

Daniel B. Artenosi  
Partner  
Direct 416-730-0320  
Cell 416-669-4366  
[dartenosi@overlandllp.ca](mailto:dartenosi@overlandllp.ca)

Overland LLP  
5255 Yonge St, Suite 1101  
Toronto, ON M2N 6P4  
Tel 416-730-0337  
overlandllp.ca



December 3, 2024

**VIA EMAIL**

Mark Crawford  
Solicitor, Planning & Administrative Tribunal Law  
City of Toronto, Legal Services Division  
Metro Hall, 26<sup>th</sup> Floor  
55 John Street  
Toronto, ON M5V 3C6

Dear Mr. Crawford:

**RE: 145 Sheppard Avenue East, City of Toronto**  
**Ontario Land Tribunal Case Nos. OLT-22-002812 & OLT-22-003741**  
**Appeals of Official Plan Amendment and Zoning By-law Amendment Applications**  
**City File No. 17 264567 NNY 23 OZ**  
**\*\* Without Prejudice Offer to Settle \*\***

We are the lawyers for Tilzen Holdings Limited ("**Tilzen**"), being the owner of the lands municipally known as 145 Sheppard Avenue East in the City of Toronto (the "**Site**"), and the applicant and appellant in respect of the above noted applications for Official Plan Amendment and Zoning By-law Amendment before the Ontario Land Tribunal.

This letter constitutes our client's offer to settle the above noted appeals on the terms outlined below (the "**Settlement Offer**").

**BACKGROUND INFORMATION**

The Site is located along Sheppard Avenue East, east of Dudley Avenue, and has an area of approximately 931 square metres. The Site is currently vacant. Immediately adjacent to the Site is a 7.32 metre north-south public laneway (the "**Public Laneway**"), which separates the Site from the property to the east that is municipally known as 179 Sheppard Avenue East (the "**Stafford Site**"). The Public Laneway previously included an east-west portion which connected at the south end and ran easterly to Willowdale Avenue, however this east-west portion of the Public Laneway was closed by the City in May 2017. The Site and the Stafford Site are the only properties that have access to/from the Public Lane.

On November 16, 2017, Tilzen filed applications for an Official Plan Amendment (the "**OPA Application**") and Zoning By-law Amendment (the "**ZBA Application**") (together, the "**Applications**") with the City of Toronto (the "**City**") to facilitate the redevelopment of the Site with an 11-storey mixed-use building containing 55 dwelling units, and retail uses at grade. By way of

background, Tilzen also filed an application for site plan approval. The proposed development, as then constituted, would have a Gross Floor Area (GFA) of 6,510 square metres and a resulting Floor Space Index (FSI) of 7.0 (the “**Original Proposal**”).

On March 19, 2018, Tilzen appealed the ZBA Application and a related application for site plan approval to the Local Planning Appeal Tribunal (now the Ontario Land Tribunal) (the “**Tribunal**”) on the basis of City Council’s failure to make a decision within the legislated timeframes (the “**ZBA Appeal**”).

At its meeting of June 26, 2018, City Council considered and refused the OPA Application. Tilzen subsequently appealed City Council’s refusal of the OPA Application to the Tribunal on July 26, 2018 (the “**OPA Appeal**”).

On March 25, 2024, the Tribunal approved a procedural order for a hearing of the OPA Appeal and the ZBA Appeal (together, the “**Appeals**”), and the hearing of the Appeals was scheduled for 5 days commencing on January 20, 2025.

Since that time, Tilzen and the City have continued discussions in an attempt to resolve the Appeals. These ongoing discussions contemplate changes to the built form of the proposed development and include the acquisition of a portion of the Public Laneway by Tilzen, as discussed in further detail below.

## **SETTLEMENT PROPOSAL**

Tilzen is offering to settle the Appeals through revisions to the Original Proposal in accordance with, and as demonstrated on, the architectural plans and drawings prepared by Graziani + Corazza Architects Inc., dated November 27, 2024 and enclosed as **Appendix “A”** to this Settlement Offer (the “**Settlement Proposal**”). A summary of key principles of the Settlement Proposal, including revisions to the Original Proposal is summarized below:

1. if the conveyance is approved by Council, the acquisition of 1.32 metres of the Public Laneway that abuts the Site to the east as illustrated on the Reference Plan completed by Guido Papa Surveying in October 2024 contained in **Appendix “B”** (the “**Public Laneway Conveyance**”) at fair market value;
2. the Site Area has increased from 931 square meters to 984 square meters, as increased in accordance with the Public Laneway Conveyance;
3. the height of the new mixed-use building has been reduced from 11-storeys to 7-storeys, exclusive of the mechanical penthouse, and the terracing on the south end of the Site has been removed;
4. the reduced footprint of the new mixed-use building results in a reduction of the total GFA from 6,510 square meters to 2,748 square meters inclusive of (i) approximately 2,667 square metres of residential GFA; and (ii) approximately 81 square metres of commercial GFA located on the ground floor, with access from the Sheppard Avenue East frontage;

5. the total unit count has been reduced from 55 units to 30 units;
6. the proposed underground parking has been reduced from 5 levels to 1 level, with mechanical spaces, and includes at-grade parking;
7. as a result of the reduced unit count, the Type G loading bay has been removed, and the size of the waste room has been reduced to 25 square meters;
8. The new mixed-use building will also provide approximately 60 square metres of indoor amenity space located on the ground and seventh floor, and 60 square metres of outdoor amenity space located on the seventh floor in order to meet the City's minimum requirements per residential unit; and,
9. As part of site plan approval the conveyance of a 2.76 metre wide strip of land for a road widening of Sheppard Avenue East along the northerly portion of the Site.

Tilzen's offer to resolve the Appeals in accordance with the built form changes described herein is conditional upon the acquisition of the Public Laneway Conveyance on such terms that are acceptable to Tilzen. We are advised that the appropriate City Staff from Real Estate Services and Transportation Services have already completed their technical review of the proposed Public Laneway Conveyance and they are satisfied that said conveyance is feasible subject to satisfying certain conditions.

In accordance with Section 42 of the *Planning Act*, Tilzen acknowledges that it is required to satisfy the parkland dedication requirement through cash-in-lieu.

## **IMPLEMENTATION**

This Settlement Offer is being submitted for consideration by City Council at its meeting commencing December 17, 2024, following which, if not accepted, it will be null and void.

On consent, the Parties requested that the first four days of the hearing be released and that the Tribunal hold Friday, January 24, 2025 for a case management conference that may be converted to a Settlement Hearing. If the Settlement Proposal is accepted by City Council, the Parties will jointly request that the case management conference be converted to a Settlement Hearing. In advance of the Settlement Hearing, Tilzen and City Staff will work cooperatively to prepare draft official plan and zoning by-law amendments to be presented to the Tribunal, which will be supported by the evidence of a professional land use planner that will be called by Tilzen.

If the Settlement Proposal is accepted by City Council, then the Parties will seek a decision from the Tribunal that allows the Appeals in part, and approves the draft official plan amendment and zoning by-law amendment in principle. The Parties will further request that the final Order of the Tribunal be withheld until such time as the following conditions are satisfied:

1. The Tribunal has been advised by the City Solicitor that the proposed Official Plan and Zoning By-law Amendments are in a form satisfactory to the Chief Planner and City Solicitor;

2. The Owner has submitted revised technical reports and plans including a revised Functional Servicing Report, a revised Stormwater Management Report, a revised Hydrogeological Report, and a revised Transportation Impact Study, all to the satisfaction of the Executive Director, Engineering and Construction Services;
3. Depending on the outcome of the technical studies the Owner will need to make satisfactory arrangements with Engineering and Construction Services for the construction of any improvements to the municipal infrastructure, should it be determined that upgrades are required to the infrastructure to support this development, according to the Functional Servicing Report accepted by the Chief Engineer and Executive Director of Engineering and Construction Services and Traffic Impact Study accepted by the General Manager of Transportation Services Division; and,
4. the Public Land Conveyance has occurred.

(the “**Pre-Conditions**”)

With regard to Pre-Condition #4, Tilzen agrees that the acceptance of the Settlement Offer by the City does not fetter the discretion of either City Council or the City’s Transportation Services Division on any future decision related to the approval or refusal of the Public Land Conveyance.

In addition to the Pre-conditions, Tilzen and the City will jointly request that the Tribunal include the following in its written decision:

- (i) that the Tribunal may be spoken to if there are any issues with the implementation of the Pre-conditions; and,
- (ii) that either party may request that the Tribunal review and/or amend its decision if the Public Laneway Conveyance is not resolved within three months of the date of the Tribunal’s written decision, subject to such requirements as the Tribunal may direct.

## **ENCLOSURES**

In support of the Settlement Proposal, we enclose the following materials:

1. Architectural plans and drawings prepared by Graziani + Corazza Architects Inc., dated November 27, 2024, including:
  - a. Drawing A101, Site Plan + Project Statistics;
  - b. Drawing A301, Underground + Ground & 2ND Floor Plans;
  - c. Drawing A302, 3<sup>rd</sup> – 7<sup>th</sup> Floor Plans & Roof Plan;
  - d. Drawing A401, Elevations;
  - e. Drawing A501, Sections; and,
2. Reference Plan completed by Guido Papa Surveying in October 2024.

Should you require anything further with respect to this correspondence or the attached materials, please contact the undersigned and Justine Reyes ([jreyes@overlandllp.ca](mailto:jreyes@overlandllp.ca)).

Yours truly,

**Overland LLP**

A handwritten signature in black ink, appearing to read 'D. Artenosi', is written over a horizontal line.

Per: Daniel B. Artenosi  
Partner

Encl.

**APPENDIX "A"**

Architectural Plans and Drawings prepared by Graziani + Corazza Architects.

dated November 27, 2024

WITHOUT PREJUDICE

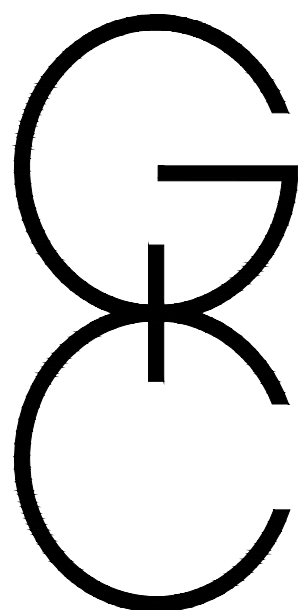
Proposed Mixed Use Development

145 Sheppard

145 Sheppard Avenue, East

Toronto

Ontario



GRAZIANI  
+  
CORAZZA  
ARCHITECTS INC.

8400 Jane Street, Building D-Suite 300      Concord, ON      L4K 4L8  
T. 905.795.2601      F. 905.795.2844      [www.gc-architects.com](http://www.gc-architects.com)

**Client**

Tilzen Holdings Ltd.  
4610 Highway 7  
Woodbridge, Ontario  
L4L 4Y7  
T. 416.638.6300  
F. 416.638.0569  
Jens Zentil

**Planner**

MHBC  
442 Brant Street, Suite 204  
Burlington, Ontario  
L7R 2G4  
T. 905.639.8686  
F. 905.761.5589  
Oz Kemal

**Lawyer - Land Development**

Overland LLP  
5255 Yonge Street, Suite 1101  
Toronto, Ontario  
M2N 6P4  
T. 416.730.0320  
F. 416.730.9097  
Daniel Artenosi

**Transportation Consultant**

LEA Consulting Ltd.  
425 University Avenue, Suite 400  
Toronto, Ontario  
M5G 1T6  
T. 416.572.1791  
F.  
Christopher Sidlar

**Servicing Engineer**

Stantec  
100-401 Wellington Street West  
Toronto, Ontario  
M5V 1E7  
T. 647.448.9230  
F. 905.474.9889  
Mario Bon

**Landscape Architect**

Strybos Barron King  
5770 Hurontario Street, Suite 320  
Mississauga, Ontario  
L5R 3G5  
T. 416.695.4949  
F.  
Sam Viola

**Structural Engineer**

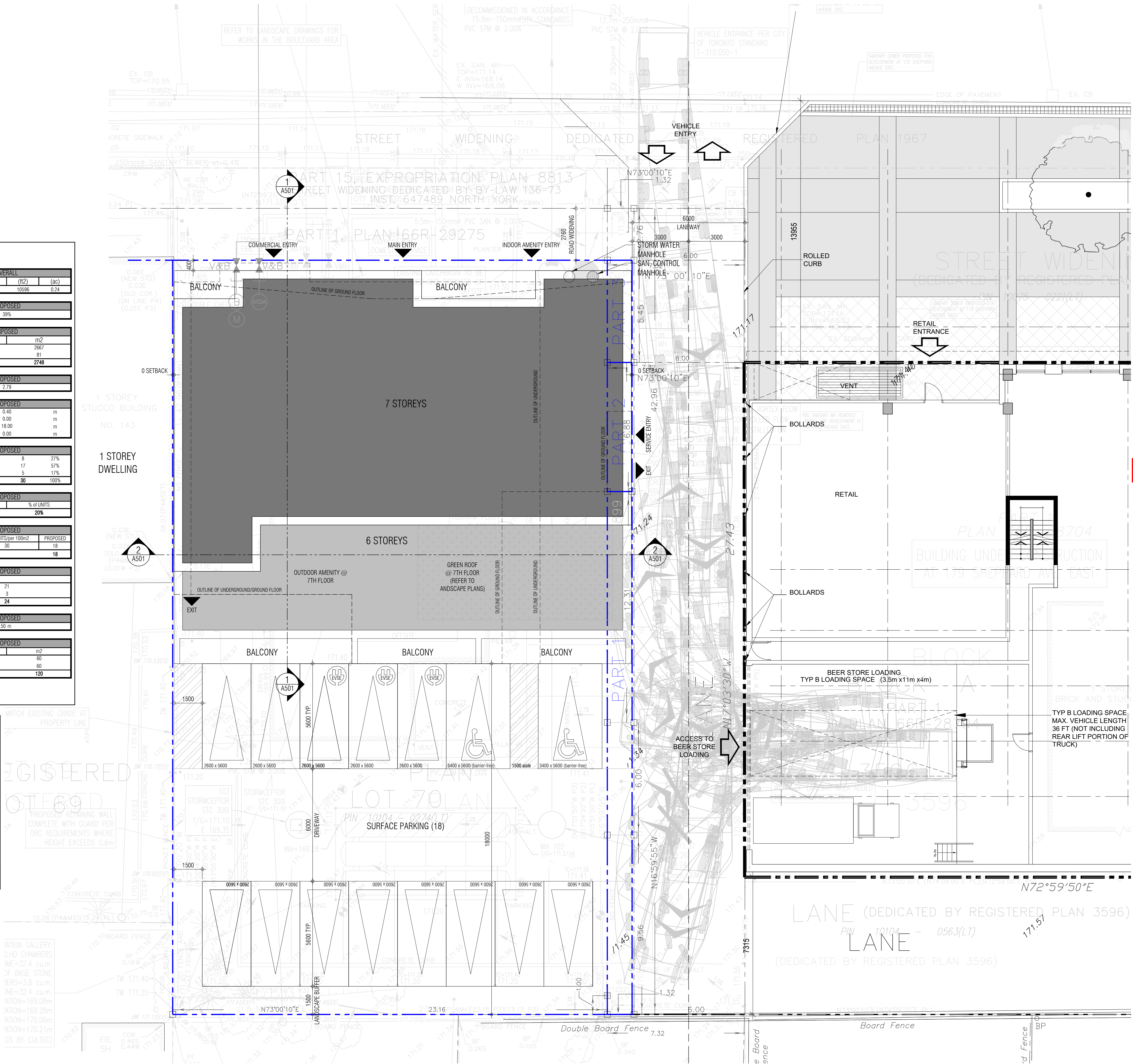
Atkins + Van Groll Inc.  
130 Bridgeland Avenue, Suite 101  
Toronto, Ontario  
M6A 1Z4  
T. 416.489.7888  
F.  
Raymond Van Groll



PROJECT STATISTICS							
JOB No: 1456.16							
DATE: NOV.11.2024							
01. SITE AREA		OVERALL					
		(m2)	(ha)	(ft2)	(ac)		
		964	0.10	10396	0.24		
02. LOT COVERAGE		REQUIRED		PROPOSED			
		39%					
03. GROSS FLOOR AREA (G.F.A.)		REQUIRED		PROPOSED			
				ft2	m2		
	RESIDENTIAL			28713	2667		
	COMMERCIAL			874	81		
TOTAL		29587		2748			
04. FLOOR SPACE INDEX (F.S.I.)		REQUIRED		PROPOSED			
		2.79					
05. SETBACKS *		REQUIRED		PROPOSED			
	ABOVE GRADE			NORTH	0.40 m		
				EAST	0.00 m		
				SOUTH	18.00 m		
				WEST	0.00 m		
06. UNIT BREAKDOWN		REQUIRED		PROPOSED			
	18 / 18 + D			18 / 18 + D	8 27%		
	28 / 28 + D			28 / 28 + D	17 57%		
	38 / 38 + D			38 / 38 + D	5 17%		
TOTAL				30	100%		
07. BARRIER-FREE UNITS		OBC		PROPOSED			
		15% MIN		# of UNITS	% of UNITS		
TOTAL		5 units		6	20%		
08. PARKING		North York By-Law 7625 REQUIRED		PROPOSED			
		RATIO	# of UNITS/per 100m2	REQUIRED	RATIO	# of UNITS/per 100m2	PROPOSED
	RESIDENTIAL/VISITOR/COMMERCIAL	1.5	30	45	0.5	30	18
TOTAL				45	18		
09. BIKE PARKING		By-Law 569-2013/TGS Version 3			PROPOSED		
		RATIO	# of UNITS	REQUIRED	PROPOSED		
	RESIDENTIAL (LONG TERM)	0.68	30	21	21		
	NON RESIDENTIAL/VISITOR (SHORT TERM)	0.07	30	3	3		
TOTAL		24			24		
10. MAIN BUILDING HEIGHT		REQUIRED		PROPOSED			
	TO MAIN ROOF SLAB			28.50 m			
11. AMENITY		By-Law 569-2013			PROPOSED		
		RATIO (m2)	# of UNITS	REQUIRED (m2)	ft2	m2	
	INDOOR	2	30	60	646	60	
	OUTDOOR	2	30	60	646	60	
TOTAL		120			1292	120	
NOTES:							
* setbacks to main building face							
** actual unit count may vary depending on market demand							

PARKING LEGEND	
Non Resident	Residential
Barrier-Free	
2600	2600
2900	2900
1500	3400
PARKING STATISTICS:	
Residential	13
Residential (Barrier Free)	2
Non Residential	3
Non Residential (Barrier Free)	0

LOCKER + BIKE LEGEND	
horizontal bike locker	1800
vertical bike locker	1200
horizontal stacked bike locker	1250
storage locker	1500
LOCKER STATISTICS:	
horizontal bike locker	0
vertical bike locker	0
horizontal stacked bike locker	21
surface bike rack (see landscape dwg.)	3
storage locker	30



THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF GRAZIANI+CORAZZA ARCHITECTS INC. THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY GRAZIANI+CORAZZA ARCHITECTS INC. OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. GRAZIANI+CORAZZA ARCHITECTS INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, AND OTHER ENGINEERING INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH THE WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION, UNLESS OTHERWISE NOTED. NO INVESTIGATION HAS BEEN UNDERTAKEN OR REPORTED ON BY THIS OFFICE IN REGARDS TO THE ENVIRONMENTAL CONDITION OF THIS SITE.

THIS DRAWING IS NOT TO BE SCALED. ALL ARCHITECTURAL SYMBOLS INDICATED ON THIS DRAWING ARE GRAPHIC REPRESENTATIONS ONLY.

CONDITIONS FOR ELECTRONIC INFORMATION TRANSFER:

ELECTRONIC INFORMATION IS SUPPLIED TO THE OTHER ASSOCIATED FIRMS TO ASSIST THEM IN THE EXECUTION OF THEIR WORK/REVIEW. THE RECIPIENT FIRMS MUST DETERMINE THE COMPLETENESS/APPROPRIATENESS/RELEVANCE OF THE INFORMATION IN RESPECT TO THEIR PARTICULAR RESPONSIBILITY.

GRAZIANI+CORAZZA ARCHITECTS INC. SHALL NOT BE RESPONSIBLE FOR:

1. ERRORS, OMISSIONS, INCOMPLETENESS DUE TO LOSS OF INFORMATION IN WHOLE OR PART WHEN INFORMATION IS TRANSFERRED.
2. TRANSMISSION OF ANY VIRUS OR DAMAGE TO THE RECEIVING ELECTRONIC SYSTEM WHEN INFORMATION IS TRANSFERRED.

WITHOUT  
PREJUDICE



**GRAZIANI  
CORAZZA  
ARCHITECTS**

8400 JANE STREET, BUILDING D-SUITE 300 CONCORD, ONTARIO L4K 4L8  
T.905.795.2601 F.905.795.2844 WWW.GC-ARCHITECTS.COM

PROPOSED MIX DEVELOPMENT	
145 SHEPPARD	
145 SHEPPARD AVENUE EAST	
TORONTO	ONTARIO
PROJECT ARCHITECT:	E. Corazza
ASSISTANT DESIGNER:	V. Zuberovskii
DRAWN BY:	F. Fenn
CHECKED BY:	D. Biese
PLOT DATE:	NOV.27.2024
JOB #	1456.16

**SITE PLAN  
+ PROJECT STATISTICS**

1:100

A101

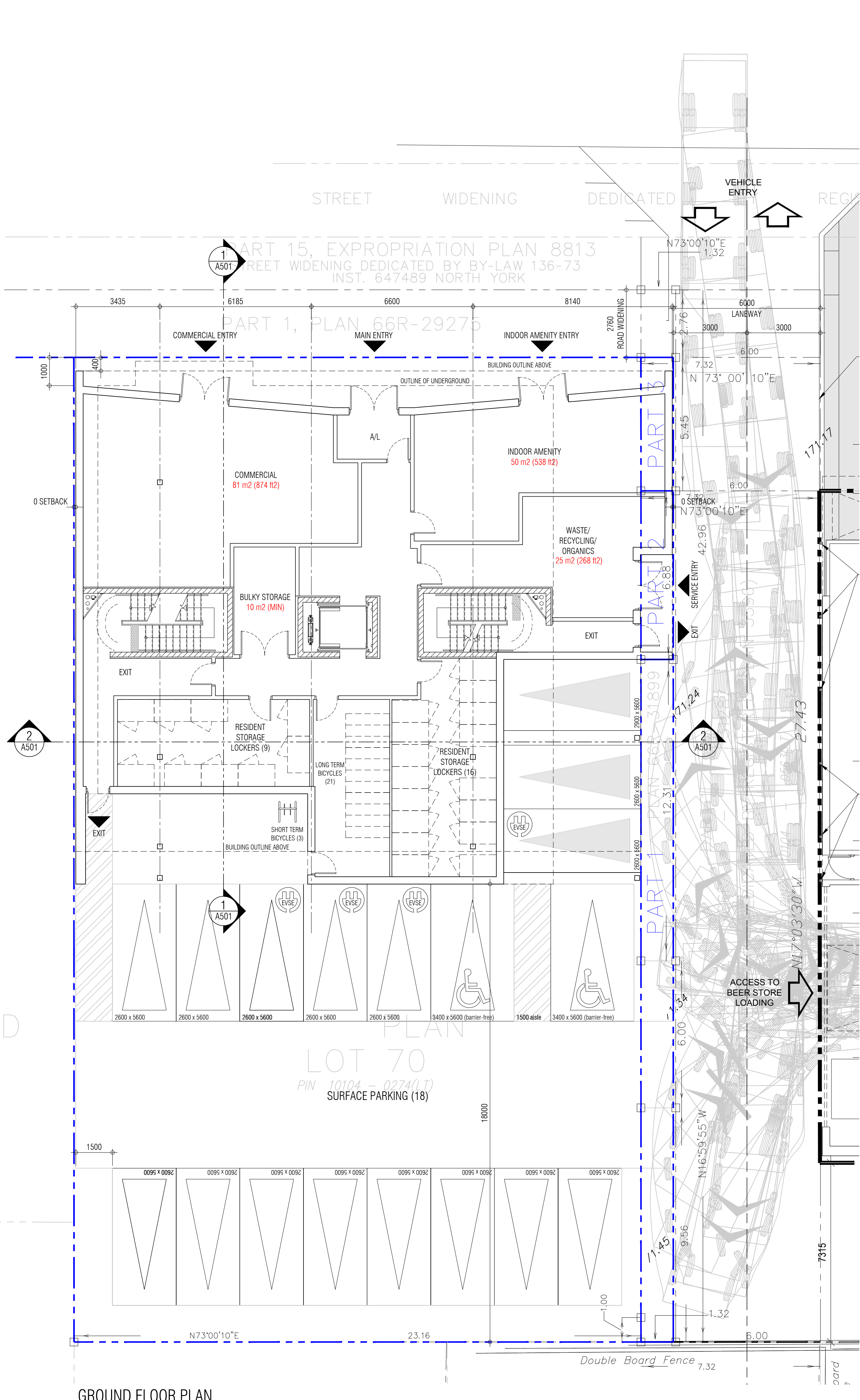
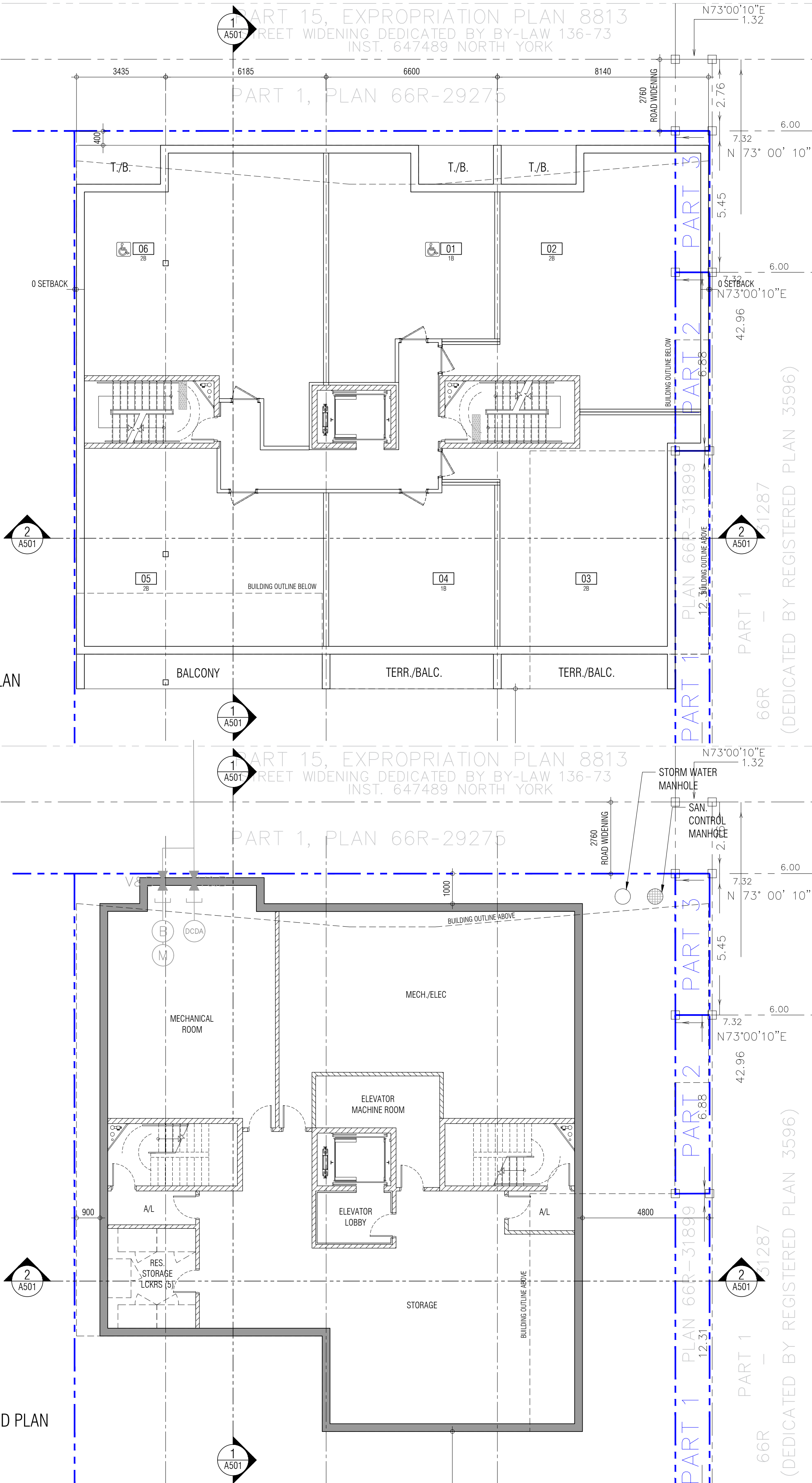
TITLEBLOCK SIZE: 610 x 900



2ND FLOOR PLAN

UNDERGROUND PLAN

GROUND FLOOR PLAN



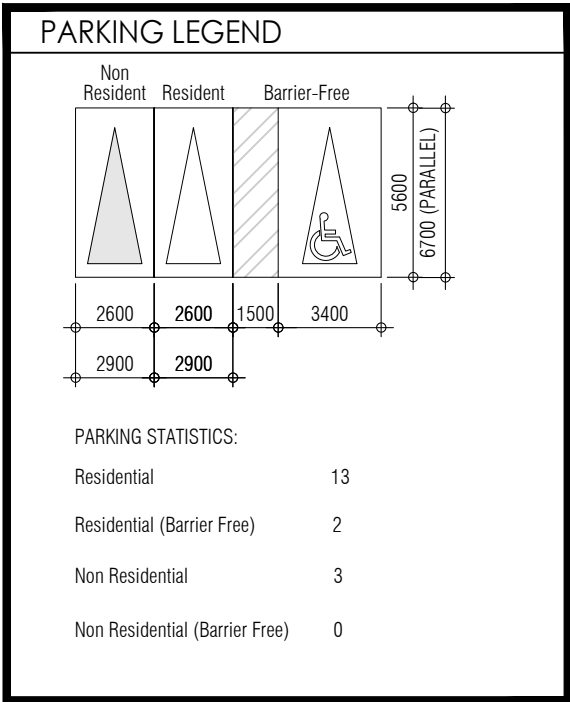
THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF GRAZIANI+CORAZZA ARCHITECTS INC. THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY GRAZIANI+CORAZZA ARCHITECTS INC. OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. GRAZIANI+CORAZZA ARCHITECTS INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, AND OTHER ENGINEERING INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH THE WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION, UNLESS OTHERWISE NOTED. NO INVESTIGATION HAS BEEN UNDERTAKEN OR REPORTED ON BY THIS OFFICE IN REGARDS TO THE ENVIRONMENTAL CONDITION OF THIS SITE.

THIS DRAWING IS NOT TO BE SCALED. ALL ARCHITECTURAL SYMBOLS INDICATED ON THIS DRAWING ARE GRAPHIC REPRESENTATIONS ONLY.

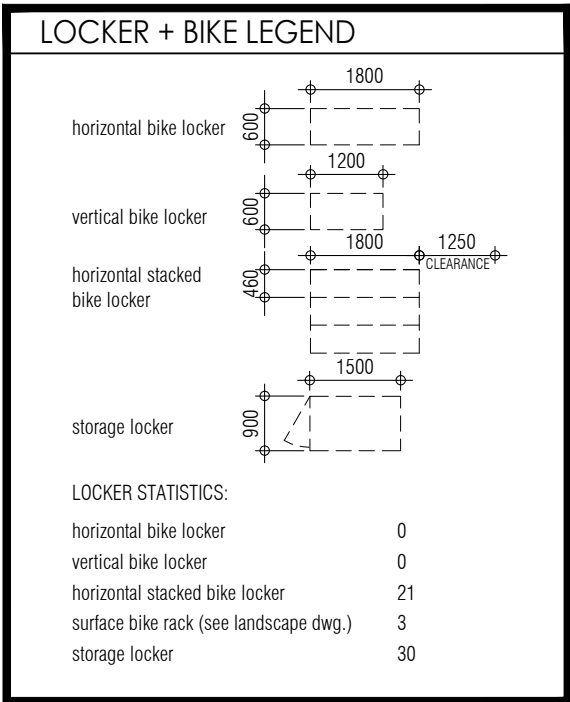
CONDITIONS FOR ELECTRONIC INFORMATION TRANSFER:

ELECTRONIC INFORMATION IS SUPPLIED TO THE OTHER ASSOCIATED FIRMS TO ASSIST THEM IN THE EXECUTION OF THEIR WORK/REVIEW. THE RECIPIENT FIRMS MUST DETERMINE THE COMPLETENESS/APPROPRIATENESS/RELEVANCE OF THE INFORMATION IN RESPECT TO THEIR PARTICULAR RESPONSIBILITY.

GRAZIANI+CORAZZA ARCHITECTS INC. SHALL NOT BE RESPONSIBLE FOR:  
1. ERRORS, OMISSIONS, INCOMPLETENESS DUE TO LOSS OF INFORMATION IN WHOLE OR PART WHEN INFORMATION IS TRANSFERRED.  
2. TRANSMISSION OF ANY VIRUS OR DAMAGE TO THE RECEIVING ELECTRONIC SYSTEM WHEN INFORMATION IS TRANSFERRED.



WITHOUT  
PREJUDICE



**GRAZIANI  
CORAZZA  
ARCHITECTS**

8400 JANE STREET, BUILDING D-SUITE 300 CONCORD, ONTARIO L4K 4L8  
T. 905.795.2601 F. 905.795.2844 WWW.GC-ARCHITECTS.COM

PROPOSED MIX DEVELOPMENT

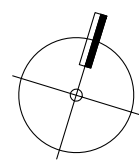
**145 SHEPPARD**

145 SHEPPARD AVENUE EAST

TORONTO ONTARIO

PROJECT ARCHITECT: E. Corazza  
ASSISTANT DESIGNER: V. Zuberovski  
DRAWN BY: V. Fenn  
CHECKED BY: D. Biese  
PLOT DATE: NOV.27.2024  
JOB #: 1456.16

**UNDERGROUND + GROUND  
& 2ND FLOOR PLANS**

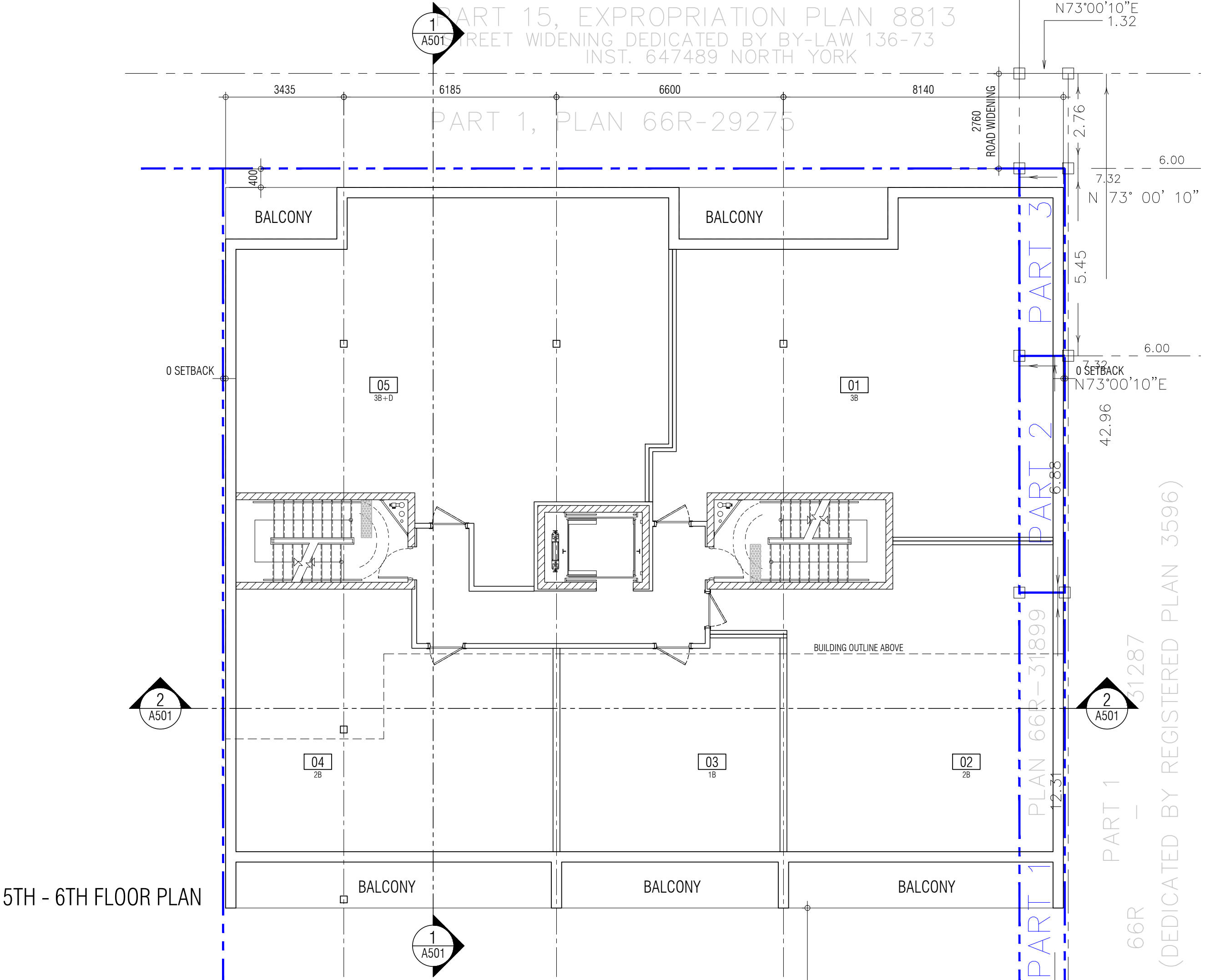
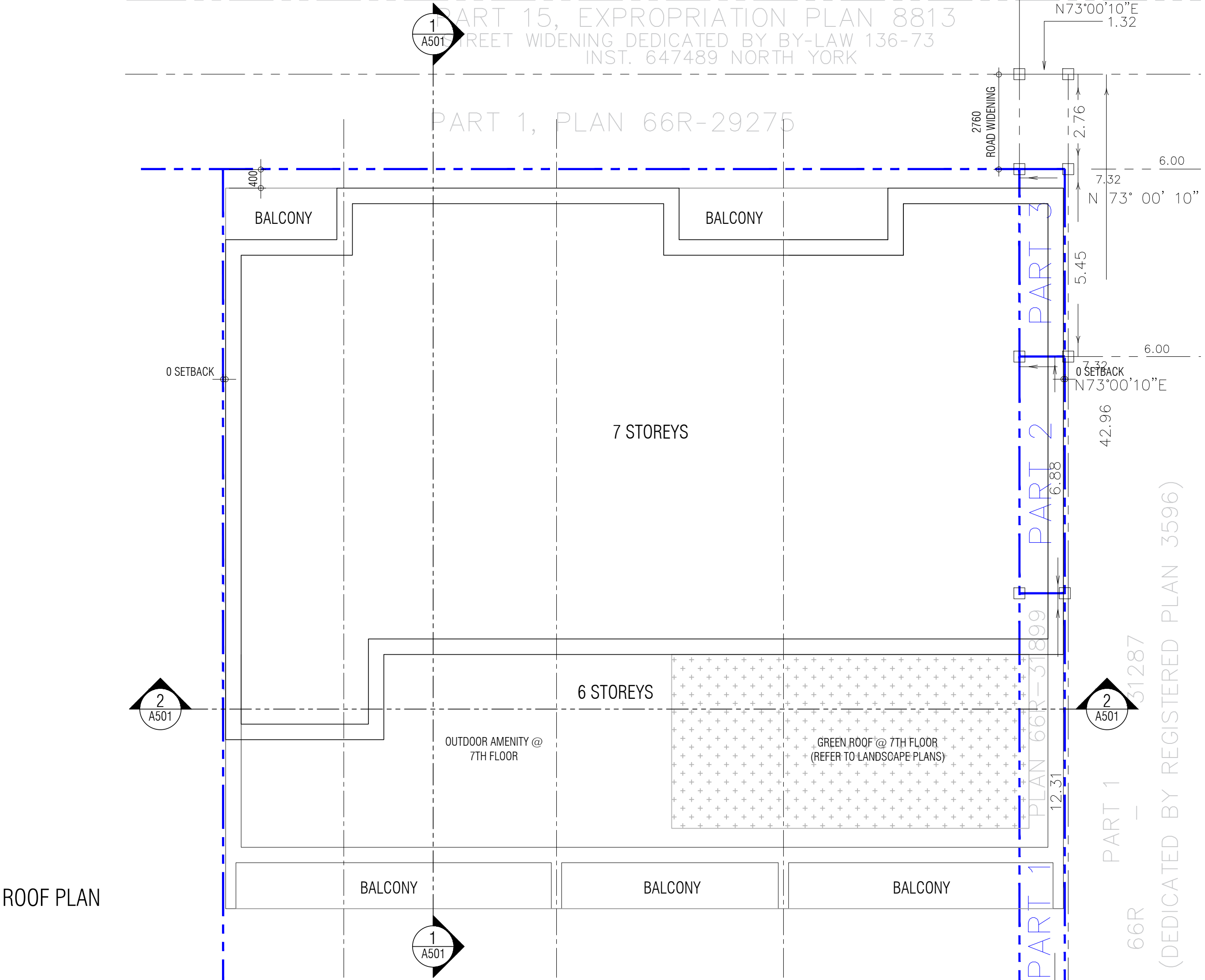
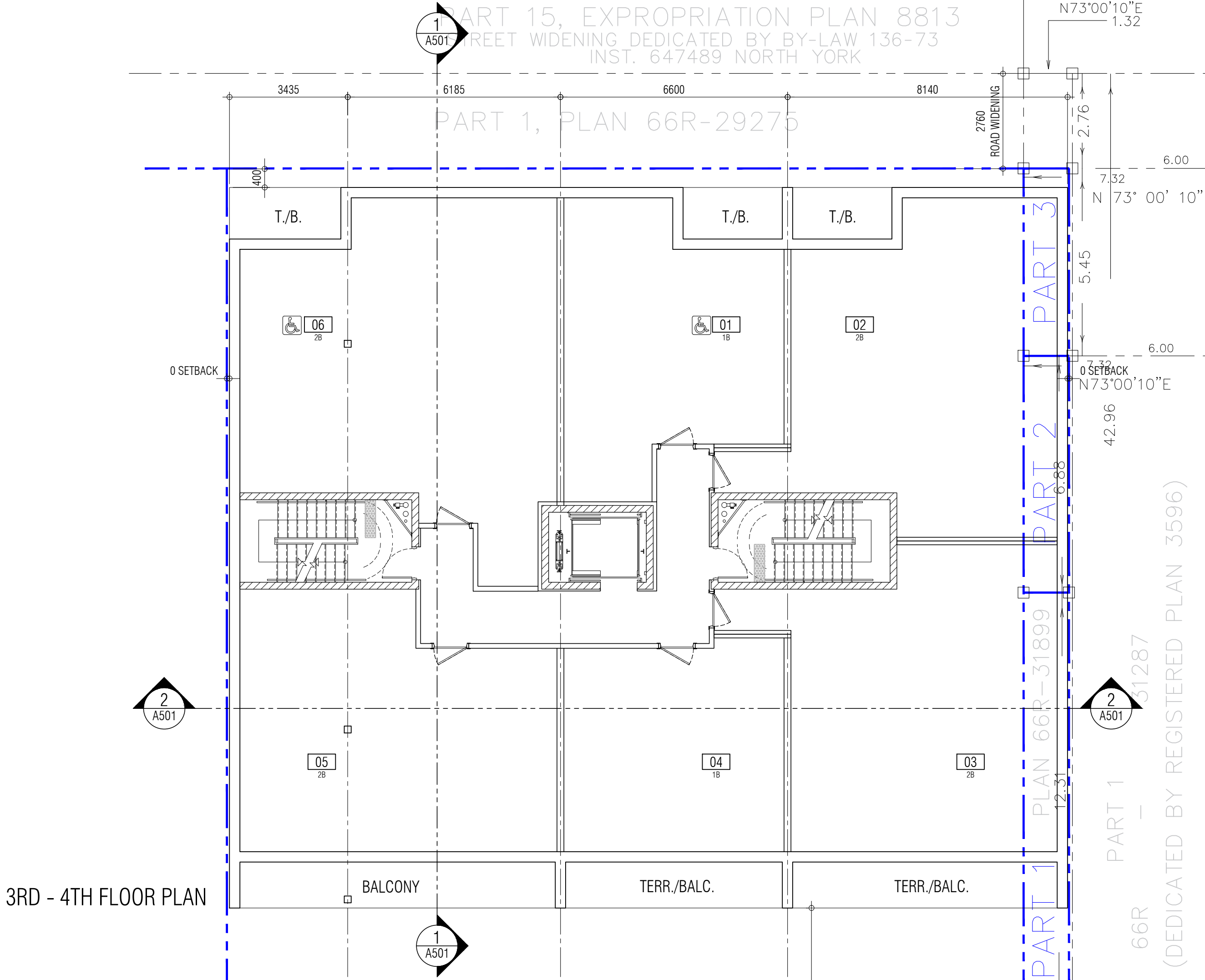
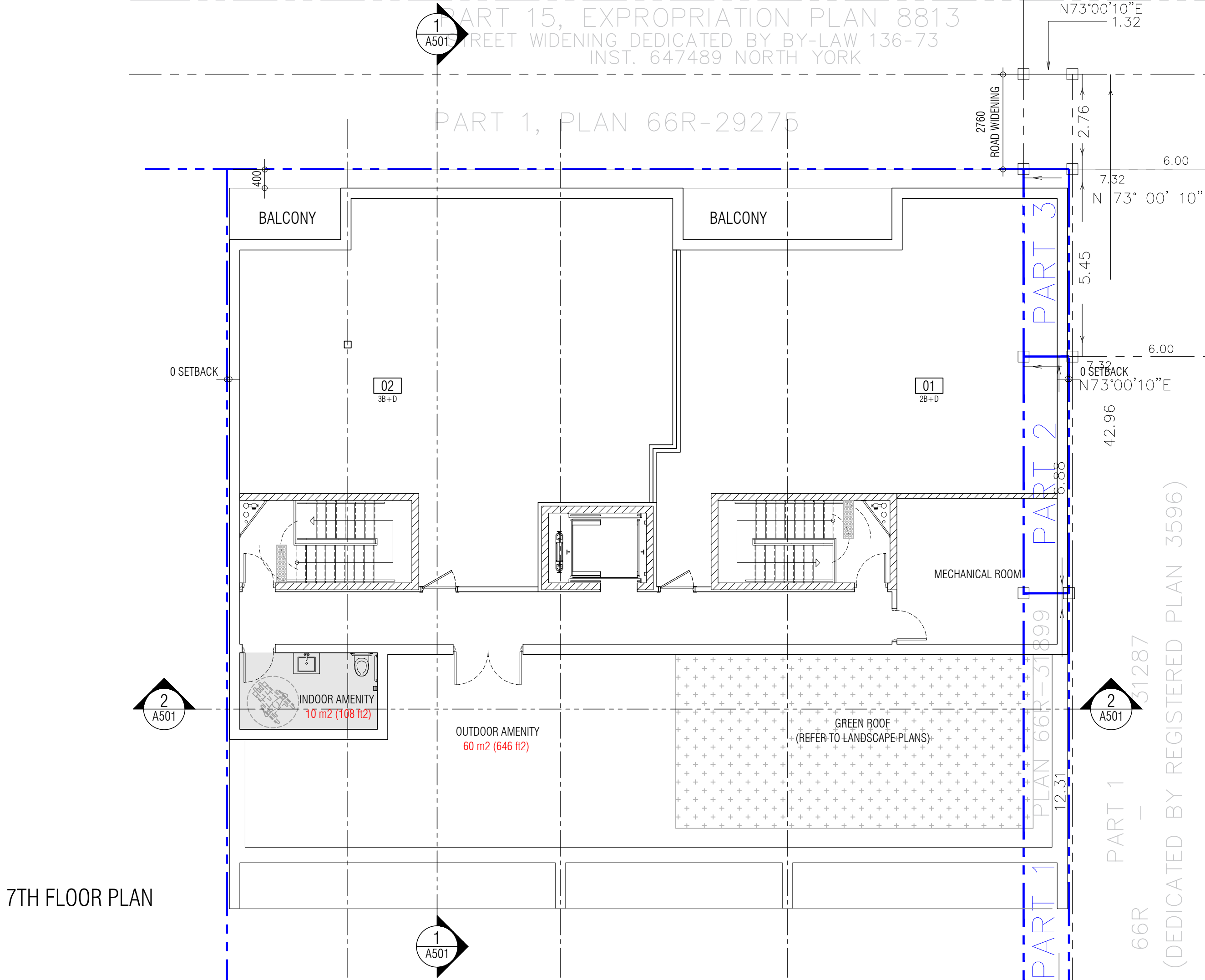


1:100

**A301**

TITLEBLOCK SIZE: 610 x 900





THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF GRAZIANI+CORAZZA ARCHITECTS INC. THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY GRAZIANI+CORAZZA ARCHITECTS INC. OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. GRAZIANI+CORAZZA ARCHITECTS INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, AND OTHER ENGINEERING INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH THE WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION, UNLESS OTHERWISE NOTED. NO INVESTIGATION HAS BEEN UNDERTAKEN OR REPORTED ON BY THIS OFFICE IN REGARDS TO THE ENVIRONMENTAL CONDITION OF THIS SITE.

THIS DRAWING IS NOT TO BE SCALED. ALL ARCHITECTURAL SYMBOLS INDICATED ON THIS DRAWING ARE GRAPHIC REPRESENTATIONS ONLY.

CONDITIONS FOR ELECTRONIC INFORMATION TRANSFER:

ELECTRONIC INFORMATION IS SUPPLIED TO THE OTHER ASSOCIATED FIRMS TO ASSIST THEM IN THE EXECUTION OF THEIR WORK/REVIEW. THE RECIPIENT FIRMS MUST DETERMINE THE COMPLETENESS / APPROPRIATENESS / RELEVANCE OF THE INFORMATION IN RESPECT TO THEIR PARTICULAR RESPONSIBILITY.

GRAZIANI+CORAZZA ARCHITECTS INC. SHALL NOT BE RESPONSIBLE FOR:

1. ERRORS, OMISSIONS, INCOMPLETENESS DUE TO LOSS OF INFORMATION IN WHOLE OR PART WHEN INFORMATION IS TRANSFERRED.
2. TRANSMISSION OF ANY VIRUS OR DAMAGE TO THE RECEIVING ELECTRONIC SYSTEM WHEN INFORMATION IS TRANSFERRED.

WITHOUT  
PREJUDICE



PROPOSED MIX DEVELOPMENT		
145 SHEPPARD		
145 SHEPPARD AVENUE EAST		
TORONTO		ONTARIO
PROJECT ARCHITECT:	E. Corazza	
ASSISTANT DESIGNER:	V. Zuberovski	
DRAWN BY:	V. Fenn	
CHECKED BY:	D. Biese	
PLOT DATE:	NOV.27.2024	
JOB #	1456.16	

3RD-7TH  
+ ROOF PLANS



TITLEBLOCK SIZE: 610 x 900

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF GRAZIANI+CORAZZA ARCHITECTS INC. THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY GRAZIANI+CORAZZA ARCHITECTS INC. OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. GRAZIANI+CORAZZA ARCHITECTS INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, AND OTHER ENGINEERING INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH THE WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION, UNLESS OTHERWISE NOTED. NO INVESTIGATION HAS BEEN UNDERTAKEN OR REPORTED ON BY THIS OFFICE IN REGARDS TO THE ENVIRONMENTAL CONDITION OF THIS SITE.

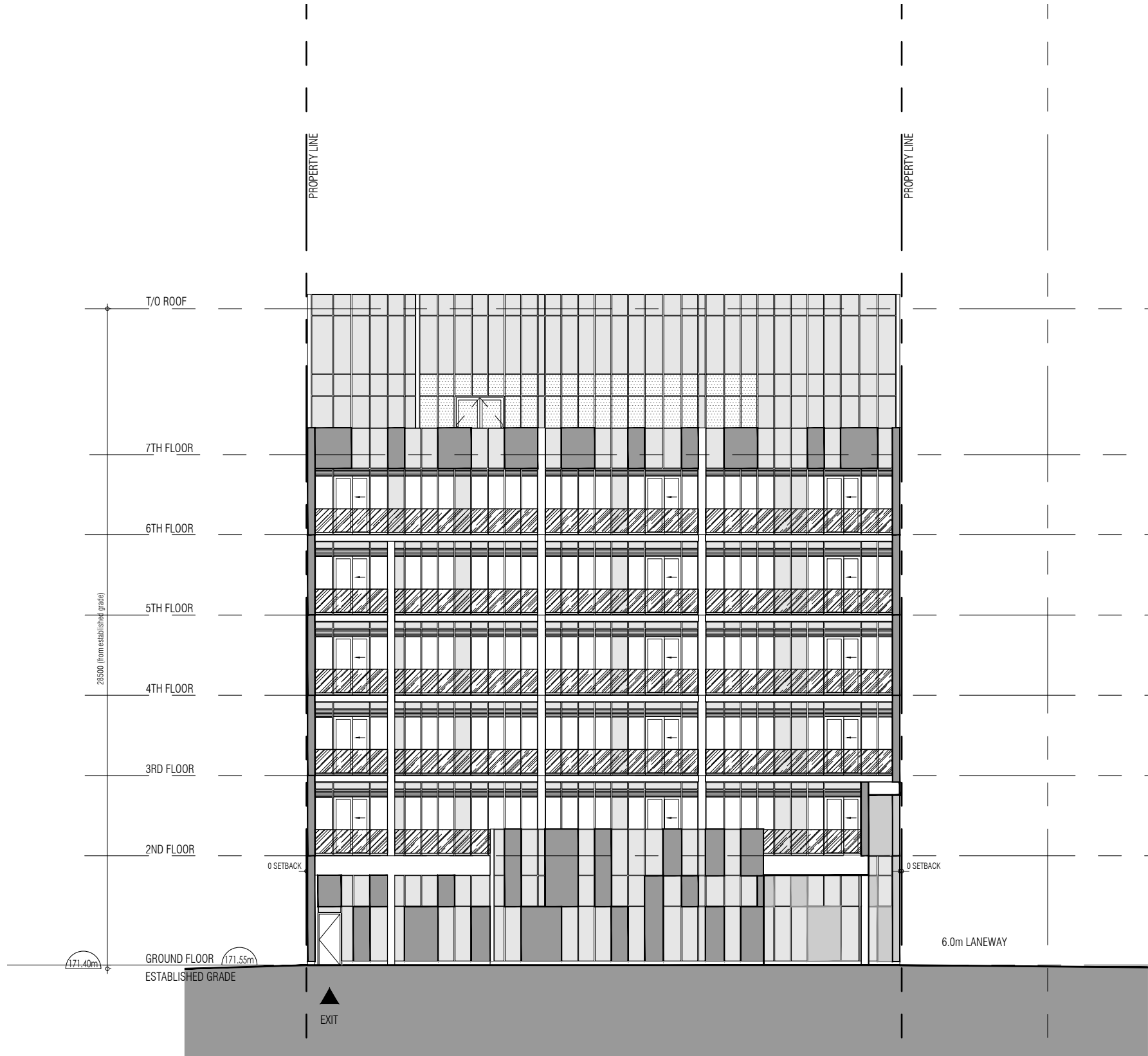
THIS DRAWING IS NOT TO BE SCALED. ALL ARCHITECTURAL SYMBOLS INDICATED ON THIS DRAWING ARE GRAPHIC REPRESENTATIONS ONLY.

CONDITIONS FOR ELECTRONIC INFORMATION TRANSFER:

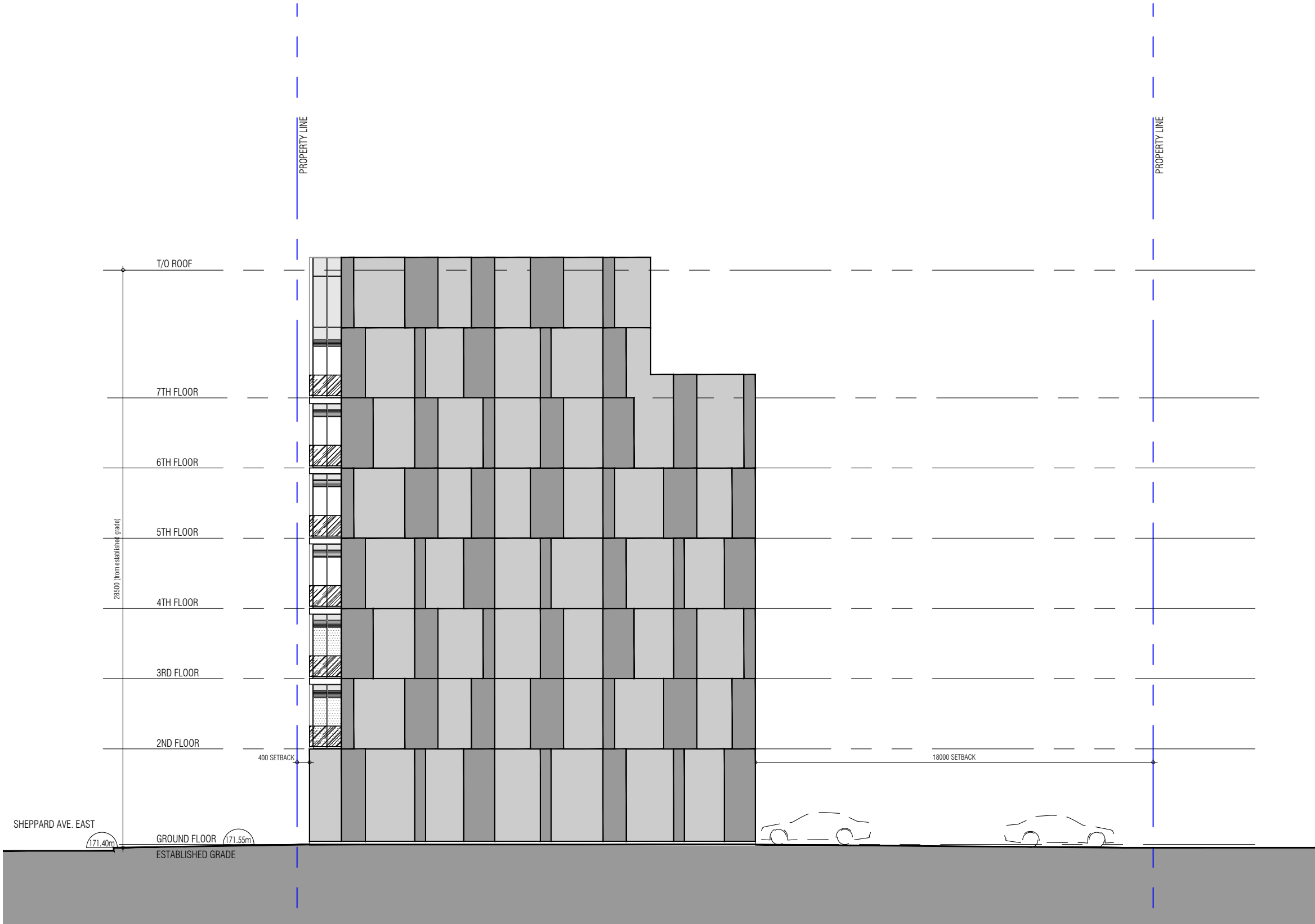
ELECTRONIC INFORMATION IS SUPPLIED TO THE OTHER ASSOCIATED FIRMS TO ASSIST THEM IN THE EXECUTION OF THEIR WORK/REVIEW. THE RECIPIENT FIRMS MUST DETERMINE THE COMPLETENESS/APPROPRIATENESS/RELEVANCE OF THE INFORMATION IN RESPECT TO THEIR PARTICULAR RESPONSIBILITY.

GRAZIANI+CORAZZA ARCHITECTS INC. SHALL NOT BE RESPONSIBLE FOR:

1. ERRORS, OMISSIONS, INCOMPLETENESS DUE TO LOSS OF INFORMATION IN WHOLE OR PART WHEN INFORMATION IS TRANSFERRED.
2. TRANSMISSION OF ANY VIRUS OR DAMAGE TO THE RECEIVING ELECTRONIC SYSTEM WHEN INFORMATION IS TRANSFERRED.



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

WITHOUT  
PREJUDICE



**GRAZIANI  
CORAZZA  
ARCHITECTS**

8400 JANE STREET, BUILDING D-SUITE 300    CONCORD, ONTARIO    L4K 4L8  
T. 905.795.2844    F. 905.795.2844    WWW.GC-ARCHITECTS.COM

PROPOSED MIX DEVELOPMENT		
145 SHEPPARD		
145 SHEPPARD AVENUE EAST		
TORONTO		ONTARIO
PROJECT ARCHITECT:	E. Corazza	
ASSISTANT DESIGNER:	V. Zuberovski	
DRAWN BY:	V. Fenn	
CHECKED BY:	D. Biese	
PLOT DATE:	NOV.27.2024	
JOB #	1456.16	

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF GRAZIANI+CORAZZA ARCHITECTS INC. THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY GRAZIANI+CORAZZA ARCHITECTS INC. OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. GRAZIANI+CORAZZA ARCHITECTS INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, AND OTHER ENGINEERING INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH THE WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION, UNLESS OTHERWISE NOTED. NO INVESTIGATION HAS BEEN UNDERTAKEN OR REPORTED ON BY THIS OFFICE IN REGARDS TO THE ENVIRONMENTAL CONDITION OF THIS SITE.

THIS DRAWING IS NOT TO BE SCALED. ALL ARCHITECTURAL SYMBOLS INDICATED ON THIS DRAWING ARE GRAPHIC REPRESENTATIONS ONLY.

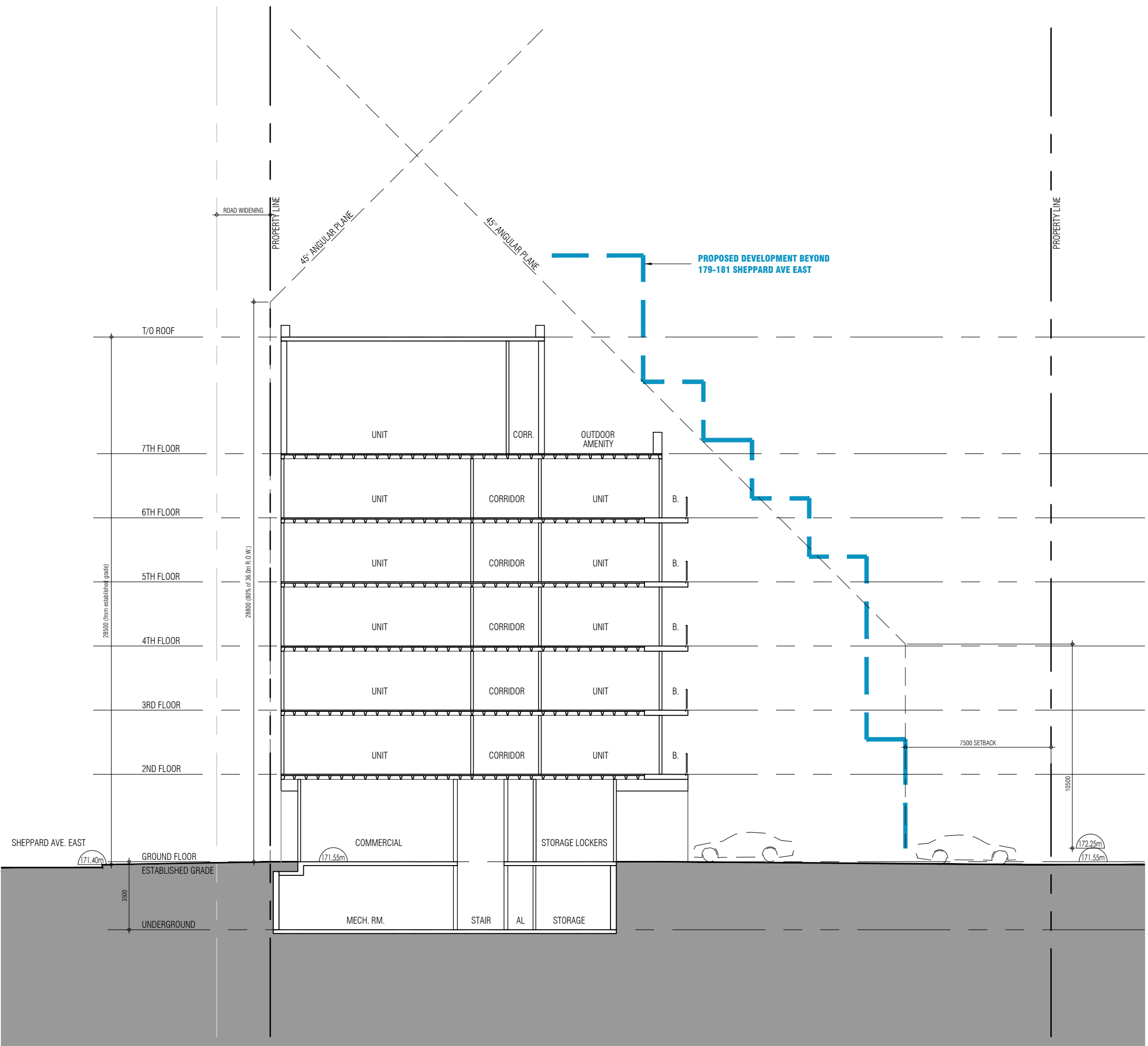
CONDITIONS FOR ELECTRONIC INFORMATION TRANSFER:

ELECTRONIC INFORMATION IS SUPPLIED TO THE OTHER ASSOCIATED FIRMS TO ASSIST THEM IN THE EXECUTION OF THEIR WORK/REVIEW. THE RECIPIENT FIRMS MUST DETERMINE THE COMPLETENESS / APPROPRIATENESS / RELEVANCE OF THE INFORMATION IN RESPECT TO THEIR PARTICULAR RESPONSIBILITY.

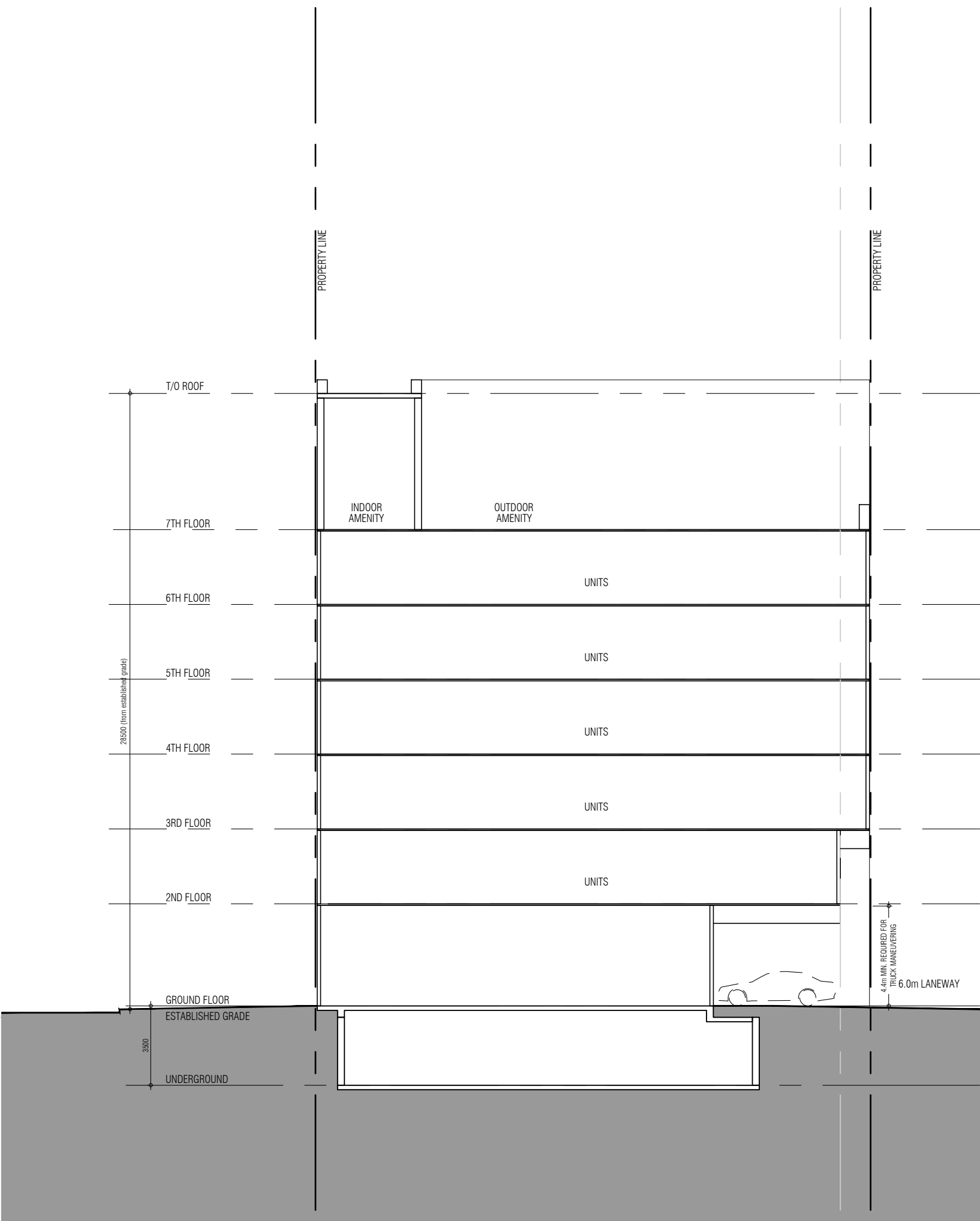
GRAZIANI+CORAZZA ARCHITECTS INC. SHALL NOT BE RESPONSIBLE FOR:

1. ERRORS, OMISSIONS, INCOMPLETENESS DUE TO LOSS OF INFORMATION IN WHOLE OR PART WHEN INFORMATION IS TRANSFERRED.
2. TRANSMISSION OF ANY VIRUS OR DAMAGE TO THE RECEIVING ELECTRONIC SYSTEM WHEN INFORMATION IS TRANSFERRED.

WITHOUT  
PREJUDICE



SECTION 1



SECTION 2



**GRAZIANI  
CORAZZA  
ARCHITECTS**

8400 JANE STREET, BUILDING D-SUITE 300 CONCORD, ONTARIO L4K 4L8  
T. 905.795.2844 F. 905.795.2844 WWW.GC-ARCHITECTS.COM

PROPOSED MIX DEVELOPMENT

**145 SHEPPARD**

145 SHEPPARD AVENUE EAST

TORONTO	ONTARIO
PROJECT ARCHITECT:	E. Corazza
ASSISTANT DESIGNER:	V. Zuberovski
DRAWN BY:	V. Fenn
CHECKED BY:	D. Biase
PLOT DATE:	NOV.27.2024
JOB #	1456.16

SECTIONS

1:200

A501

**APPENDIX “B”**

Reference Plan completed by Guido Papa Surveying in October 2024



NOTES

BEARINGS ARE MTM GRID, DERIVED FROM SPECIFIED CONTROL POINTS (SCPs)  
02019680151 AND 02019720725, MTM ZONE 10, NAD83 (1997.0).

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY  
THE COMBINED SCALE FACTOR OF 0.99980374.

INTEGRATION DATA

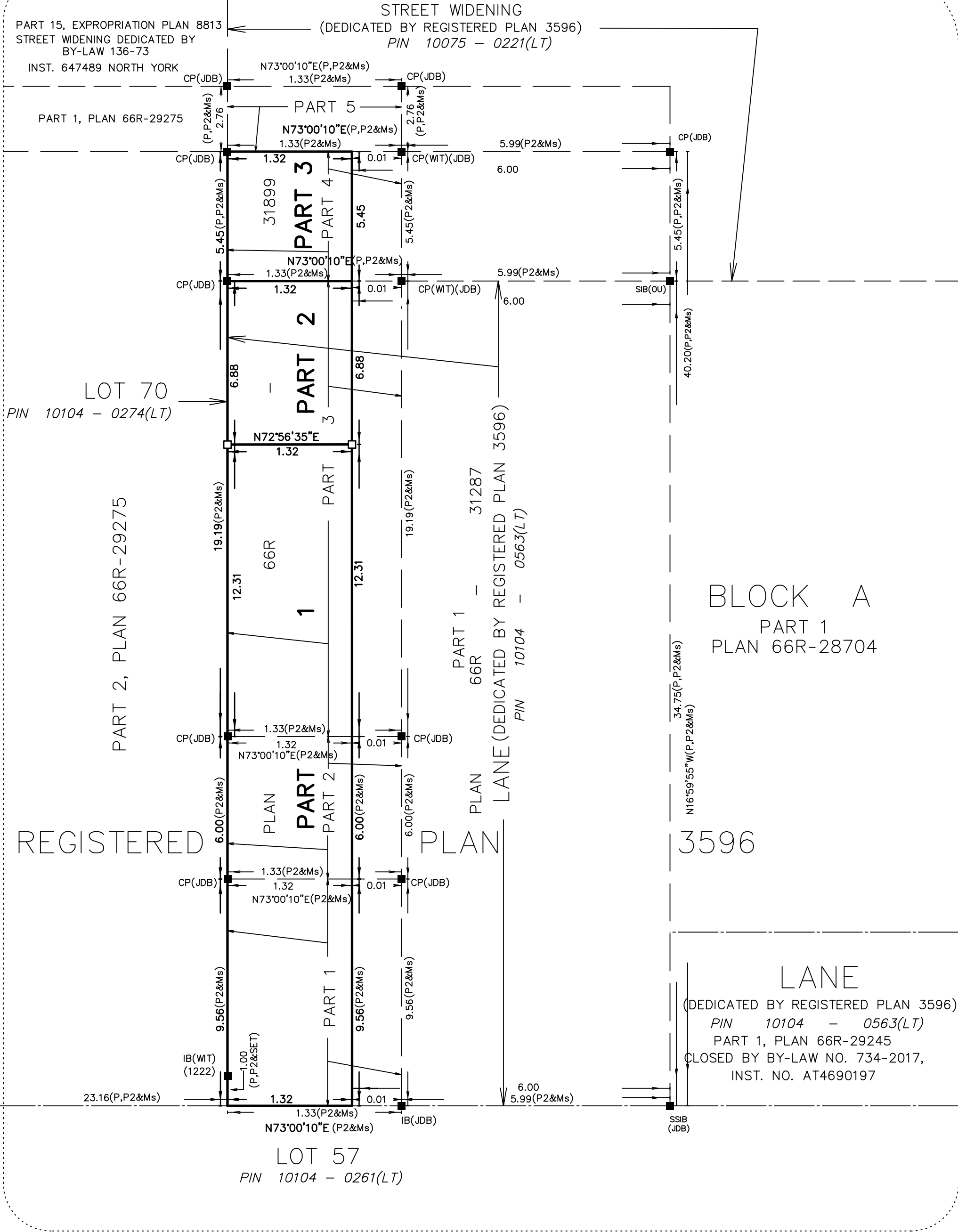
SPECIFIED CONTROL POINTS (SCPs): MTM ZONE 10, NAD83 (1997.0).  
COORDINATES TO AN URBAN ACCURACY PER SECTION 14 (2) OF O.REG 216/10.

POINT ID	NORTHING	EASTING
SCP 02019680151	4 847 220.25	312 489.66
SCP 02019720725	4 847 002.34	312 448.95

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH  
CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

THE RESULTANT TIE BETWEEN SCP 02019680151 AND SCP 02019720725  
IS 221.71 N 10°34'55" E

DETAIL "A"  
NOT TO SCALE



KNOWN AS SHEPPARD AVENUE EAST

ROAD ALLOWANCE BETWEEN LOTS 15 AND 16 CONCESSION 1, EAST OF YONGE STREET

STREET WIDENING DEDICATED BY REGISTERED PLAN 1967

PART 15, EXPROPRIATION PLAN 8813  
STREET WIDENING DEDICATED BY BY-LAW 136-73  
INST. 647489 NORTH YORK

PART 1, PLAN 66R-29275

STREET WIDENING  
(DEDICATED BY REGISTERED PLAN 3596)  
PIN 10075 - 0221(LT)

PLAN OF SURVEY OF  
PART OF STREET WIDENING  
AND  
PART OF LANE ABUTTING BLOCK A  
REGISTERED PLAN 3596  
CITY OF TORONTO  
FORMERLY CITY OF NORTH YORK  
SCALE 1 : 150

5 0 5 10 metres

THE INTENDED PLOT SIZE OF THIS PLAN IS 915mm IN WIDTH BY 457mm IN HEIGHT  
WHEN PLOTTED AT A SCALE OF 1:150

GUIDO PAPA SURVEYING – A DIVISION OF J.D. BARNES LTD.

METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES  
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
SSIB	DENOTES	SHORT STANDARD IRON BAR
IB	DENOTES	IRON BAR
CP	DENOTES	CONCRETE PIN WITH WASHER
WIT	DENOTES	WITNESS
MS	DENOTES	MEASURED
P	DENOTES	PLAN 66R-31287
P2	DENOTES	PLAN 66R-31809
CTS	DENOTES	CITY OF TORONTO
1222	DENOTES	C.E. DOTTERILL O.L.S.
JDB	DENOTES	J.D. BARNES LTD. O.L.S.
BF	DENOTES	BOARD FENCE
CONC	DENOTES	CONCRETE
CRB	DENOTES	CURB
N,S,E,W	DENOTES	NORTH, SOUTH, EAST, WEST

NOTE SOME OF THE LINES ARE EXAGGERATED FOR CLARIFICATION.

SURVEYOR'S CERTIFICATE

I 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 OCTOBER , 2024

DATE \_\_\_\_\_ PRELIMINARY  
DACIAN N. POPA  
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER XXXXXX

		SURVEYING MAPPING GIS	
9135 KEELE ST., UNIT B7, VAUGHAN, ON L4K 0J4 T: (289) 553-5961 F: (289) 553-5986 www.jdbarnes.com			
DRAWN BY: D.N.P.	CHECKED BY: D.N.P.	REFERENCE NO.: 17-18-629-03	
PLOTTED: 04/09/2021		DATED: 04/09/2021	