

# 260 Gamble Ave

A1284/15TEY



City of Toronto



Author

Robert Ursini  
Application Technician

Date: Feb 22, 2016

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# PROPOSED APARTMENT CONVERSION: 260 Gamble Avenue, TORONTO ON

ISSUED FOR COMMITTEE OF ADJUSTMENT

DECEMBER 21, 2015

## ARCHITECTURAL DRAWING LIST

SITE SURVEY (PREPARED BY AKSAN PILLER CORPORATION LTD, OLS ON JUNE 25, 2015)  
SP1 SITE PLAN  
A1 EXISTING LOWER FLOOR PLAN  
A2 PROPOSED LOWER FLOOR PLAN  
A3 EXISTING MAIN FLOOR PLAN  
A4 EXISTING SECOND FLOOR PLAN  
A5 PROPOSED LOWER FLOOR APARTMENTS PLAN  
A6 EXISTING NORTH ELEVATION  
A7 PROPOSED NORTH ELEVATION  
A8 EXISTING SOUTH ELEVATION  
A9 EXISTING WEST ELEVATION  
A10 EXISTING EAST ELEVATION

## ZONING INFORMATION:

ZONE: RD (R.0; a185; d0.75) - RESIDENTIAL DETACHED

### SURVEY DATA

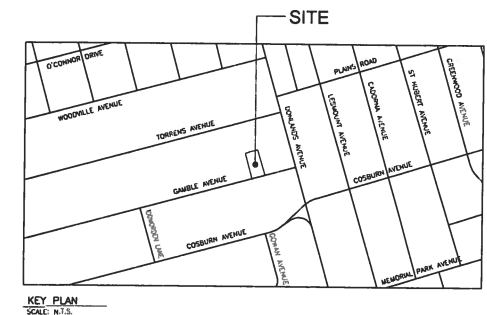
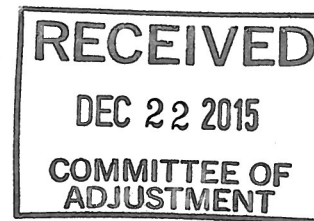
-PARTS OF LOTS 238, 244, 245, & 246 REGISTERED PLAN M-40  
CITY OF TORONTO (FORMERLY BOROUGH OF EAST YORK)  
-SURVEY BY AKSAN PILLER CORPORATION LTD, OLS ON JUNE 25, 2015

### SITE DATA

-LOT AREA = 12,806 SQ FT (1,198 SQ M)  
-PARKING SPACES: 13  
-APARTMENT UNITS:

		LOWER FLOOR	MAIN FLOOR	SECOND FLOOR	TOTAL	TOTAL
EXISTING	BACHELOR	1	2	2	5	24
	1-BEDROOM	5	7	7	19	
PROPOSED	BACHELOR	1	0	0	1	2
	1-BEDROOM	1	0	0	1	
TOTAL	BACHELOR	2	2	2	6	26
	1-BEDROOM	6	7	7	20	

-BUILDING AREA 5,558 SQ FT [516.35 SQ M]  
-MAIN FLOOR AREA 5,558 SQ FT [516.35 SQ M]  
-SECOND FLOOR AREA 5,558 SQ FT [516.35 SQ M]  
TOTAL AREA ABOVE GRADE 11,116 SQ FT [1,032.71 SQ M]  
-LOWER FLOOR AREA 4,793 SQ FT [445.28 SQ M]  
-LOWER FLOOR STORAGE TO BE  
CONVERTED INTO DWELLING AREA 756 SQ FT [70.23 SQ M]  
TOTAL LOWER FLOOR AREA 5,558 SQ FT [516.35 SQ M]  
-TOTAL GFA 16,674 SQ FT [1,49.08 SQ M]



Client:

**AKELIUS Real Estate Management Ltd.**

289 Niagara Street  
Toronto, Ontario  
M6J 0C3

Consultants:

**Point**  
Architects

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Suite 200  
Toronto, Ontario  
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SURVEYOR'S REAL PROPERTY REPORT  
PART 1:  
PLAN OF PART OF LOTS 238,  
244, 245 & 246  
REGISTERED PLAN M-40  
CITY OF TORONTO  
FORMERLY BOROUGH OF EAST YORK

SCALE 1 : 150

AKSAN PILLER CORPORATION LTD.

**PART 2:** PREPARED FOR **AKELUIS CANADA LTD.**  
LOCATION OF THE BUILDING. **WHOLLY ON THE PROPERTY.**  
DRAINAGE. **ON PART 1.**  
SEWER. **NONE.**  
SWIMMING POOLS. **NONE.**  
EXISTING FENCE. **NONE, WITH BOUNDARIES AS SHOWN ON PART 1.**  
EASEMENTS. **NONE, WITH THE EXISTING BOUNDARIES AS SHOWN ON PART 1.**  
RIGHTS OF WAY. **NONE REGISTERED IN THE PARCEL REGISTER.**  
THE FENCE AT THE NORTH BOUNDARY IS ON THE SUBJECT PROPERTY, ALSO THE SHED APPLICANT TO No. 289 TOWNS AUNCE.

[illegible]

1

ADJ.

10

1

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1

**METRIC:**  
DISTANCES SHOWN ON THIS PLAN ARE IN  
METRES AND CAN BE CONVERTED TO FEET

BEARING NOTE:  
BEARINGS ARE REFERRED TO THE NORTHERLY LIMIT OF  
HARVARD AVENUE, AS SHOWN ON REGISTERED PLAN M-40  
SHOWING AN AZIMUTH BEARING OF N74°00'00"E

**SURVEYOR'S CERTIFICATE:**  
CERTIFY THAT:

THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM;  
THE SURVEY WAS COMPLETED ON THE 22<sup>ND</sup> DAY OF JUNE, 2015.

AKSAN PILLER CORPORATION LTD  
D-1016 Lend Surtegor  
AKSAN AKSANT  
DATE JULY 1, 2015

**ONTARIO LAND SURVEYORS**  
943 W. FURNACE ROAD, TORONTO, CANADA, M6P 2U1  
(416) 593-1091 (416) 593-1003 (4) telephone messages  
CALL: 44 NUMBER 12 EXTENSION 19  
reference number 12-31-1023-00

ASSOCIATION OF CITY AND  
COUNTY SURVEYORS  
PLANS AVAILABLE FROM  
1943-1945

1

$$F = \frac{5.22 \times 10^4}{6.06 \times 10^4}$$

T

N16-0930

REGISTERED

101

10407-0374 (LT)

15.72  
CASE 1

No. 252

No. 202  
10  
BRICK  
DWELLING

CRASH  
7

22  
N16°05'

W

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**REGISTERED PLAN M-40**

**LOT 242**  
PIN 10407-0233 (L1)  
PIN 10407-0234 (L1)  
LOT 238  
PIN 10407-0235 (L1)  
PIN 10407-0236 (L1)  
LOT 237  
PIN 10407-0238 (L1)

**LOT 243**  
PIN 10407-0376 (L1)  
LOT 245  
PIN 10407-0375 (L1)  
AREA=1198.1 sq. ft.  
No. 260  
RENTAL  
BUILDING  
APARTMENT

**LOT 244**  
No. 262  
RENTAL  
BUILDING  
No. 252  
RENTAL  
BUILDING

**LOT 246**  
PIN 10407-0374 (L1)  
No. 252  
RENTAL  
BUILDING

**PLAN**

**REGISTERED**

**LOT**

**GAMBLE AVENUE**  
BY REGISTERED PLAN M-40  
PIN 10407-0003 (L1)

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3	ISSUED FOR COMMITTEE OF ADJUSTMENT	DEC 21/15
2	RE-ISSUED FOR ZONING CERTIFICATE	JUNE 24/15
1	ISSUED FOR ZONING CERTIFICATE	JUNE 11/15
NO.	REVISIONS:	ISSUED:

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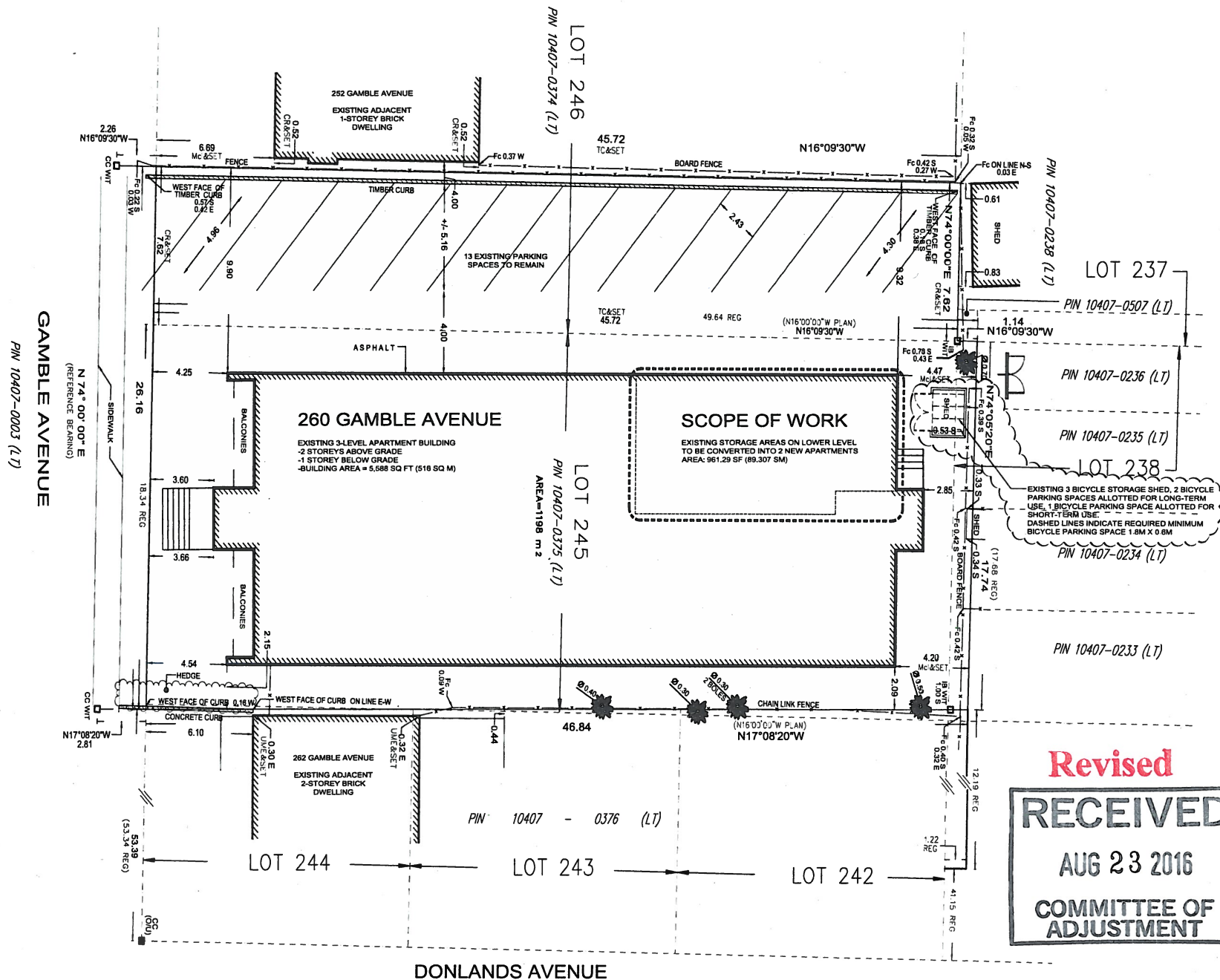
PROJECT:  
APARTMENT CONVERSION  
260 GAMBLE AVENUE  
TORONTO, ON

SHEET TITLE:  
EXISTING PARKING PLAN  
LEVEL ONE

PROJECT NO.  
5012

SCALE: 1:150	DATE: SEE REVISION
DRAWN: JS	<b>A1</b>
CHECKED: SP	
FILE NO. 5012	

**Revised**  
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**AUG 23 2016**  
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PROJECT:  
APARTMENT CONVERSION  
260 GAMBLE AVENUE  
TORONTO, ON

SHEET TITLE:  
EXISTING PARKING PLAN  
LEVEL ONE

PROJECT NO.  
5010

SCALE:  
1:150

DRAWN:  
JS

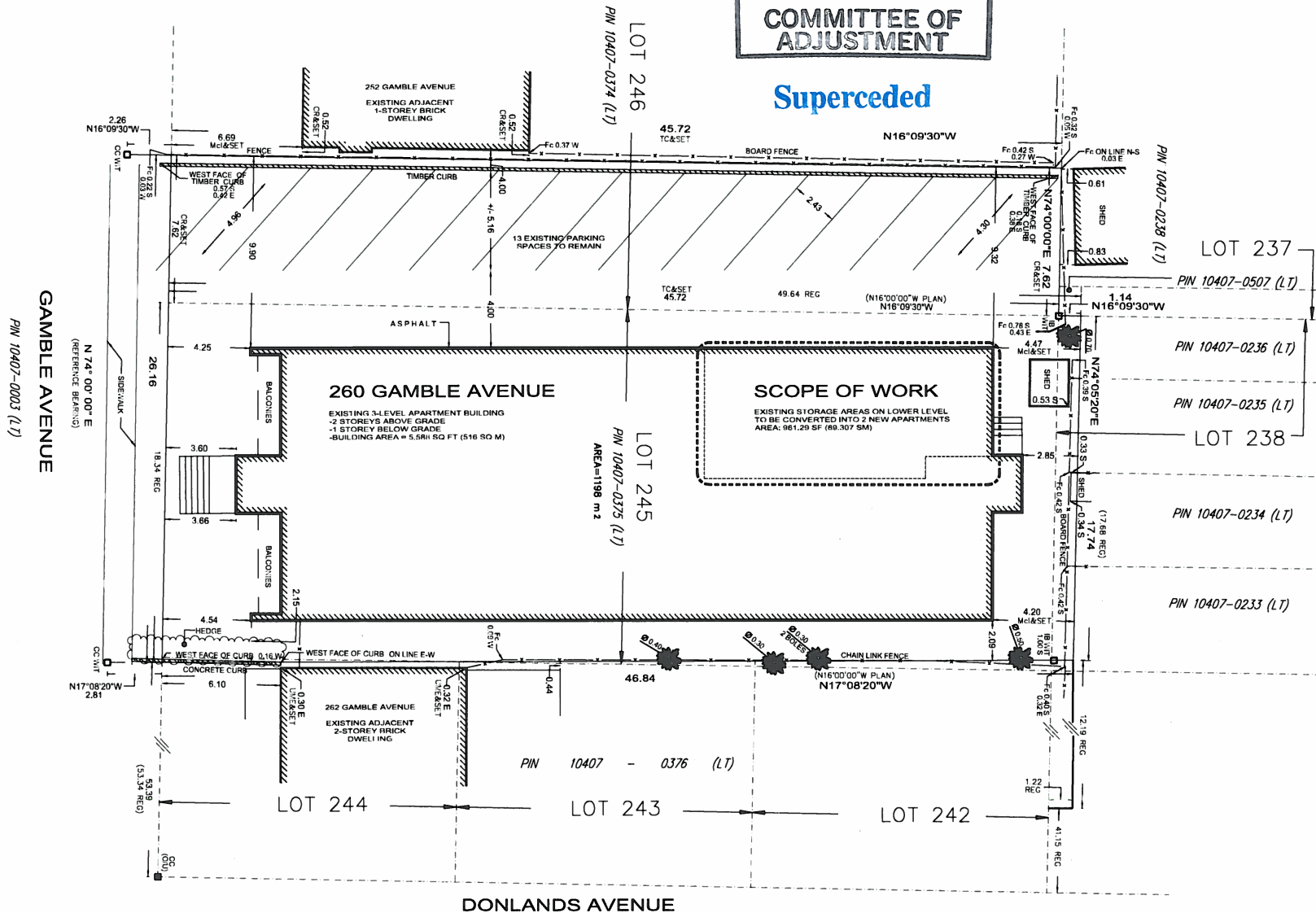
CHECKED:  
SP

FILE NO.  
5010

DATE:  
SEE REVISION

SHEET NO:

**SP1**

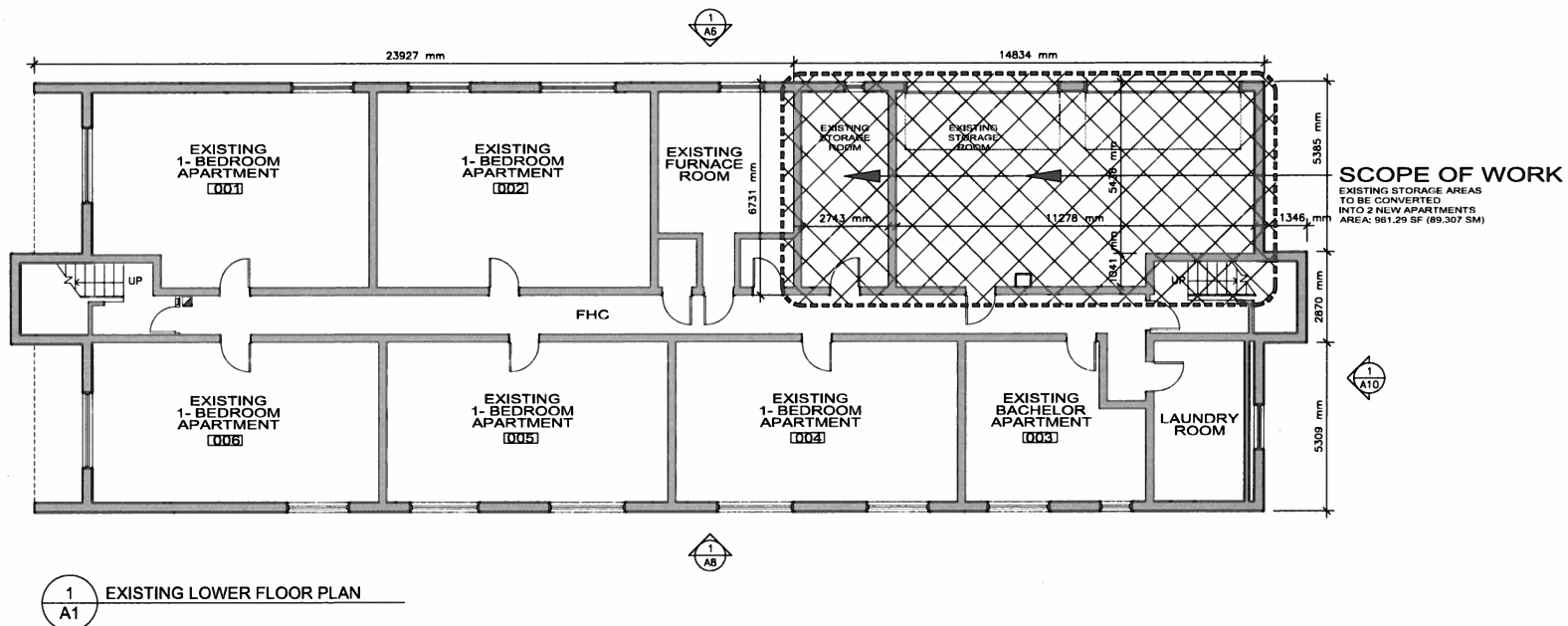


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260 GAMBLE AVENUE  
TORONTO, ON

SHEET TITLE:  
EXISTING LOWER  
FLOOR PLAN

PROJECT NO.  
5010

SCALE: 1:150	DATE: SEE REVISION
DRAWN: JS	SHEET NO:
CHECKED: SP	<b>A1</b>
FILE NO. 5010	

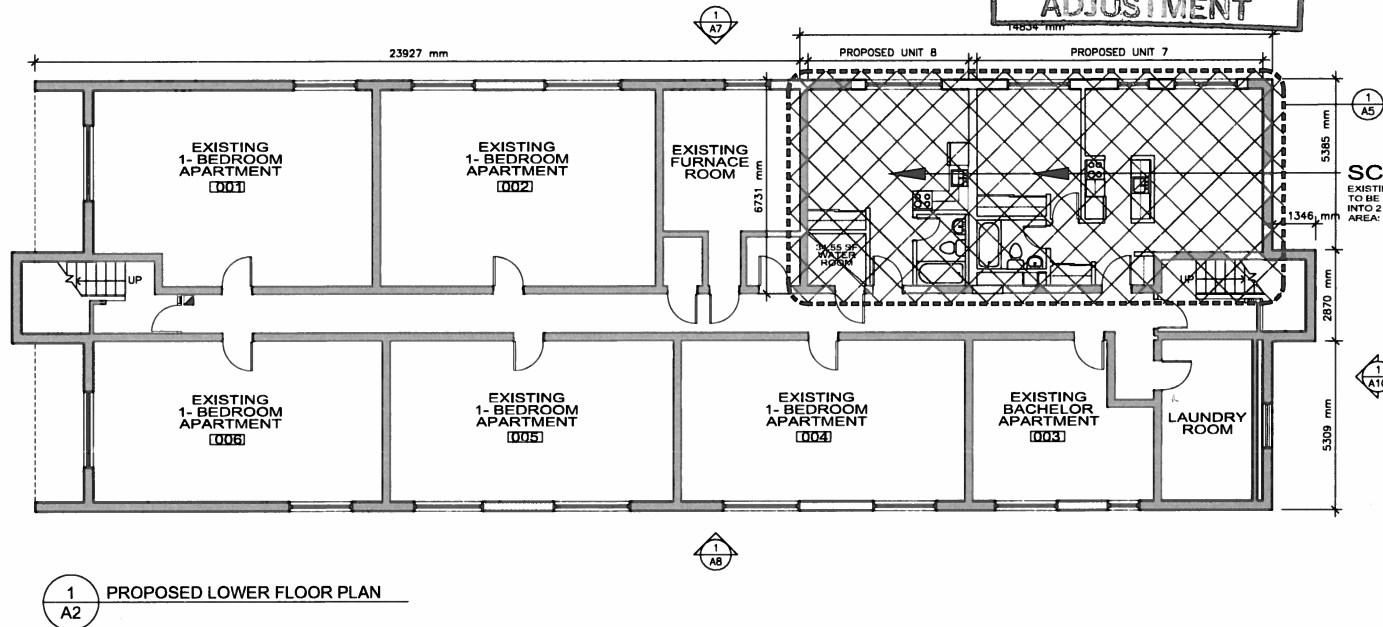
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## SCOPE OF WORK

EXISTING STORAGE AREAS  
TO BE CONVERTED  
INTO 2 NEW APARTMENTS  
AREA: 961.29 SF (89.307 SM)

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PROJECT:  
APARTMENT CONVERSION  
280 GAMBLE AVENUE  
TORONTO, ON

SHEET TITLE:  
PROPOSED LOWER  
FLOOR PLAN

PROJECT NO.  
5010

SCALE: 1:150	DATE: SEE REVISION
DRAWN: JS	SHEET NO.:
CHECKED: SP	
FILE NO. 5010	<b>A2</b>



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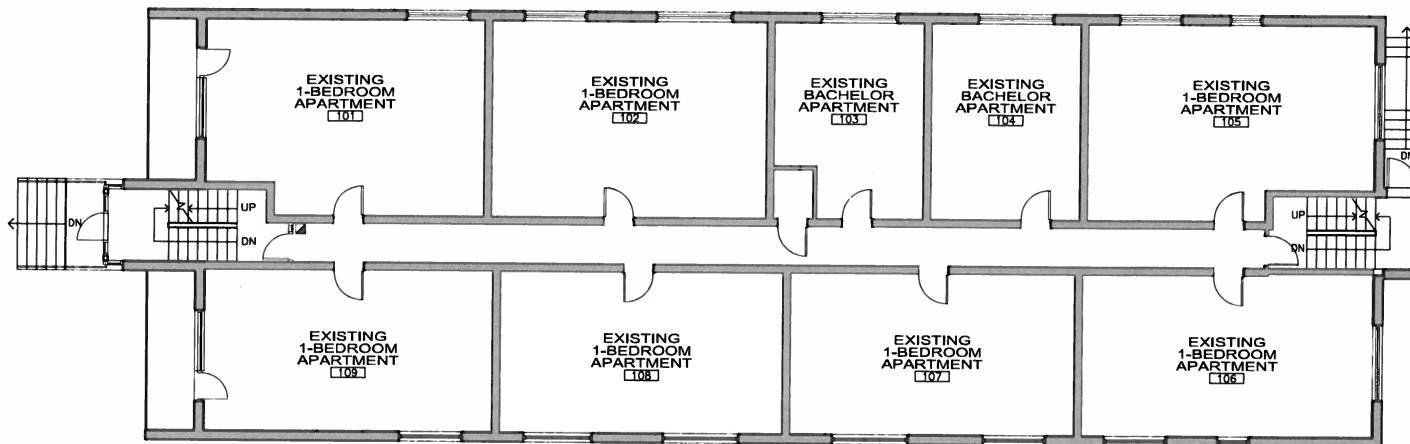


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**EXISTING  
UNCHANGED**



**1**  
**A3** **EXISTING MAIN FLOOR PLAN**

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**PROJECT:**  
**APARTMENT CONVERSION**  
**260 GAMBLE AVENUE**  
**TORONTO, ON**

**SHEET TITLE:**  
**EXISTING MAIN**  
**FLOOR PLAN**

**PROJECT NO.**  
**5010**

<b>SCALE:</b> 1:150	<b>DATE:</b> SEE REVISION
<b>DRAWN:</b> JS	<b>SHEET NO:</b>
<b>CHECKED:</b> SP	<b>A3</b>
<b>FILE NO.</b> 5010	

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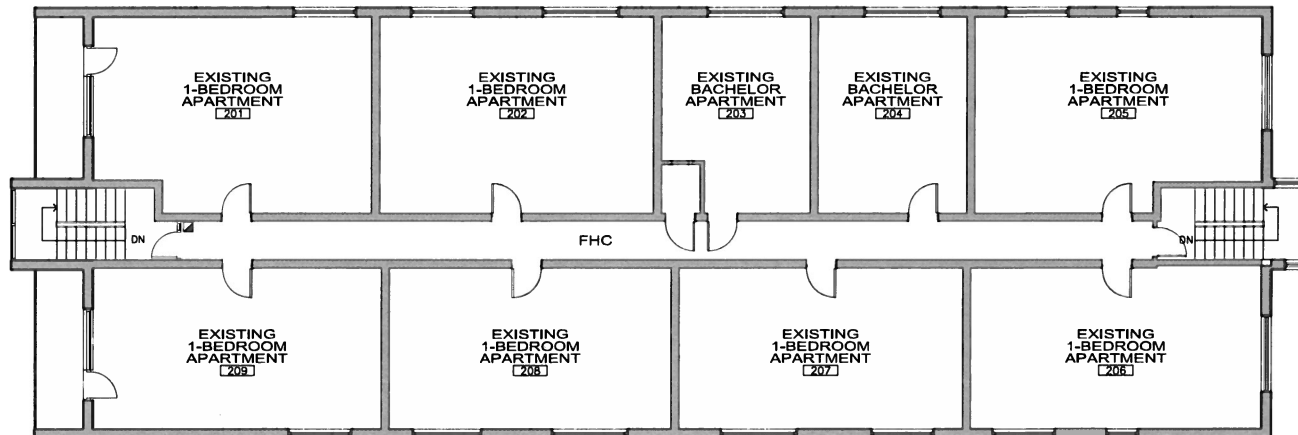
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1  
A4 EXISTING SECOND FLOOR PLAN

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PROJECT:  
**APARTMENT CONVERSION  
260 GAMBLE AVENUE  
TORONTO, ON**

SHEET TITLE:  
**EXISTING SECOND  
FLOOR PLAN**

PROJECT NO.  
**5010**

SCALE: <b>1:50</b>	DATE: <b>SEE REVISION</b>
DRAWN: <b>JS</b>	<b>A4</b>
CHECKED: <b>SP</b>	
FILE NO. <b>5010</b>	

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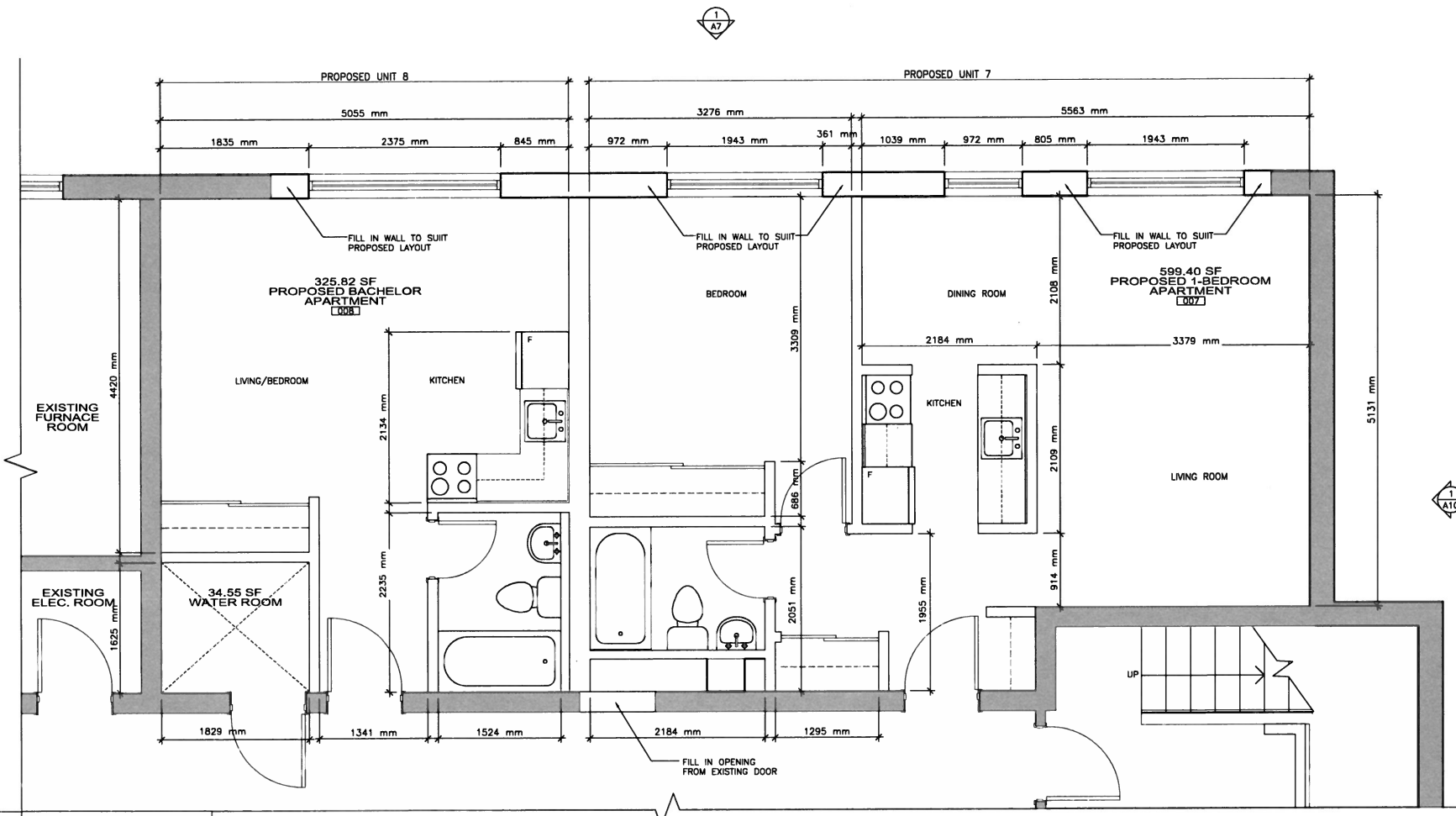
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PROJECT:  
APARTMENT CONVERSION  
260 GAMBLE AVENUE  
TORONTO, ON

SHEET TITLE:  
PROPOSED BASEMENT UNITS  
FLOOR PLAN

PROJECT NO. 5010	DATE: SEE REVISION
SCALE: 1:50	SHEET NO.:
DRAWN: JS	<b>A5</b>
CHECKED: SP	
FILE NO. 5010	



**LEGEND**  
— EXISTING WALLS  
— PROPOSED WALLS

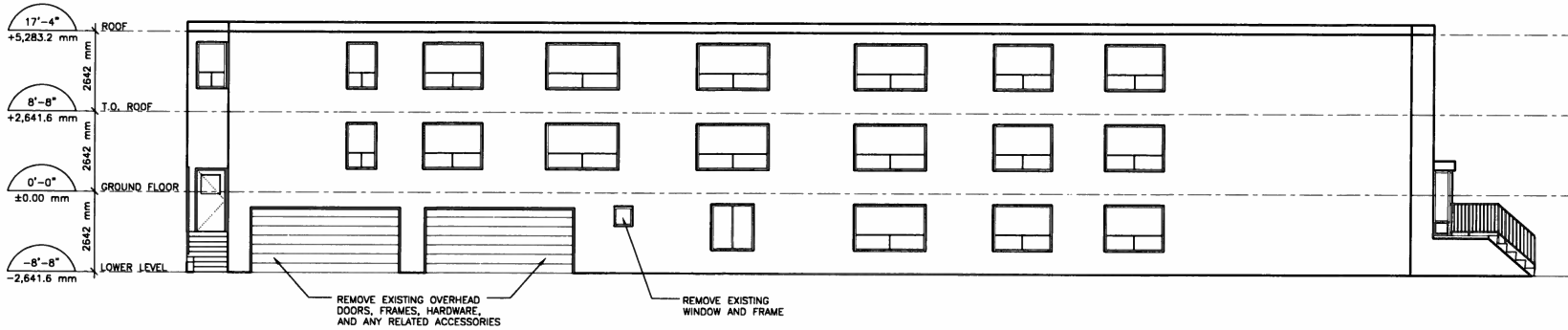
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A5 PART BASEMENT FLOOR PLAN - PROPOSED UNITS

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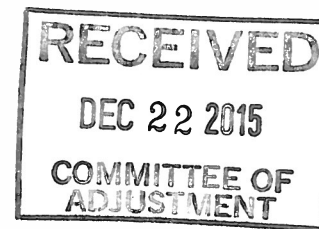
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1  
A6 EXISTING NORTH ELEVATION



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TORONTO, ON

SHEET TITLE:  
EXISTING NORTH  
ELEVATION

PROJECT NO.  
5010

SCALE: 1:150	DATE: SEE REVISION
DRAWN: JS	SHEET NO:
CHECKED: SP	<b>A6</b>
FILE NO. 5010	

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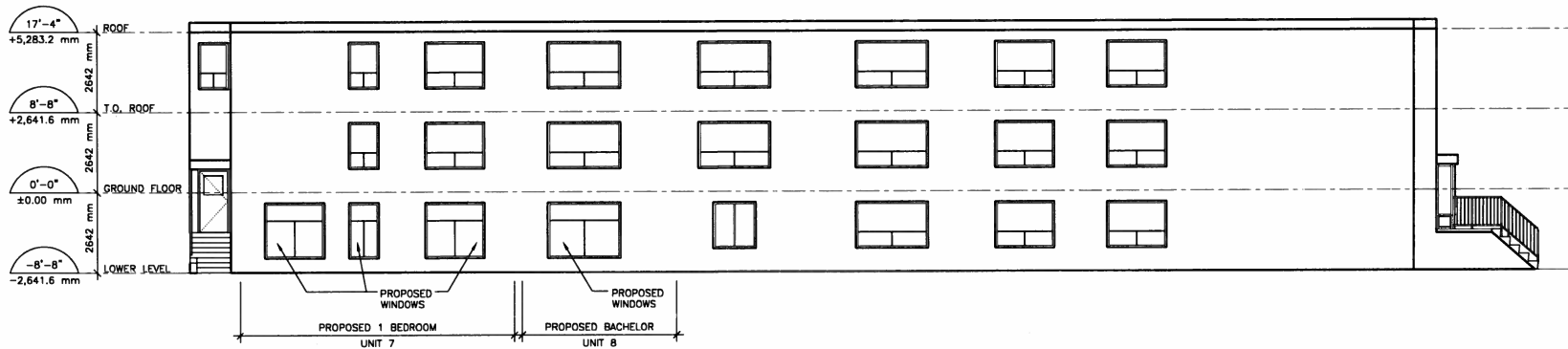
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PROJECT:  
APARTMENT CONVERSION  
260 GAMBLE AVENUE  
TORONTO, ON

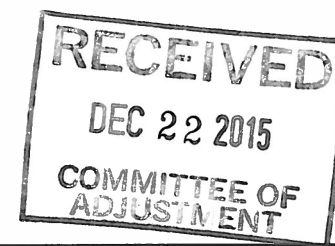
SHEET TITLE:  
PROPOSED NORTH  
ELEVATION

PROJECT NO:  
5010

SCALE: 1:150	DATE: SEE REVISION
DRAWN: JS	SHEET NO:
CHECKED: SP	
FILE NO: 5010	<b>A7</b>



1  
A7 PROPOSED NORTH ELEVATION

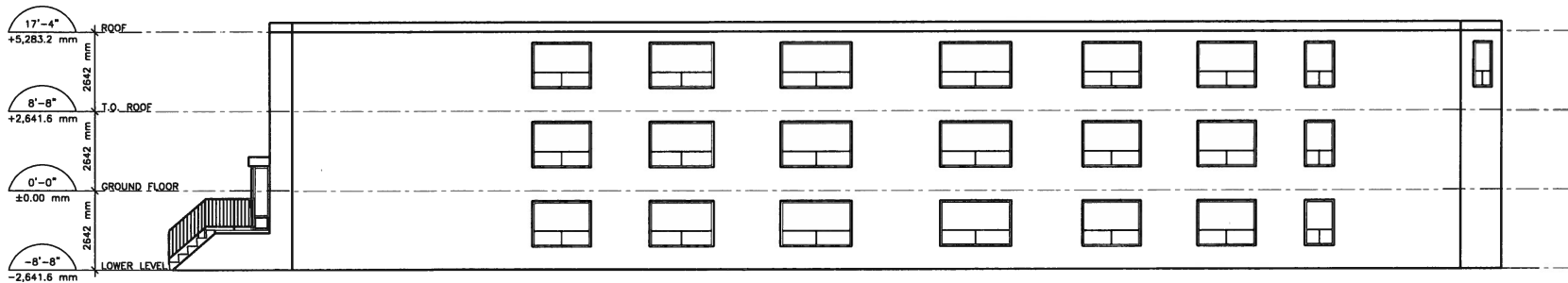


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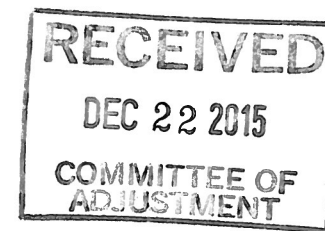
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EXISTING  
UNCHANGED



1  
A8  
EXISTING SOUTH ELEVATION



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APARTMENT CONVERSION  
260 GAMBLE AVENUE  
TORONTO, ON

SHEET TITLE:  
EXISTING SOUTH  
ELEVATION

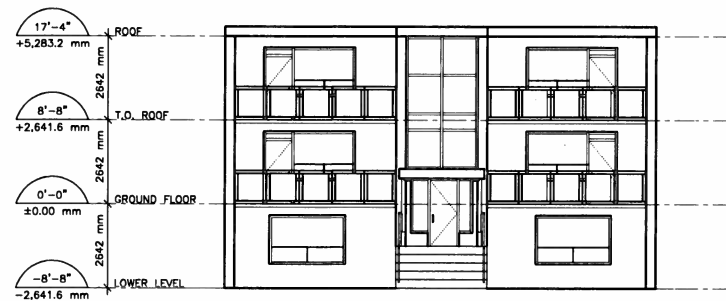
PROJECT NO.  
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CHECKED: SP	
FILE NO. 5010	<b>A8</b>

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1  
A9 EXISTING WEST ELEVATION

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ADJUSTMENT

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AKELIUS

PROJECT:  
APARTMENT CONVERSION  
260 GAMBLE AVENUE  
TORONTO, ON

SHEET TITLE:  
EXISTING WEST  
ELEVATION

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DRAWN: JS	SHEET NO: A9
CHECKED: SP	
FILE NO. 5010	

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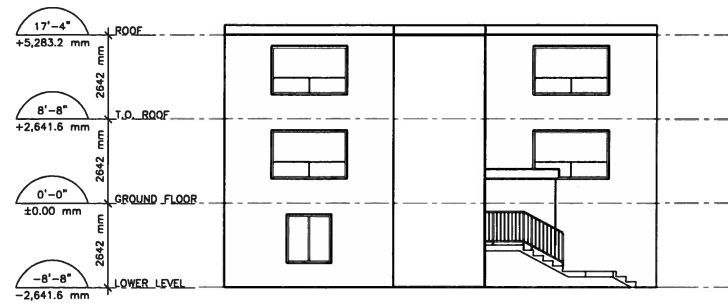
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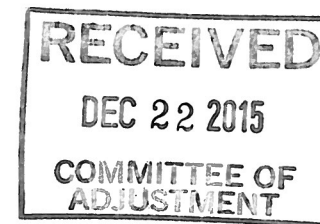
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EXISTING  
UNCHANGED



1  
A10 EXISTING EAST ELEVATION



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260 GAMBLE AVENUE  
TORONTO, ON

SHEET TITLE:  
EXISTING EAST  
ELEVATION

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DRAWN: JS	SHEET NO:
CHECKED: SP	<b>A10</b>
FILE NO. 5010	

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2 RE-ISSUED FOR ZONING CERTIFICATE JUNE 24/15

1 ISSUED FOR ZONING CERTIFICATE JUNE 11/15

NO. REVISIONS: ISSUED:

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