.6	6000.0	557.4
168	ALFRED AVE	1949	R4	40.0	12.2	109.0	33.2	4360.0	405.0
169	ALFRED AVE	1988	R4	50.0	15.2	120.0	36.6	6000.0	557.4
170	ALFRED AVE	2009	R4	40.0	12.2	110.0	33.5	4400.0	408.8
171	ALFRED AVE	2009	R4	50.0	15.2	120.0	36.6	6000.0	557.4
172	ALFRED AVE		R4	40.0	12.2	111.0	33.8	4440.0	412.5
174	ALFRED AVE	1949	R4	40.0	12.2	111.0	33.8	4440.0	412.5
176	ALFRED AVE	1953	R4	40.0	12.2	111.5	34.0	4460.0	414.3
177	ALFRED AVE	1950	R4	50.0	15.2	120.0	36.6	6000.0	557.4
178	ALFRED AVE	1989	R4	51.0	15.5	111.8	34.1	5701.8	529.7
179	ALFRED AVE	1996	R4	50.0	15.2	120.0	36.6	6000.0	557.4
180	ALFRED AVE	1949	R4	71.0	21.6	112.0	34.1	7952.0	738.7
181	ALFRED AVE	2001	R4	41.0	12.5	120.0	36.6	4919.1	457.0
183	ALFRED AVE	2002	R4	41.1	12.5	120.0	36.6	4925.6	457.6
186	ALFRED AVE	1949	R4	50.0	15.2	113.6	34.6	5679.0	527.6
187	ALFRED AVE	1986	R4	50.0	15.2	120.0	36.6	6000.0	557.4
188	ALFRED AVE	1951	R4	50.0	15.2	113.8	34.7	5687.5	528.4
189	ALFRED AVE	1995	R4	50.0	15.2	120.0	36.6	6000.0	557.4
190	ALFRED AVE	1936	R4	50.0	15.2	114.2	34.8	5710.5	530.5
191	ALFRED AVE	2005	R4	50.0	15.2	120.0	36.6	6000.0	557.4
192	ALFRED AVE	2003	R4	50.0	15.2	114.6	34.9	5731.5	532.5
193	ALFRED AVE	1996	R4	50.0	15.2	120.0	36.6	6000.0	557.4
194	ALFRED AVE	1989	R4	50.0	15.2	114.7	34.9	5733.0	532.6
195	ALFRED AVE	1992	R4	50.0	15.2	120.0	36.6	6000.0	557.4
196	ALFRED AVE	1979	R4	50.0	15.2	114.7	35.0	5733.5	532.6
197	ALFRED AVE	1990	R4	50.0	15.2	120.0	36.6	6000.0	557.4
198	ALFRED AVE	1988	R4	50.0	15.2	115.1	35.1	5756.5	534.8
199	ALFRED AVE	2005	R4	50.0	15.2	120.0	36.6	6000.0	557.4
200	ALFRED AVE	1998	R4	50.0	15.2	115.5	35.2	5773.0	536.3
201	ALFRED AVE	1957	R4	50.0	15.2	120.0	36.6	6000.0	557.4
202	ALFRED AVE	1989	R4	50.0	15.2	115.8	35.3	5791.5	538.0
203	ALFRED AVE	1992	R4	50.0	15.2	120.0	36.6	6000.0	557.4
204	ALFRED AVE	1949	R4	50.0	15.2	116.1	35.4	5804.0	539.2
205	ALFRED AVE	1989	R4	50.0	15.2	120.0	36.6	6000.0	557.4
206	ALFRED AVE	1992	R4	50.0	15.2	115.8	35.3	5789.5	537.8
207	ALFRED AVE	2005	R4	50.0	15.2	120.0	36.6	6000.0	557.4
208	ALFRED AVE	1991	R4	50.0	15.2	115.8	35.3	5788.0	537.7
209	ALFRED AVE	1991	R4	50.0	15.2	120.0	36.6	6000.0	557.4
210	ALFRED AVE	2006	R4	50.0	15.2	116.3	35.4	5812.5	540.0
211	ALFRED AVE	2006	R4	50.0	15.2	120.0	36.6	6000.0	557.4
216	ALFRED AVE	2000	R4	50.0	15.2	117.7	35.9	5885.5	546.8
217	ALFRED AVE	1998	R4	50.0	15.2	120.0	36.6	6000.0	557.4
218	ALFRED AVE	1990	R4	50.0	15.2	118.7	36.2	5933.5	551.2
219	ALFRED AVE	1991	R4	50.0	15.2	120.0	36.6	6000.0	557.4
220	ALFRED AVE	1988	R4	58.0	17.7	119.5	36.4	6928.6	643.7
221	ALFRED AVE	1989	R4	50.0	15.2	120.0	36.6	6000.0	557.4
222	ALFRED AVE	1977	R4	59.5	18.1	120.6	36.7	7170.9	666.2

NO	Address	Year Built	Zoning Category	Frontage (FT)	Frontage (M)	Depth (FT)	Depth (M)	Area (SQ FT)	Area (SQ M)
223	ALFRED AVE	2006	R4	58.0	17.7	120.5	36.7	6989.0	649.3
186	ELMWOOD AVE	1998	R4	38.8	11.8	95.5	29.1	3708.8	344.5
188	ELMWOOD AVE	1998	R4	43.1	13.1	88.0	26.8	3794.6	352.5
190	ELMWOOD AVE	1966	R4	59.5	18.1	88.0	26.8	5236.0	486.4
191	ELMWOOD AVE	1989	R4	56.0	17.1	131.5	40.1	7364.0	684.1
192	ELMWOOD AVE	1989	R4	56.0	17.1	133.0	40.5	7445.8	691.7
193	ELMWOOD AVE	1951	R4	30.0	9.1	131.5	40.1	3945.0	366.5
194	ELMWOOD AVE	1949	R4	45.0	13.7	133.0	40.5	5985.0	556.0
195	ELMWOOD AVE	1995	R4	59.0	18.0	131.5	40.1	7758.5	720.8
196	ELMWOOD AVE	1950	R4	45.0	13.7	133.3	40.6	6000.3	557.4
197	ELMWOOD AVE	1958	R4	25.0	7.6	131.5	40.1	3287.5	305.4
198	ELMWOOD AVE	2008	R4	50.0	15.2	133.3	40.6	6666.5	619.3
199	ELMWOOD AVE	2005	R4	37.5	11.4	131.5	40.1	4931.3	458.1
200	ELMWOOD AVE	1996	R4	50.0	15.2	134.0	40.8	6700.0	622.4
201	ELMWOOD AVE	2009	R4	37.5	11.4	131.5	40.1	4931.3	458.1
202	ELMWOOD AVE	2005	R4	40.0	12.2	134.0	40.8	5358.4	497.8
203	ELMWOOD AVE	1949	R4	40.0	12.2	131.5	40.1	5260.0	488.7
205	ELMWOOD AVE	2000	R4	40.0	12.2	131.5	40.1	5260.0	488.7
206	ELMWOOD AVE	1990	R4	50.0	15.2	133.9	40.8	6696.0	622.1
207	ELMWOOD AVE	1950	R4	40.0	12.2	131.5	40.1	5260.0	488.7
208	ELMWOOD AVE	1954	R4	35.0	10.7	133.9	40.8	4688.5	435.6
209	ELMWOOD AVE	1993	R4	40.0	12.2	131.5	40.1	5260.0	488.7
210	ELMWOOD AVE	1991	R4	50.0	15.2	133.8	40.8	6691.5	621.6
211	ELMWOOD AVE	1986	R4	50.0	15.2	131.5	40.1	6575.0	610.8
212	ELMWOOD AVE	2007	R4	50.0	15.2	133.0	40.5	6650.0	617.8
213	ELMWOOD AVE	2006	R4	50.0	15.2	131.5	40.1	6575.0	610.8
220	ELMWOOD AVE	1997	R4	42.0	12.8	134.0	40.8	5628.0	522.8
221	ELMWOOD AVE		R4	42.0	12.8	131.5	40.1	5523.0	513.1
222	ELMWOOD AVE	1995	R4	40.0	12.2	133.3	40.6	5330.0	495.2
223	ELMWOOD AVE	1950	R4	42.0	12.8	131.5	40.1	5523.0	513.1
224	ELMWOOD AVE	1950	R4	40.0	12.2	132.5	40.4	5300.0	492.4
225	ELMWOOD AVE	1951	R4	42.0	12.8	131.5	40.1	5523.0	513.1
226	ELMWOOD AVE	1950	R4	40.0	12.2	131.9	40.2	5276.0	490.1
227	ELMWOOD AVE	1995	R4	42.0	12.8	131.5	40.1	5523.0	513.1
228	ELMWOOD AVE	1994	R4	41.0	12.5	131.2	40.0	5379.6	499.8
229	ELMWOOD AVE	2010	R4	42.0	12.8	131.5	40.1	5523.0	513.1
230	ELMWOOD AVE	1999	R4	41.0	12.5	130.0	39.6	5330.0	495.2
231	ELMWOOD AVE	1950	R4	42.0	12.8	131.5	40.1	5523.0	513.1
232	ELMWOOD AVE	2001	R4	41.0	12.5	130.0	39.6	5330.0	495.2
233	ELMWOOD AVE	1950	R4	42.0	12.8	131.5	40.1	5523.0	513.1
234	ELMWOOD AVE	1950	R4	41.0	12.5	130.0	39.6	5330.0	495.2
235	ELMWOOD AVE		R4	42.0	12.8	131.5	40.1	5523.0	513.1
236	ELMWOOD AVE	2001	R4	41.0	12.5	130.0	39.6	5330.0	495.2
237	ELMWOOD AVE	2000	R4	42.0	12.8	131.5	40.1	5523.0	513.1
238	ELMWOOD AVE	1998	R4	41.0	12.5	132.3	40.3	5422.3	503.7
239	ELMWOOD AVE	1992	R4	42.0	12.8	131.5	40.1	5523.0	513.1
240	ELMWOOD AVE	1950	R4	42.0	12.8	130.0	39.6	5460.0	507.2
241	ELMWOOD AVE	1993	R4	42.0	12.8	131.5	40.1	5523.0	513.1
242	ELMWOOD AVE	1957	R4	30.0	9.1	131.8	40.2	3952.5	367.2
243	ELMWOOD AVE	1993	R4	42.0	12.8	131.5	40.1	5523.0	513.1
244	ELMWOOD AVE	1962	R4	35.0	10.7	131.1	40.0	4587.8	426.2
245	ELMWOOD AVE	1995	R4	46.0	14.0	131.5	40.1	6049.0	562.0
246	ELMWOOD AVE	1962	R4	35.0	10.7	130.9	39.9	4580.8	425.6
247	ELMWOOD AVE	1996	R4	50.0	15.2	131.5	40.1	6575.0	610.8
248	ELMWOOD AVE	1991	R4	50.0	15.2	130.8	39.9	6537.5	607.3
250	ELMWOOD AVE	1953	R4	50.0	15.2	130.0	39.6	6500.0	603.9
255	ELMWOOD AVE	1991	R4	50.0	15.2	131.5	40.1	6575.0	610.8
257	ELMWOOD AVE	1998	R4	50.0	15.2	121.5	37.0	6075.0	564.4
258	ELMWOOD AVE	2006	R4	50.0	15.2	131.0	39.9	6550.0	608.5
259	ELMWOOD AVE	1990	R4	50.0	15.2	131.5	40.1	6575.0	610.8

No.	Address	Year Built	Zoning Category	Frontage (FT)	Frontage (M)	Depth (FT)	Depth (M)	Area (SQ FT)	Area (SQ M)
260	ELMWOOD AVE	1990	R4	50.0	15.2	130.3	39.7	6512.5	605.0
261	ELMWOOD AVE	2009	R4	47.5	14.5	131.5	40.1	6246.3	580.3
263	ELMWOOD AVE	1961	R4	47.5	14.5	131.5	40.1	6246.3	580.3
265	ELMWOOD AVE	1998	R4	47.5	14.5	131.5	40.1	6246.3	580.3
267	ELMWOOD AVE	1961	R4	47.5	14.5	131.5	40.1	6246.3	580.3
268	ELMWOOD AVE	2000	R4	50.0	15.2	131.0	39.9	6550.0	608.5
270	ELMWOOD AVE	1990	R4	50.0	15.2	130.4	39.7	6518.0	605.5
272	ELMWOOD AVE	1990	R4	50.0	15.2	130.3	39.7	6512.5	605.0
274	ELMWOOD AVE	1951	R4	50.0	15.2	131.0	39.9	6550.0	608.5
275	ELMWOOD AVE	1988	R4	50.0	15.2	131.5	40.1	6575.0	610.8
276	ELMWOOD AVE	1997	R4	45.0	13.7	129.7	39.5	5837.9	542.3
277	ELMWOOD AVE	1988	R4	50.0	15.2	131.5	40.1	6575.0	610.8
278	ELMWOOD AVE	1997	R4	45.0	13.7	129.8	39.6	5841.9	542.7
279	ELMWOOD AVE	1991	R4	50.0	15.2	131.5	40.1	6575.0	610.8
280	ELMWOOD AVE	1990	R4	60.0	18.3	130.5	39.8	7830.0	727.4
281	ELMWOOD AVE	1997	R4	50.0	15.2	131.5	40.1	6575.0	610.8
282	ELMWOOD AVE	1989	R4	50.0	15.2	130.0	39.6	6498.0	603.7
283	ELMWOOD AVE	1991	R4	50.0	15.2	131.5	40.1	6575.0	610.8
284	ELMWOOD AVE	1992	R4	50.0	15.2	131.0	39.9	6550.0	608.5
285	ELMWOOD AVE	1994	R4	50.0	15.2	131.5	40.1	6575.0	610.8
286	ELMWOOD AVE	1989	R4	50.0	15.2	129.6	39.5	6479.5	601.9
287	ELMWOOD AVE	1989	R4	60.0	18.3	131.5	40.1	7890.0	733.0
288	ELMWOOD AVE	1997	R4	50.0	15.2	132.0	40.2	6600.0	613.1
219	HILLCREST AVE	2004	R4	56.0	17.1	128.5	39.2	7198.2	668.7
221	HILLCREST AVE	1956	R4	50.0	15.2	129.0	39.3	6450.0	599.2
223	HILLCREST AVE	1956	R4	50.0	15.2	128.3	39.1	6416.5	596.1
229	HILLCREST AVE	1935	R4	50.0	15.2	127.0	38.7	6350.0	589.9
231	HILLCREST AVE	1988	R4	50.0	15.2	127.4	38.8	6371.0	591.9
233	HILLCREST AVE	1959	R4	50.0	15.2	127.5	38.8	6373.0	592.1
235	HILLCREST AVE	1959	R4	50.0	15.2	127.5	38.9	6377.0	592.4
237	HILLCREST AVE	1959	R4	50.0	15.2	127.6	38.9	6381.5	592.8
239	HILLCREST AVE	2011	R4	50.0	15.2	128.0	39.0	6398.0	594.4
241	HILLCREST AVE	1954	R4	50.0	15.2	128.7	39.2	6435.5	597.9
275	HILLCREST AVE	2008	R4	50.0	15.2	128.2	39.1	6409.5	595.4
277	HILLCREST AVE	1962	R4	50.0	15.2	128.1	39.0	6404.5	595.0
279	HILLCREST AVE	2006	R4	50.0	15.2	129.4	39.4	6469.0	601.0
281	HILLCREST AVE	1962	R4	50.0	15.2	129.9	39.6	6496.0	603.5
283	HILLCREST AVE	1994	R4	50.0	15.2	130.3	39.7	6514.5	605.2
285	HILLCREST AVE	1963	R4	50.0	15.2	130.2	39.7	6510.5	604.8
287	HILLCREST AVE	1963	R4	50.0	15.2	129.6	39.5	6481.5	602.1
289	HILLCREST AVE	1963	R4	50.0	15.2	129.3	39.4	6462.5	600.4
291	HILLCREST AVE	1963	R4	50.0	15.2	129.1	39.4	6456.5	599.8
293	HILLCREST AVE	1963	R4	50.0	15.2	129.8	39.5	6487.5	602.7
295	HILLCREST AVE	1991	R4	50.0	15.2	130.6	39.8	6531.5	606.8
297	HILLCREST AVE	1953	R4	50.0	15.2	130.8	39.9	6537.5	607.3
309	HILLCREST AVE	1979	R4	50.0	15.2	130.6	39.8	6531.5	606.8
317	HILLCREST AVE	1952	R4	50.0	15.2	131.3	40.0	6567.0	610.1
319	HILLCREST AVE	2005	R4	50.0	15.2	131.3	40.0	6562.5	609.7
321	HILLCREST AVE	1950	R4	50.0	15.2	130.8	39.9	6539.5	607.5
323	HILLCREST AVE	1950	R4	50.0	15.2	131.0	39.9	6552.0	608.7
325	HILLCREST AVE	1950	R4	50.0	15.2	131.8	40.2	6587.5	612.0
327	HILLCREST AVE	1997	R4	50.0	15.2	132.1	40.3	6604.5	613.6
329	HILLCREST AVE	1993	R4	50.0	15.2	132.1	40.3	6604.5	613.6
331	HILLCREST AVE	1995	R4	50.0	15.2	131.9	40.2	6594.0	612.6
333	HILLCREST AVE	2000	R4	57.0	17.4	132.0	40.2	7524.0	699.0
335	HILLCREST AVE	1989	R4	43.0	13.1	131.5	40.1	5656.2	525.5
337	HILLCREST AVE	1962	R4	50.0	15.2	131.5	40.1	6577.0	611.0
339	HILLCREST AVE	2006	R4	50.0	15.2	131.9	40.2	6596.0	612.8
341	HILLCREST AVE	1965	R4	50.0	15.2	132.3	40.3	6614.5	614.5
206	HOLLYWOOD AVE	2003	R4	55.4	16.9	88.1	26.8	4876.8	453.1

No.	Address	Year Built	Zoning Category	Frontage (FT)	Frontage (M)	Depth (FT)	Depth (M)	Area (SQ. FT)	Area (SQ. M)
208	HOLLYWOOD AVE	1923	R4	56.0	17.1	131.5	40.1	7364.0	684.1
211	HOLLYWOOD AVE	1999	R4	50.0	15.2	135.0	41.1	6750.0	627.1
212	HOLLYWOOD AVE	1941	R4	31.5	9.6	131.5	40.1	4142.3	384.8
213	HOLLYWOOD AVE	1989	R4	50.0	15.2	135.0	41.1	6750.0	627.1
215	HOLLYWOOD AVE	2007	R4	35.0	10.7	134.0	40.8	4690.0	435.7
217	HOLLYWOOD AVE	1998	R4	35.0	10.7	135.0	41.1	4725.0	439.0
218	HOLLYWOOD AVE	1988	R4	58.5	17.8	131.5	40.1	7692.8	714.7
219	HOLLYWOOD AVE	2012	R4	40.0	12.2	134.0	40.8	5360.0	497.9
221	HOLLYWOOD AVE	2010	R4	40.0	12.2	134.0	40.8	5360.0	497.9
222	HOLLYWOOD AVE	1986	R4	50.0	15.2	131.5	40.1	6575.0	610.8
223	HOLLYWOOD AVE	1996	R4	40.0	12.2	133.4	40.7	5336.8	495.8
224	HOLLYWOOD AVE	1952	R4	50.0	15.2	131.5	40.1	6575.0	610.8
225	HOLLYWOOD AVE	1959	R4	35.0	10.7	132.9	40.5	4652.2	432.2
226	HOLLYWOOD AVE	1986	R4	45.0	13.7	131.5	40.1	5917.5	549.7
227	HOLLYWOOD AVE	1976	R4	37.5	11.4	131.0	39.9	4912.5	456.4
228	HOLLYWOOD AVE	1950	R4	45.0	13.7	131.5	40.1	5917.5	549.7
229	HOLLYWOOD AVE	1976	R4	37.5	11.4	131.8	40.2	4943.6	459.3
230 A	HOLLYWOOD AVE	1983	R4	35.0	10.7	131.5	40.1	4602.5	427.6
230	HOLLYWOOD AVE	1984	R4	35.0	10.7	131.5	40.1	4602.5	427.6
232	HOLLYWOOD AVE	1990	R4	50.0	15.2	131.5	40.1	6575.0	610.8
245	HOLLYWOOD AVE	1986	R4	50.0	15.2	131.8	40.2	6591.5	612.4
247	HOLLYWOOD AVE	2012	R4	50.0	15.2	131.0	39.9	6550.0	608.5
248	HOLLYWOOD AVE	1950	R4	50.0	15.2	131.5	40.1	6575.0	610.8
249	HOLLYWOOD AVE	1924	R4	60.0	18.3	130.0	39.6	7800.0	724.6
250	HOLLYWOOD AVE	1948	R4	50.0	15.2	131.5	40.1	6575.0	610.8
251	HOLLYWOOD AVE	2009	R4	50.0	15.2	129.4	39.4	6469.0	601.0
252	HOLLYWOOD AVE	2002	R4	40.0	12.2	131.5	40.1	5260.0	488.7
255	HOLLYWOOD AVE	1996	R4	50.0	15.2	129.0	39.3	6450.0	599.2
256	HOLLYWOOD AVE	1956	R4	40.0	12.2	131.5	40.1	5260.0	488.7
258	HOLLYWOOD AVE	2001	R4	40.0	12.2	131.5	40.1	5260.0	488.7
259	HOLLYWOOD AVE	1943	R4	40.0	12.2	128.8	39.3	5153.2	478.7
260	HOLLYWOOD AVE	1989	R4	60.0	18.3	131.5	40.1	7890.0	733.0
261	HOLLYWOOD AVE	1950	R4	50.0	15.2	128.8	39.3	6441.5	598.4
266	HOLLYWOOD AVE	1996	R4	42.5	13.0	131.5	40.1	5588.8	519.2
267	HOLLYWOOD AVE	1955	R4	40.0	12.2	128.8	39.3	5153.2	478.7
269	HOLLYWOOD AVE	1981	R4	50.0	15.2	128.6	39.2	6431.5	597.5
271	HOLLYWOOD AVE	1988	R4	50.0	15.2	128.2	39.1	6408.5	595.3
273	HOLLYWOOD AVE	1996	R4	55.0	16.8	127.6	38.9	7015.3	651.7
276	HOLLYWOOD AVE	2004	R4	50.0	15.2	131.5	40.1	6575.0	610.8
278	HOLLYWOOD AVE	2003	R4	45.0	13.7	131.5	40.1	5917.5	549.7
280	HOLLYWOOD AVE	1959	R4	45.0	13.7	131.5	40.1	5917.5	549.7
281	HOLLYWOOD AVE	1983	R4	55.0	16.8	127.9	39.0	7035.1	653.6
282	HOLLYWOOD AVE	1986	R4	40.0	12.2	131.5	40.1	5260.0	488.7
283	HOLLYWOOD AVE	1983	R4	50.0	15.2	127.6	38.9	6381.5	592.8
284	HOLLYWOOD AVE	2000	R4	40.0	12.2	131.5	40.1	5260.0	488.7
285	HOLLYWOOD AVE	1985	R4	50.0	15.2	127.7	38.9	6385.5	593.2
286	HOLLYWOOD AVE	2002	R4	40.0	12.2	131.5	40.1	5260.0	488.7
287	HOLLYWOOD AVE	1986	R4	50.0	15.2	127.7	38.9	6383.0	593.0
288	HOLLYWOOD AVE	1998	R4	50.0	15.2	131.5	40.1	6575.0	610.8
298	HOLLYWOOD AVE	1948	R4	50.0	15.2	121.5	37.0	6075.0	564.4
299	HOLLYWOOD AVE	1983	R4	50.0	15.2	125.3	38.2	6266.5	582.2
300	HOLLYWOOD AVE	1993	R4	50.0	15.2	131.5	40.1	6575.0	610.8
304	HOLLYWOOD AVE	1997	R4	35.0	10.7	131.5	40.1	4602.5	427.6
305	HOLLYWOOD AVE	1949	R4	50.0	15.2	124.5	38.0	6227.0	578.5
307	HOLLYWOOD AVE	1983	R4	50.0	15.2	123.9	37.8	6196.0	575.6
308	HOLLYWOOD AVE	1995	R4	65.0	19.8	131.5	40.1	8547.5	794.1
310	HOLLYWOOD AVE	1984	R4	60.0	18.3	131.5	40.1	7890.0	733.0
311	HOLLYWOOD AVE	1987	R4	60.0	18.3	123.4	37.6	7402.8	687.7
312	HOLLYWOOD AVE	1994	R4	55.0	16.8	131.5	40.1	7232.5	671.9
313	HOLLYWOOD AVE	1999	R4	33.0	10.1	122.7	37.4	4049.4	376.2

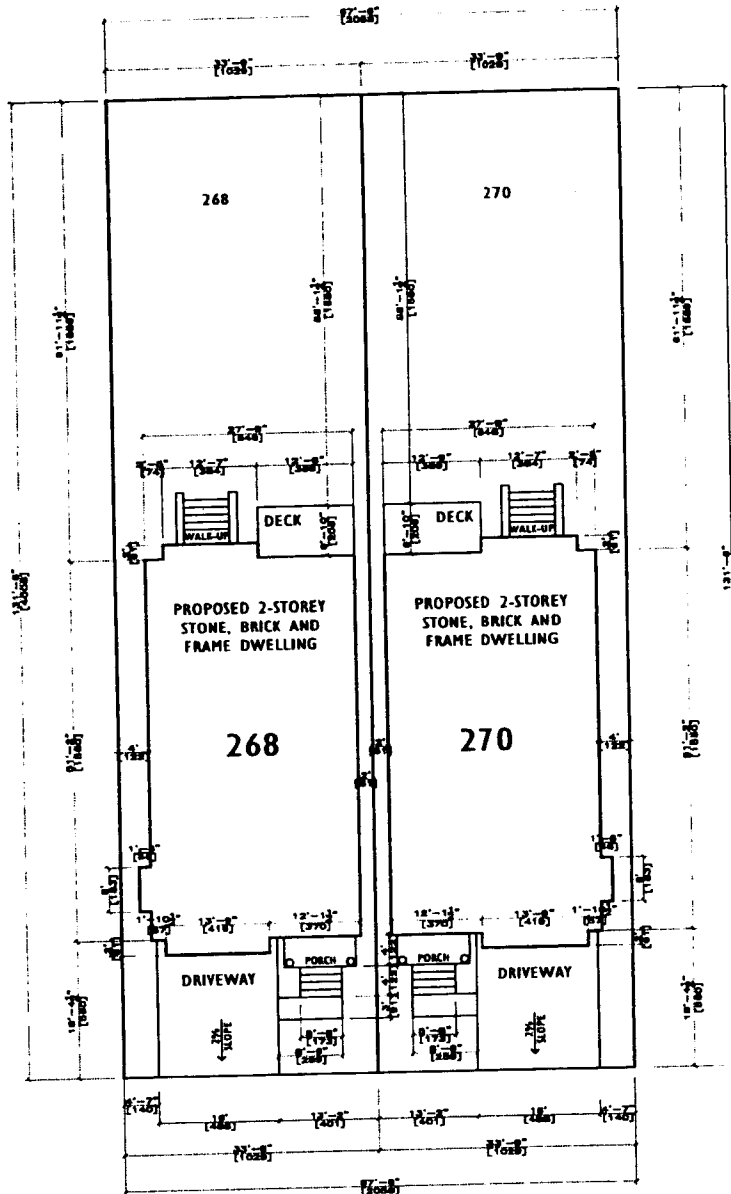
1984

No.	Address	Year Built	Zoning Category	Frontage (FT)	Frontage (M)	Depth (FT)	Depth (M)	Area (SQ FT)	Area (SQ M)
316	HOLLYWOOD AVE	1989	R4	50.0	15.2	131.5	40.1	6575.0	610.8
317	HOLLYWOOD AVE	1996	R4	47.0	14.3	125.0	38.1	5875.0	545.8
318	HOLLYWOOD AVE	1992	R4	55.0	16.8	131.5	40.1	7232.5	671.9
319	HOLLYWOOD AVE	1995	R4	50.0	15.2	123.0	37.5	6150.0	571.3
320	HOLLYWOOD AVE	1963	R4	60.0	18.3	131.5	40.1	7890.0	733.0
323	HOLLYWOOD AVE	1948	R4	47.0	14.3	124.0	37.8	5828.0	541.4
325	HOLLYWOOD AVE	1999	R4	43.0	13.1	123.8	37.7	5321.3	494.3
327	HOLLYWOOD AVE	1983	R4	35.0	10.7	124.1	37.8	4342.8	403.4
328	HOLLYWOOD AVE	1962	R4	40.0	12.2	131.5	40.1	5260.0	488.7
329	HOLLYWOOD AVE	1982	R4	35.0	10.7	124.1	37.8	4342.8	403.4
330	HOLLYWOOD AVE	1997	R4	40.0	12.2	131.5	40.1	5260.0	488.7
332	HOLLYWOOD AVE	2010	R4	40.0	12.2	131.5	40.1	5260.0	488.7
333	HOLLYWOOD AVE	1937	R4	50.0	15.2	124.4	37.9	6220.5	577.9
335	HOLLYWOOD AVE	1953	R4	50.0	15.2	124.0	37.8	6200.0	576.0
336	HOLLYWOOD AVE	1951	R4	50.0	15.2	131.5	40.1	6575.0	610.8
238	SPRING GRD AVE	1991	R4	50.0	15.2	120.0	36.6	6000.0	557.4
248	SPRING GRD AVE	2010	R4	50.0	15.2	120.0	36.6	6000.0	557.4
252	SPRING GRD AVE	2010	R4	50.0	15.2	120.0	36.6	6000.0	557.4
256	SPRING GRD AVE	1989	R4	50.0	15.2	120.0	36.6	6000.0	557.4
260	SPRING GRD AVE	2009	R4	50.0	15.2	120.0	36.6	6000.0	557.4
264	SPRING GRD AVE	1933	R4	25.0	7.6	120.0	36.6	3000.0	278.7
266	SPRING GRD AVE	1934	R4	25.0	7.6	120.0	36.6	3000.0	278.7
270	SPRING GRD AVE	1995	R4	50.0	15.2	120.0	36.6	6000.0	557.4
272	SPRING GRD AVE	1990	R4	50.0	15.2	120.0	36.6	6000.0	557.4
278	SPRING GRD AVE	1996	R4	50.0	15.2	120.0	36.6	6000.0	557.4
280	SPRING GRD AVE	2006	R4	43.0	13.1	120.0	36.6	5160.0	479.4
282	SPRING GRD AVE	2005	R4	39.0	11.9	120.0	36.6	4680.0	434.8
292	SPRING GRD AVE	1995	R4	50.0	15.2	120.0	36.6	6000.0	557.4
294	SPRING GRD AVE	1988	R4	50.0	15.2	120.0	36.6	6000.0	557.4
298	SPRING GRD AVE	2003	R4	50.0	15.2	120.0	36.6	6000.0	557.4
300	SPRING GRD AVE	1953	R4	50.0	15.2	120.0	36.6	6000.0	557.4
302	SPRING GRD AVE	1953	R4	50.0	15.2	120.0	36.6	6000.0	557.4
304	SPRING GRD AVE	1991	R4	50.0	15.2	120.0	36.6	6000.0	557.4
306	SPRING GRD AVE	1999	R4	50.0	15.2	120.0	36.6	6000.0	557.4
308	SPRING GRD AVE	1989	R4	50.0	15.2	120.0	36.6	6000.0	557.4
310	SPRING GRD AVE	1990	R4	50.0	15.2	120.0	36.6	6000.0	557.4
312	SPRING GRD AVE	2000	R4	50.0	15.2	120.0	36.6	6000.0	557.4
316	SPRING GRD AVE	1997	R4	50.0	15.2	120.0	36.6	6000.0	557.4
318	SPRING GRD AVE	1963	R4	50.0	15.2	120.0	36.6	6000.0	557.4
320	SPRING GRD AVE	2010	R4	50.0	15.2	120.0	36.6	6000.0	557.4
328	SPRING GRD AVE	1975	R4	50.0	15.2	120.0	36.6	6000.0	557.4
330	SPRING GRD AVE	1974	R4	50.0	15.2	120.0	36.6	6000.0	557.4
332	SPRING GRD AVE	1995	R4	50.0	15.2	120.0	36.6	6000.0	557.4
63	WILFRED AVE	1923	R4	125.8	38.3	50.0	15.2	6289.5	584.3
195	WILLOWDALE AVE	1945	R4	39.8	12.1	90.5	27.6	3604.2	334.8
201	WILLOWDALE AVE	1953	R4	44.0	13.4	90.5	27.6	3981.6	369.9
203	WILLOWDALE AVE	1947	R4	43.5	13.3	146.0	44.5	6351.0	590.0
205	WILLOWDALE AVE	1953	R4	43.5	13.3	146.0	44.5	6351.0	590.0
221	WILLOWDALE AVE	1949	R4	45.2	13.8	146.0	44.5	6594.8	612.7
223	WILLOWDALE AVE	1953	R4	41.7	12.7	140.0	42.7	5833.8	542.0
225	WILLOWDALE AVE	1976	R4	44.0	13.4	140.0	42.7	6160.0	572.3
227	WILLOWDALE AVE	1954	R4	44.0	13.4	146.0	44.5	6424.0	596.8

1782 & 1783

1983





FRONT YARD AREA= 820.11 S.F.  
 DRIVEWAY AREA= 293.58 S.F.  
 HARD LANDSCAPING AREA= 86.17 S.F.  
 SOFT LANDSCAPING AREA=240.38 S.F.  
 LANDSCAPE OPEN SPACE=326.53 S.F. (X52.67)

FRONT YARD AREA= 820.11 S.F.  
 DRIVEWAY AREA= 293.58 S.F.  
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 LANDSCAPE OPEN SPACE=326.53 S.F. (X52.67)

SITE DATA		AREA	EXISTING	PROPOSED	PROPOSED COVERAGE
ZONING	RS	LOT COVERAGE	-	131.91 S.M. 1418.875 S.F.	X32
LOT #	PART OF LOT #206 & 209	G.F.A.	-	283.62 S.M. 2838.75 S.F.	
PLAN #	1801	NO. OF STOREY HEIGHT	-	2 STOREY 8.1 M.	ALLOWED COVERAGE
LOT AREA	4438.125 S.F. 412.315 S.M.	WIDTH	-	AS SHOWN	X30
LOT FRONTAGE	10.28 M	LENGTH	-		
LOT DEPTH	40.08 M	PARKING	-	2	

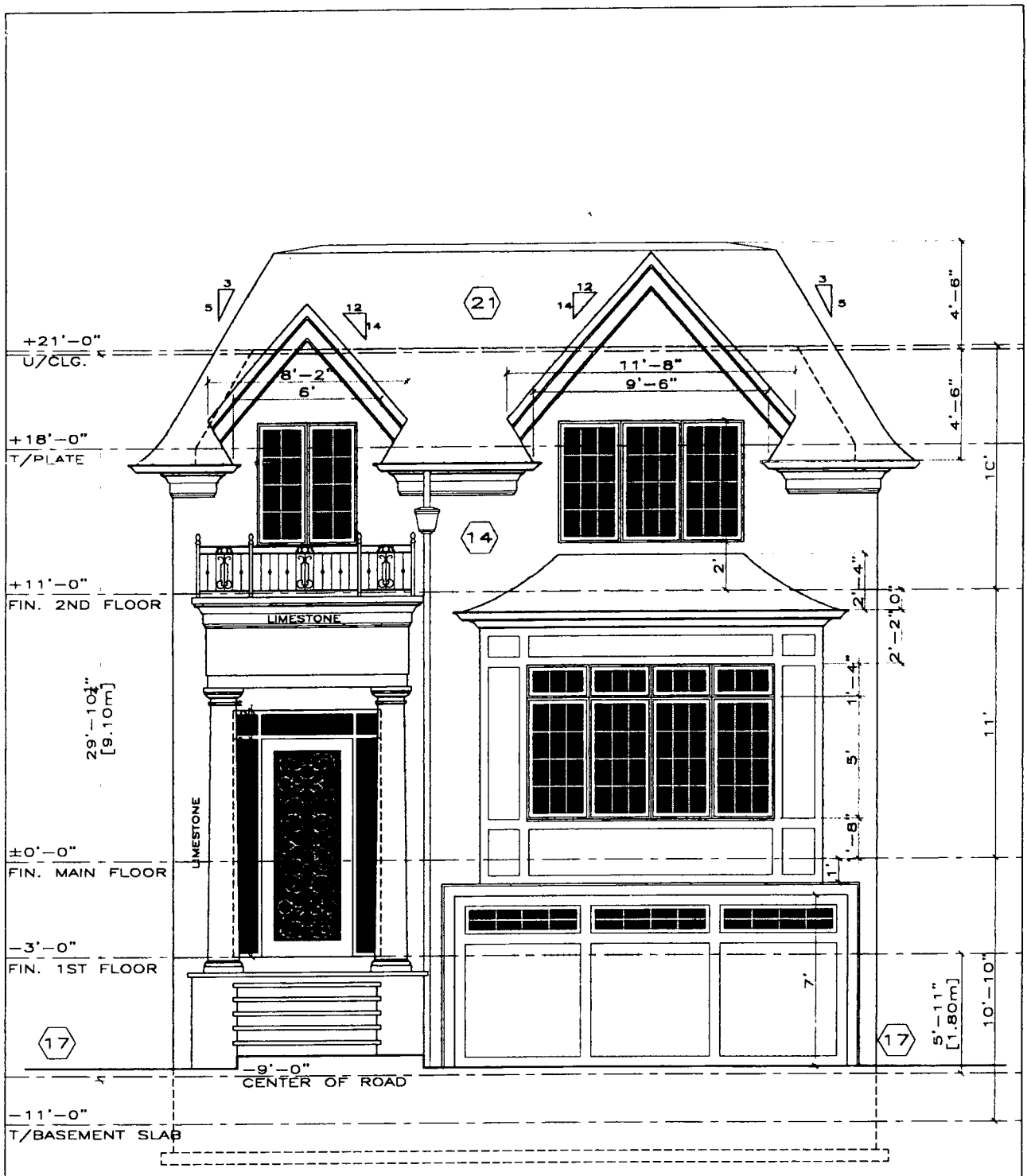
SITE DATA		AREA	EXISTING	PROPOSED	PROPOSED COVERAGE
ZONING	RS	LOT COVERAGE	-	131.91 S.M. 1418.875 S.F.	X32
LOT #	PART OF LOT #206	G.F.A.	-	283.62 S.M. 2838.75 S.F.	
PLAN #	1801	NO. OF STOREY HEIGHT	-	2 STOREY 8.1 M.	ALLOWED COVERAGE
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LOT FRONTAGE	10.28 M	LENGTH	-		
LOT DEPTH	40.08 M	PARKING	-	2	

designed by:  
**ALI SHAKERI**  
 T.416 8188851 F.416 2888900  
**F & A associates ltd.**  
 28 VAMBE CRESCENT, NEX 8A7  
 TORONTO, ONTARIO, CANADA.

project:  
**268 & 270 HOLLYWOOD AVE**  
 drawings:  
**SITE PLAN**  
 scale:  
**1/16"=1'**  
 page:  
**A1**

revised:  
 JAN 25, 2013 - ISSUED FOR ODA  
 THE UNDERSIGNED HAS REVIEWED & TAKES RESPONSIBILITY FOR THIS DESIGN. I HAVE THE QUALIFICATIONS & MEETS THE REQUIREMENTS SET OUT IN THE O.B.C. TO BE A DESIGNER  
 Ali Shakeri  
 BCIN24574  
 F&A Associates Ltd.  
 BCIN230992

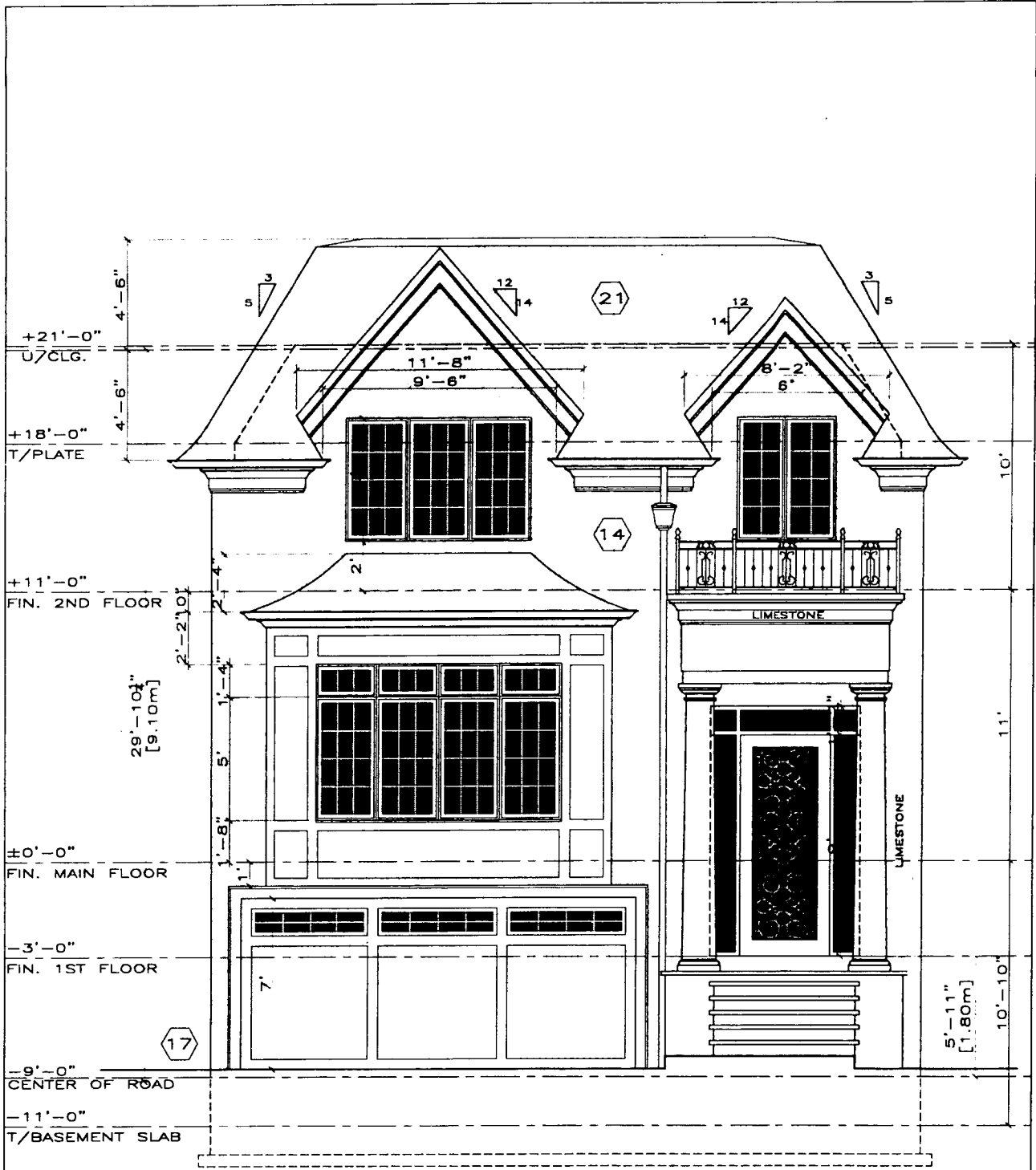
1. ALL WORK SHALL BE CARRIED OUT IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST REVISION OF THE ONTARIO BUILDING CODE.
2. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
3. DO NOT SCALE DRAWINGS.
4. ALL DIMENSIONS AND INFORMATION SHALL BE CHECKED AND VERIFIED ON THE JOB AND ANY VARIANCES OR DISCREPANCIES MUST BE REPORTED TO F&A ASSOCIATES BY PHONE AND SUBSEQUENT WRITTEN CONFIRMATION PRIOR TO COMMENCEMENT OF THE WORK.
5. USE ONLY LATEST REVISED DRAWINGS OF THOSE THAT ARE MARKED "READY FOR CONSTRUCTION".
6. ALL STRUCTURAL DESIGN MUST BE REVIEWED AND APPROVED BY CERTIFIED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.



# FRONT ELEVATION



designed by:  <b>ALI SHAKERI</b>  T.416 8188851 F.416 2508900  <b>F &amp; A associates Ltd.</b>  29 VAMADE CRESCENT, M2K 2A7 TORONTO, ONTARIO, CANADA	project: <b>270 HOLLYWOOD AVE</b>	revisions: JAN 27 2013 - ISSUED FOR COA	1. ALL WORK SHALL BE CARRIED OUT IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST REVISION OF THE ONTARIO BUILDING CODE. 2. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. 3. DO NOT SCALE DRAWINGS. 4. ALL DIMENSIONS AND INFORMATION SHALL BE CHECKED AND VERIFIED ON THE JOB AND ANY VARIANCES OR DISCREPANCIES MUST BE REPORTED TO F&A ASSOCIATES BY PHONE AND SUBSEQUENT WRITTEN CONFIRMATION PRIOR TO COMMENCEMENT OF THE WORK. 5. USE ONLY LATEST REVISED DRAWINGS OF THOSE THAT ARE MARKED "ISSUED FOR CONSTRUCTION". 6. ALL STRUCTURAL DESIGN MUST BE REVIEWED AND APPROVED BY CERTIFIED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
	drawing: <b>FRONT ELEVATION (NORTH)</b>	page: <b>A6a</b>	
scale: <b>1/4"=1'</b>	THIS UNDERSIGNED HAS REVIEWED & TAKES RESPONSIBILITY FOR THIS DESIGN, & HAS THE QUALIFICATIONS & MEETS THE REQUIREMENTS SET OUT IN THE O.B.C. TO BE A DESIGNER Ali Shakeri BCIN#24574 F&A Associates Ltd. BCIN#30998		



# FRONT ELEVATION

3m. 2 1 0 10f. 5 1 0

designed by:  
**ALI SHAKERI**  
 T.416 6166651 F.416 2508900  
**F & A associates ltd.**  
 29 VANEDE CRESCENT, M2K 2A7  
 TORONTO, ONTARIO, CANADA.

project:  
**268 HOLLYWOOD AVE**  
 drawing:  
**FRONT ELEVATION (NORTH)**  
 scale:  
 1/4"=1'

revisions:  
 JAN 27, 2013 - ISSUED FOR COA  
 THIS UNDERSIGNED HAS REVIEWED & TAKES RESPONSIBILITY FOR THIS DESIGN, & HAS THE QUALIFICATIONS & MEETS THE REQUIREMENTS SET OUT IN THE O.B.C. TO BE A DESIGNER  
 Ali Shakeri  
 BCIN#24574  
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