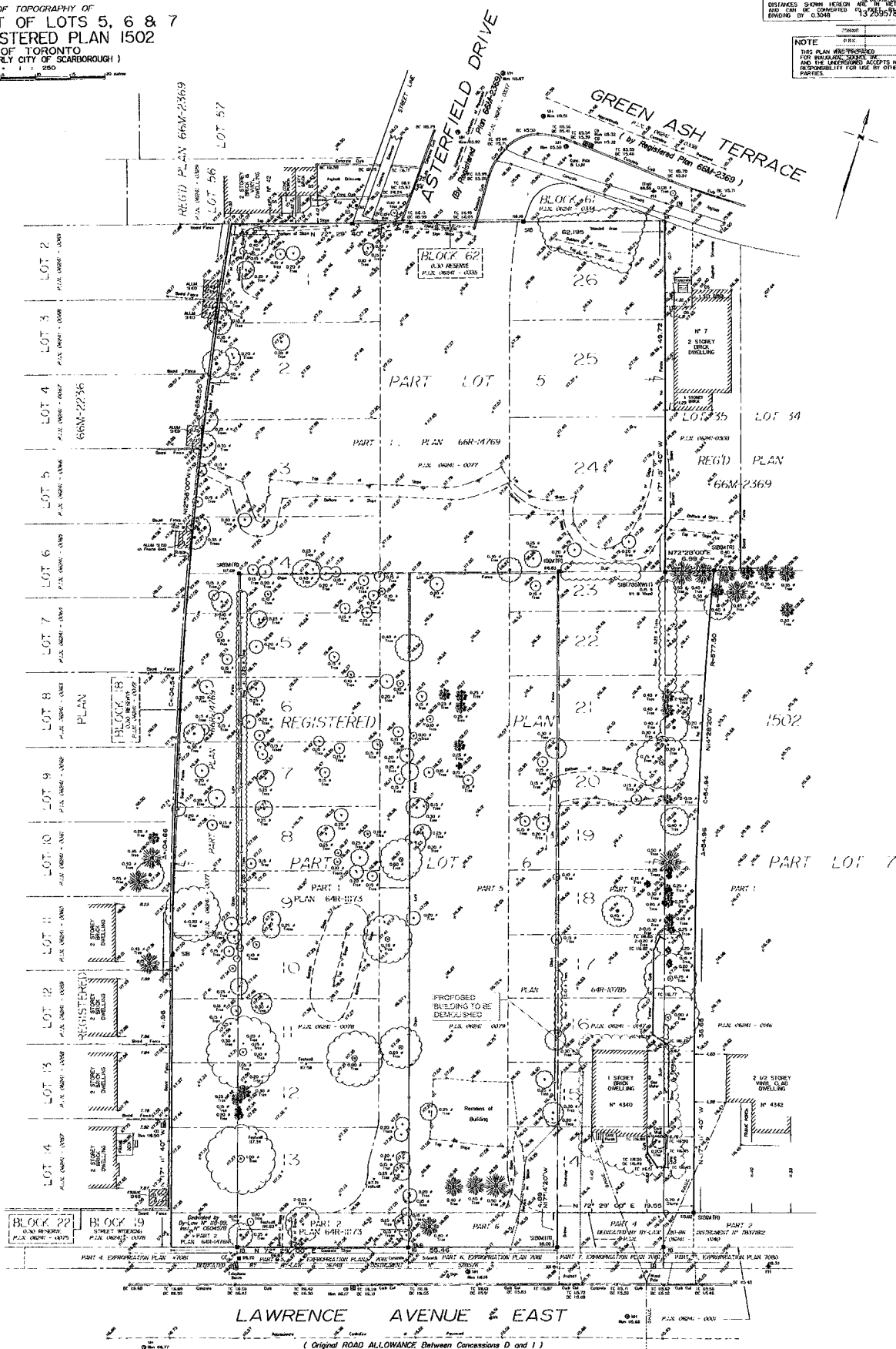


PLAN OF TOPOGRAPHY OF
PART OF LOTS 5, 6 & 7
REGISTERED PLAN 1502
CITY OF TORONTO
(FORMERLY CITY OF SCARBOROUGH)
SCALE 1" = 250'

TORONTO Building
METRIC
DISTANCES SHOWN HEREON ARE IN METERS
AND CAN BE CONVERTED TO FEET BY MULTIPLYING BY 3.28084
ROUNDING UP 0.5008

NOTE
THIS PLAN WAS PREPARED
FOR REGISTRATION BY THE
LAND SURVEY GROUP OF ONTARIO
AND THE UNDERSIGNED ACCEPTS NO
RESPONSIBILITY FOR USE BY OTHER
PARTIES.



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West Hill Birch Properties Inc.

35 Alvin Avenue
Toronto, ON M4T 2A7

Phone: 416-920-8880
FAX: 416-920-8900

January 14, 2015

Jennifer Nicholls – Zoning Examiner
Toronto Building – Scarborough C.C.
150 Borough Drive
Toronto, ON M1P 4N7

Re: 4340 Lawrence Avenue East – 13-259578 DEM

Dear Ms. Jennifer Nicholls,

This letter is to emphasize why it is necessary to demolish the existing bungalow located at 4340 Lawrence Avenue East prior to the issuance of a building permit. This subject building proposed for demolition is vacant, **unsafe** and in extremely poor condition as you will see from the photographs enclosed. All of the utilities such as gas, hydro and water have been disconnected.

The property, which the subject house is situated on, is included in our Plan of Subdivision and construction for this proposed Subdivision is scheduled to commence in the near future. Our development is approved under Zoning By-Law 1057-2013 and we also have Draft Plan of Subdivision Approval for 4332 to 4340 Lawrence Avenue East (Application No.: 12 286202 ESC 44 SB). We have received the final Notice of Decision Under S.51(37) of The Planning Act. We are making good progress in satisfying the conditions included in the Notice of Decision and expect to receive the final Subdivision Agreement from City legal very soon. Servicing works for this site are scheduled to commence in the spring of 2015 and building permit submission to follow.

According to our consultants this structure will pose a conflict when performing the servicing works in the coming months. Therefore, by demolishing this structure, not only will it improve the safety of the site, but we will avoid conflict and interference with the servicing operations.

*ATTACHMENT 2. - LETTER FROM
APPLICANT*

West Hill Birch Properties Inc.

35 Alvin Avenue
Toronto, ON M4T 2A7

Phone: 416-920-8880
FAX: 416-920-8900

Our intentions are to move forward with the development of this site as quickly as possible and in order to do so demolition of this structure is required.

We kindly ask that you accept our proposal so that we may proceed with the improvement of these lands.

Thank you and feel free to contact me if you have any questions or concerns.

Sincerely,

West Hill Birch Properties Inc.

A handwritten signature in black ink, appearing to be 'Bianca Barrett', with a large, stylized loop at the end.

Bianca Barrett

Project Coordinator

