

DAWES ACORN TENANTS' ASSOCIATION



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416-461-9233

BY EMAIL: phc@toronto.ca; clerk@toronto.ca

October 29th, 2024

Planning and Housing Committee
Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2

,

RE: RE: PH16.4 - Implementing a Rental Renovation Licence Bylaw to Address Renovictions

Good day,

By way of introduction, I am the Chair of the Dawes ACORN Tenant's Association. Our Association currently comprises Tenants living along the north end of Dawes Road, East York. More Specifically, our membership is largely comprised of Tenants located at 500, 506, 508, 510, 516 and 610 Dawes Road.

We have been working collaboratively with Toronto ACORN, Don Valley Community Legal Services ("DVCLS"), and other community partners in efforts to inform, educate, and discuss the issue of renovictions with local tenants who are concerned or have been impacted by this worrying trend in our neighborhood.

Support for a renovation licensing framework and recommendations set forth by staff is very strong among our tenant base, with the most vocal proponents of the proposed by-law (and by-law amendments) coming from Tenants situated at 508 Dawes; a building that has dealt with three separate waves of renovictions over the past 4-5 years. **Accordingly, our association supports the contents of the report prepared by staff and ask that members of the Planning & Housing Committee fully support the implementation of the renovation by-law in accordance with staff recommendations.**

As detailed in **Ontario ACORN's Report dated October 2nd, 2024¹**, 508 Dawes Road, is one of 21 buildings located in 7 Ontario Cities, linked to Michael Klein who owns these properties through several companies domiciled in Ontario. Of the 21 buildings in Klein's portfolio, 680 units have been impacted by renovation notices. This has impacted 1,750 low-income tenants. Accordingly, Toronto ACORN has identified him as "Ontario's No 1 Renovictor".

¹ See *Who's Ontario's Biggest Renovictor?*, renovation report by Ontario Acorn at TAB 1

More recently, tenants at 508 Dawes Road have organized the renovations sought by Klein.

Earlier this year, a small group tenants at 508 Dawes, were successful in combating the renovictions at the Ontario Landlord & Tenant Board (“LTB”), having retained counsel to assist them in challenging the Landlord’s assertion that vacant possession was required. Currently, another group of roughly 10-14 tenants at the property have retained the same counsel to challenge a new series of applications to end their tenancies for renovation-related matters. This new group is made up of tenants at both 508 Dawes Road and 994 O’Connor Drive (both tied to Mr. Klein).

Notwithstanding their success in challenging current efforts to displace them, tenants at 508 Dawes Road have also dealt with other issues, such as the poor maintenance of common areas and threats to their amenity space.²

Upon hearing of the proposed renoviction policy changes set forth in the Staff report, Tenants of our Association expressed optimism in that these tools result in some or all the following:

1. Encourage Landlords to proactively engage in ordinary maintenance to prevent poor states of unit repair which warrant vacant possession for remediation.
2. Maintain and improve socio-economic stability in our city.
3. Enhance the negotiating power of vulnerable tenants faced with the prospect of N13/L2 related displacement.
4. Ensure that N13 notices and L2 application are made in good faith by landlords and reduce instances of bad-faith notices and LTB filings..
5. Reduce the number of bad-faith N13s issued by Property Owners who provide residential tenancies (“Landlords”).
6. Reduce the financial impact and time commitment required by tenants to challenge illegitimate N13 notice and L2 applications.
7. Improve tenant understanding of their rights and facilitate access to tenant resources.

In closing, we thank Councillor Paula Fletcher, Mayor Olivia Chow, Ontario ACORN, Toronto ACORN, Don Valley Community Legal Services, and the many other stakeholders who championed this cause. We further thank the City staff for their many undertakings in producing this report.



Ryan Endoh
Chair,

Dawes ACORN Tenants’ Association

² See TAB 2 for Details re Item - 2024.SZ20.3 508 Dawes Road, Minor Variance (Committee of Adjustments)

TAB 1



ONTARIO ACORN



WHO IS ONTARIO'S BIGGEST RENOVICTOR?

ACORN'S INVESTIGATION CONNECTS MICHAEL KLEIN TO 21
BUILDINGS FACING RENOVICTION ACROSS 7 CITIES

INTRODUCTION

Ontario ACORN is raising the alarm on a landlord that we believe to be the province's biggest perpetrator of renovictions - Michael Klein. Through corporate record searches, ACORN has linked Michael Klein to 21 buildings experiencing mass renovictions in Toronto, Hamilton, Kitchener, Cambridge, Guelph, London and Lindsay, Ontario.

This landlord profile is an attempt by ACORN members living in buildings owned by Michael Klein to shed light on how one landlord has gamed the system to make a business out of renovictions.

First, we will provide background on what are renovictions and the scale of the crisis in Ontario. Then the report will delve into Michael Klein's predatory tactics, how he operates his business in the shadows, and which buildings are currently resisting renovictions. Finally, we will conclude with testimonies from Klein tenants, how ACORN tenant unions are fighting back, and our demands for all levels of government to step in and protect tenants.

WHAT IS ACORN:

ACORN Canada is a multi-issue, membership-based community and tenant union of low -



income and working class people. We believe that social and economic justice can best be achieved by building community power for change. Our members fight landlords and corporations through direct action. Our members also fight for new and improved laws to protect their rights.

THE PROBLEM WITH RENOVITIONS:

Canada is losing more affordable housing than we can build. Research shows that from 2016-2021, 230,000 low-rent units (rents below \$750) were lost. This is an average of 46,000 per year (1). One of the driving forces of this loss is the rise of renovictions.

What are renovictions? Renovictions are when a landlord evicts a tenant under the guise of doing major renovations that are often unnecessary, cosmetic and/or could be done while the tenant remains in their unit. When renovictions take place, tenants are forced into a housing market that is totally unaffordable, often paying thousands of dollars more in rent or being priced out of their community completely.

In Ontario, there is no rent control on vacant units so once a tenant moves out the landlord can increase the rent by an unlimited amount. This system of vacancy de-control creates a financial incentive that makes renovictions

extremely lucrative for corporate landlords.

ACORN's Ontario Renovictions Report analyzed N13 data obtained from the Landlord and Tenant Board (LTB) through Freedom of Information requests. An N13 notice is given by a landlord to a tenant when the landlord wants to evict for major renovations, conversion to another use or to demolish the unit. Our analysis showed a 300% increase in N13 evictions filed at the LTB between 2017-2022 (2). However, it is important to point out that this doesn't capture the full picture as many landlords force out tenants through a "mutual agreement" by offering a buyout, intimidation and generally making life difficult until the tenant leaves. These cases do not ever reach the LTB.



ONTARIO'S BIGGEST RENOVICTOR: MICHAEL KLEIN

Michael Klein has made renovictions his business. He buys reasonably affordable housing on the private market, mass evicts long-term tenants and replaces them with new tenants he can charge more. In an interview with First National, Michael Klein described his strategy:

"think [of] properties that have low rent, vacancies, physical issues or problem tenants. I step in and get to work. I like to describe myself as a doctor. I bring these buildings back to life. I invest physical and financial energy to work a property back up to market value." (3)

KLEIN BUILDINGS FACING RENOVICTION

ACORN first became aware of Michael Klein in 2020 after new owners, 2 Torbolton Ltd, issued N13s to tenants living in townhomes at 2 Torbolton & 25 Leduc Dr in Toronto's Rexdale neighbourhood. Corporate records for the company list Michael Klein as the director. Soon after in early 2021, ACORN organizers noticed that the letters tenants received in Rexdale were nearly identical to letters tenants at 285 Melvin Ave in Hamilton received after their new landlord, Melvin Apartments Inc, bought their building. Again, a corporate record search revealed Michael Klein to be the director.

Through daily doorknocking and tenants reaching out to their local ACORN offices, more Michael Klein tenants have formed ACORN

21 BUILDINGS 7 CITIES

tenant unions in their buildings to fight their evictions. In 2022 and 2023, more buildings on Melvin Ave joined Hamilton ACORN to fight Klein renovictions. In 2023, tenants of 1270 & 1280 Webster St attended a London ACORN meeting in huge numbers to learn about their rights and to get organized after new ownership gave out N13s. A CBC article confirmed that Michael Klein was behind Webster Apts Inc.

In 2024, tenants in 6 more Michael Klein owned buildings across multiple cities joined ACORN to defend their homes from renovictions.

After examining letters to tenants, N13s, media reports, paying for corporate records and land titles, and speaking with other groups (York South-Weston and Riverview Legal), we have connected Michael Klein to 21 buildings experiencing renovictions within the past 4 years. ACORN is actively organizing with tenants in 13 of these buildings:

- 994 O'Connor Dr, Toronto
- 508 Dawes Rd, Toronto
- 3 Torbolton Dr, Toronto
- 2 Torbolton & 25 Leduc Dr, Toronto
- 80 Guestville Ave, Toronto
- 1A Bansley Ave, Toronto

- 1270 & 1280 Webster St, London
- 221, 375 & 285 Melvin Ave, Hamilton
- 250 Frederick St, Kitchener
- 141 & 149 Borden Ave N, Kitchener
- 201 & 195 Lindsay St S, Lindsay
- 94 Beck St, Cambridge
- 4, 6, 8 Brant Ave, Guelph

These buildings hold approximately 680 units impacted by renovictions. According to Statistics Canada, the average household size in Ontario is 2.6 people. That means if Michael Klein's attempts to clear out these units for unnecessary renovations are successful, 1,768 low income and working class people will be displaced and their affordable homes will be lost forever. Hearings for some of these buildings are around the corner, taking place this October and December.



680
**UNITS IMPACTED BY
RENOVITIONS**
1,750+
LOW-INCOME TENANTS

All these addresses share similar characteristics:

- They had been recently bought by a new company. In the majority of cases, tenants are informed that the new owner is either a numbered company or the name is simply the building address incorporated. However, when you pull the records from the Ontario Business Registry, Michael Klein is listed as the director of these companies.
- Existing rents are well below average market rent as many tenants have lived there for many years and are protected by rent control. However, newer tenants paying higher rents are sometimes excluded from the N13 evictions. For example, in Lindsay tenants who are paying \$1,600/month or more haven't been given eviction notices while those paying closer to \$1,000/month have.
- Tenants facing eviction are low-moderate income. They are usually seniors, people with disabilities, immigrants or newcomers, low waged workers and families.

So how can one landlord - particularly one that most people have never heard of - be responsible for destroying so many affordable homes and upending so many peoples' lives? Keep reading to learn about Michael Klein's renoviction playbook.

PREDATORY TACTICS

Not long after Klein buys a building, tenants receive a misleading letter that is nearly identical across several buildings. Each letter says "...we have no choice but to terminate your lease effective [insert date on N13 notice to vacate]. Attached you'll see the appropriate N9

and N13 forms issued by the Landlord and Tenant Board." An N9 is a 'Tenant's Notice to End the Tenancy.' This purposely misleads tenants into believing that they must leave their home by X date (as opposed to waiting for a hearing at the LTB) and forgo their right to return after renovations at the same rent (provincial law in Ontario that is rarely enforced). These letters also include a low ball buyout offer ranging between \$4,000-\$5,000 if tenants move out early. In several of the N13s the reasons listed for renovations are also nearly identical and the timeline provided is either 6-9 months or 7-10 months.

Other tactics Klein is notorious for include:

- Refusing to do repairs and pest treatment. For example, the Hamilton Spectator reported that Hamilton tenants who were Syrian Refugees sued Michael Klein for neglecting bedbug infestations.
- Offering tenants financial incentive to forgo their right of first refusal and move out. This starts small (\$4,000-\$5,000) but in some cases can increase over time. In Toronto, tenants living at 2 Torbolton and 25 Leduc Dr were pressured to leave after being offered \$20,000+. However, tenants ended up paying much higher rents elsewhere and this money will run out after just a few years.



- Increasing fees previously included in their lease. For example, in both London and Kitchener tenants' parking fees skyrocketed to \$250+ /month and were threatened to have their vehicles ticketed and towed if not registered at this new price. Hamilton tenants had laundry fees increase.
- Intimidating tenants by persistently knocking on doors and harassing tenants saying they'll never win at court and to give up their right to return.
- Once tenants start organizing collectively (often through ACORN), management then interferes with tenants' right to organize - tearing down flyers on tenants' rights, disrupting peaceful protests, and calling police on tenants and their guests. In London, management handed out trespassing notices to a CBC journalist during a protest organized by ACORN members living at 1270 & 1280 Webster St. At this same protest, one of Klein's employees shoved a senior tenant which was captured by CTV News.

WHO IS MICHAEL KLEIN?

Challenging your eviction is incredibly difficult when you don't have a real way to communicate with the owner of the building. Tenants are only provided contact information for the property manager or super. However, they are not the ones who make the decisions about renovations and tenants' notices to vacate.

Michael Klein has been able to hide behind multiple numbered companies and new businesses he creates with varying head office addresses listed on corporate records. These head offices have ranged from units in one of Klein's other apartment buildings, PO boxes to

unrelated businesses. Only one address that some tenants have been provided is an office building, however, there is no signage. Moreover, when ACORN members living in Klein buildings drove from Hamilton, London and Toronto to verify if this was their landlord's actual office so they could secure a meeting, the office shut down and tenants were barred from entering.



An online search identifies several 'Michael Klein's involved in Canadian real estate. However, the Michael Klein responsible for these mass evictions is also associated with the following businesses:

- Family Properties
- Diamond International Management

Property management of Klein's buildings is typically (though not always) done by Rahul Brahmhatt, however, many tenants are now reporting that more of the business is being taken over by Shaya Klein - Michael Klein's adult son.

So who is Michael Klein? The short answer is no one seems to know for certain. Which is concerning for the public given how much affordable housing he has destroyed but primarily for his tenants - don't they deserve to know who is kicking them out of their homes?

TENANT TESTIMONIES

SHARON HODGSON, LONDON ACORN



"I live at 1270 Webster St in one of 140 units in two buildings in North London. Last April, I found a notice outside my door saying that my lease was being terminated due to the building being in poor repair. A new owner [Michael Klein] had bought the building the previous month and had delivered these N13 notices to random tenants. Within 30 days of that notice, I saw ads on Kijiji of our units being offered at double the rent... I had never been evicted, and had never been homeless, and now I was facing the possibility of both."

PAULEEN KSONZENA, HAMILTON ACORN



"My time at 285 Melvin Ave is the longest I've ever lived anywhere: 16 years. This isn't just their property, this is my home. After Michael Klein's Family Properties renovicted dozens of my friends and neighbours, this building is a stranger to me. I no longer have a support system 10 steps away. I am overwhelmed with feelings of loss, depression, isolation, and anxiety. I am 78, and I have spent a lot of time wondering which birthday might be my first birthday as a homeless senior."

CYRIL PENNEY, TORONTO ACORN



"Since my mother was threatened with eviction at 3 Torbolton Dr, I have watched her mental and physical health decline. She is suffering everyday with the anxiety of not knowing if she'll be able to afford another home. She is the best tenant a landlord can have. The Family Properties website says that when you rent with them, "you're not just a resident, you're family." I'm curious, would Michael Klein kick his own mother to the curb?"

ACORN DEMANDS

Michael Klein's serial renovictions put thousands of tenants' housing at risk. ACORN is fighting back the best way we know how - through community organizing. Countless direct actions have been organized by ACORN tenant leaders outside their buildings to protest the evictions. Recently 60+ tenants in Klein owned buildings came together for a virtual meeting, creating solidarity across buildings and cities. While ACORN will continue to fight Michael Klein's renovictions one by one if we have to, it's the job of governments to protect tenants from bad actors taking advantage of an ineffective system.

While Michael Klein may be Ontario's biggest renovictor, he is certainly not the only one. It is also very likely that the buildings we've listed are not the only ones Klein has tried to flip. The Family Properties website lists many other buildings in Klein's portfolio.

ACORN is calling on ALL levels of government to end the renoviction crisis by:

- Municipal: Passing strong anti-renoviction bylaws similar to Hamilton.
- Provincial: Introducing Vacancy Control to cap rent increases when a tenant moves out, as a result, removing the financial incentive to do renovictions. Apply rent control to all buildings, not just those built prior to 2018. Ban renovictions.
- Federal: Implementing a public registry of ownership so that tenants know who their landlords are and can hold them accountable. The federal government can require provinces and territories to implement a renoviction ban and full rent control, including vacancy control. This can happen as part of the blueprints for the Renter's Bill of Rights that the federal government negotiates with provinces and territories.

HOW TO SUPPORT

- SIGN/SHARE OUR ONLINE ACTION GENERATING EMAILS TO MICHAEL KLEIN TO STOP THE RENOVITIONS
- **CALL YOUR LOCAL REPRESENTATIVES IN SUPPORT OF ACORN'S DEMANDS**
- JOIN ACORN'S E-NEWSLETTER TO STAY UP-TO-DATE AND TO BE NOTIFIED OF UPCOMING ACTIONS ON RENOVITIONS
- **ARE YOU A RENTER OR LOW-INCOME/ WORKING CLASS PERSON? BECOME AN ACORN MEMBER**
- DONATE TO SUPPORT TENANT ORGANIZING

LINKS AND REFERENCES

LINKS

- Online Action: https://acorncanada.org/take_action/send-a-message-to-ontarios-biggest-renovictor/
- Newsletter: <https://acorncanada.org/newsletter/>
- Become a member: <https://acorncanada.org/join-us/>
- Donate: <https://acorncanada.org/contributions/>

REFERENCES

- (1) <https://chec-ccrl.ca/wp-content/uploads/2022/10/Updated-Analysis-on-Housing-Erosion-from-2021-Census-Steve-Pomeroy.pdf>
- (2) <https://acorncanada.org/resources/renovictions-in-ontario/>
- (3) <https://www.firstnational.ca/fr/pr%C3%AAts-commerciaux/ressources-et-observations/article/perspectives-d-un-emprunteur-michael-klein-diamond-international>

SAMPLE OF NEWS ARTICLES

- https://www.thespec.com/news/ontario/we-had-no-bedbugs-in-syria-say-refugee-families-in-hamilton-highrise/article_a6b1552a-8e47-56e9-8363-494a30bf65ad.html
- https://www.thespec.com/news/hamilton-region/people-are-panicking-renoviction-looms-for-east-hamilton-tenants/article_70ba9401-b5aa-5d29-826c-625b0957dc5d.html
- <https://www.thetrillium.ca/municipalities-newsletter/renovictions-show-need-for-bylaw-say-brant-ave-residents-9321902>
- https://www.thestar.com/news/gta/midtown-lowrise-tenants-band-together-to-fight-renovation-evictions/article_b88bed2e-7389-5860-8949-d5e40664bb7f.html
- <https://www.kawartha411.ca/2024/08/07/dozens-of-families-receive-renoviction-notices-for-apartments-in-lindsay/>
- <https://kitchener.ctvnews.ca/250-frederick-street-ownership-tied-to-alleged-reno-victions-in-london-hamilton-1.6863938>
- <https://london.ctvnews.ca/take-me-to-court-i-m-not-leaving-tenants-defiant-as-webster-street-apartments-issue-more-eviction-notices-1.6550368>
- <https://london.ctvnews.ca/tenants-rally-turns-ugly-on-webster-street-1.6396129>
- https://www.toronto.com/news/i-m-not-moving-most-rexdale-townhouse-tenants-are-fighting-owner-s-eviction/article_00e830ea-02c9-54fa-8f79-4ba52503f12b.html

SAMPLE OF TENANTS' DOCUMENTS

N13 Notices to Vacate

Notice to End your Tenancy
Because the Landlord Wants to Demolish the Rental Unit, Repair it or Convert it to Another Use
N13
(Disponible en français)

To: (Tenant's name) include all tenant names
[Redacted]

From: (Landlord's name)
Lindsay Apartments Inc.

Address of the Rental Unit:
195 Lindsay St S., [Redacted] Lindsay, ON K9V 2N2

This is a legal notice that could lead to you being evicted from your home.

The following information is from your landlord

I am giving you this notice because I want to end your tenancy. I want you to move out of your rental unit by the following termination date: 30/11/2024.
[Redacted]

My Reason for Ending your Tenancy
I have shaded the circle next to my reason for ending your tenancy.

☐ Reason 1: I intend to demolish the rental unit or the residential complex.

☒ Reason 2: I require the rental unit to be vacant in order to do repairs or renovations so extensive that I am required to get a building permit and the rental unit must be vacant to do the work.

Note: You have the right to move back into the rental unit once I have completed the repairs or renovations. If you want to move back in once the work is done, you must give me written notice telling me you want to move back in. Also, you must keep me informed in writing any time your address changes.

☐ Reason 3: I intend to convert the rental unit or the residential complex to a non-residential use.

Details About the Work I Plan to do
I have described below the work I plan to do for the reason shown above, including specific details about how I will carry out the work.

Work planned	Details of the Work
Alteration to existing building.	The non-structural walls dividing the kitchen and living room will be removed to create an open-concept layout. The unit is set for major renovations, including new bathroom tiles and bathtub, new flooring throughout, new kitchen cabinets and an island, new kitchen appliances, replacement of closet doors, updates to lighting fixtures, switches, and electrical sockets, and the replacement of risers.
	The anticipated duration for these alterations and renovations is about 6 to 9 months. During this time, significant dust and debris will be produced. There will also be disruptions to water and electricity services, including extended shut-off periods. Plumbing will be non-functional due to riser replacements, making fixtures unusable. Kitchen cabinets will not be installed until the construction is entirely finished.

Notice to End your Tenancy
Because the Landlord Wants to Demolish the Rental Unit, Repair it or Convert it to Another Use
N13
(Disponible en français)

To: (Tenant's name) include all tenant names
[Redacted]

From: (Landlord's name)
Brant Apts Inc.

Address of the Rental Unit:
8 Brant Avenue [Redacted] Guelph, ON N1E 1E7

This is a legal notice that could lead to you being evicted from your home.

The following information is from your landlord

I am giving you this notice because I want to end your tenancy. I want you to move out of your rental unit by the following termination date: 30/11/2024.
[Redacted]

My Reason for Ending your Tenancy
I have shaded the circle next to my reason for ending your tenancy.

☐ Reason 1: I intend to demolish the rental unit or the residential complex.

☒ Reason 2: I require the rental unit to be vacant in order to do repairs or renovations so extensive that I am required to get a building permit and the rental unit must be vacant to do the work.

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	The anticipated duration for these alterations and renovations is about 6 to 9 months. During this time, significant dust and debris will be produced. There will also be disruptions to water and electricity services, including extended shut-off periods. Plumbing will be non-functional due to riser replacements, making fixtures unusable. Kitchen cabinets will not be installed until the construction is entirely finished.

SAMPLE OF TENANTS' DOCUMENTS

Letters to tenants

MELVIN APARTMENTS INC.
140 Tyces Dr., suite # 100, Toronto, ON M6B 1W8

WITHOUT PREJUDICE

March 31, 2023

[REDACTED]
- 221 Melvin Ave,
Hamilton, ON L8H 2K1

Dear Tenants,

You may be aware that the building has been in disrepair for many years.

Therefore, we have no choice but to terminate your lease effective July 31, 2023. Attached you will see the appropriate N9 and N13 forms issued by the Landlord and Tenant Board.

Under the Residential Tenancies Act we are only obligated to offer a maximum of 3 month's rent in compensation ($\$549.34 \times 3 = \$2,548.02$). However, if you decide to vacate and terminate the lease on or before May 31, 2023, we are in good faith willing to give you a lump sum payment of \$4,500.00.

While we understand this letter may come as a surprise, we are well within our rights as building owners to terminate your tenancy and do the necessary improvements as required. We expect the renovations to last 7 - 10 months.

Should you have any questions or concerns, please contact our office at (647) 563 0228.

Best regards,

Management
Melvin Apartments Inc.

ENCLOSED

285 MELVIN APTS LIMITED

2925 Dafford St. #102, Toronto, ON M6H 3H1 Tel: 416-783-0115 Fax: 416-783-4788

WITHOUT PREJUDICE

November 17, 2020

[REDACTED]
- 285 Melvin Avenue,
Hamilton, ON L8H 2K4

Dear [REDACTED],

You may be aware that the building has been in disrepair for many years.

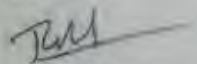
Therefore, we have no choice but to terminate your lease effective March 31, 2021. Attached you will see the appropriate N9 and N13 forms issued by the Landlord and Tenant Board.

Under the Residential Tenancies Act we are only obligated to offer a maximum of 3 month's rent in compensation [REDACTED]. However, if you decide to vacate and terminate the lease on or before March 31, 2021, we are in good faith willing to give you a lump sum payment of \$4,000.00.

While we understand this letter may come as a surprise, we are well within our rights as building owners to terminate your tenancy and do the necessary improvements as required. We expect the renovations to last 7 - 10 months.

Should you have any questions or concerns, please contact me directly at (647) 563-0228.

Best regards,

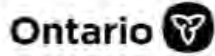

Rahul Brahmbhatt
Property Manager
285 Melvin Apts Limited

ENCLOSED

SAMPLE OF TENANTS' DOCUMENTS

Corporate Records

Numbered company Webster St tenants in London were told to pay rent to



Profile Report

1524256 ONTARIO LIMITED issued September 27, 2023

Act
Type
Name
Ontario Corporation Number (OCN)
Governing jurisdiction
Status
Date of Incorporation
Inactive Date
Registered or Head Office Address

Business Corporations Act
Ontario Business Corporation
1524256 ONTARIO LIMITED
1524256
Canada - Ontario
inactive - Cancelled by C.T.
May 17, 2002
December 01, 2005
2829 Bathurst Street, 104, Toronto, Ontario, Canada, M6B 3A7

Transaction Number: APP-A10279801205
Report Generated on September 27, 2023, 20:16

AY1009 (000100101)
Minimum Number of Directors
Maximum Number of Directors

1
7

Name
Address for Service
Resident Canadian
Date Began

MICHAEL KLEIN
2829 Bathurst Street, 104, Toronto, Ontario, Canada, M6B 3A7
Yes
February 07, 2005

Request ID: 005606100
Transaction ID: 172606100
Category ID: 1000000

Province of Ontario
Ministry of Government Services

Ensured a true copy of the data as recorded on the Ontario Business Information System.

Barbara Ricketts
Director
Ministry of Government Services
Toronto, Ontario

CORPORATION PROFILE REPORT

Ontario Corp Number:

2782442

Corporation Name:

3 TORBOLTON LTD.

Corporation Type:

ONTARIO BUSINESS CORP

Corporation Status:

ACTIVE

Registered Office Address:

MICHAEL KLEIN
2829 BATHURST STREET
Suite # 102
TORONTO
ONTARIO
CANADA M6B 3B1

Mailing Address:

MICHAEL KLEIN
2829 BATHURST STREET
Suite # 102
TORONTO
ONTARIO
CANADA M6B 3B1

TAB 2

DAWES ACORN TENANTS' ASSOCIATION



808-500 Dawes Road
Toronto, ON
M4B 2G1

DAACTA@outlook.com
Fieldto1@acorncanada.org

416-461-9233

BY EMAIL: debby.wong@toronto.ca;

September 18th, 2024

Committee of Adjustment
100 Queen St. W., 16th floor, West Tower
Toronto, ON, M5H 2N2
Attention: Members of the Committee

RE: Item - 2024.SZ20.3 508 Dawes Road, Minor Variance

We are writing this correspondence to express our objection to the minor variance sought by the owner of 508 Dawes Road, Toronto.

This variance stands to further restrict access to important amenity space to which the tenants are currently entitled under the existing/applicable zoning by-law., much of which has already been constructed upon in contravention of , and the Building Code Act (Ontario).¹

BACKGROUND

As noted in the original notice of hearing dated August 27th, 2024, the application seeks to legalize and maintain the existing four-story apartment building by permitting the increase of the number of residential units, and to reduce the amenity space on the lot.

More specifically, the purpose of the application is to bring the property owner into compliance with municipal zoning requirements, by amending the property's requirements pursuant to **Chapter 15.10.40.50.(1), By-law 569-2013:**

Chapter 15.10.40.50.(1), By-law 569-2013

A minimum of 12 m² of residential amenity space (at a minimum rate of 4 m² for each unit) for an apartment building with 20 or more dwelling units must be provided.

¹ Chapter 15.10.40.50.(1), By-law 569-2013

Chapter 15.10.40.50.(1)(A), By-law 569-2013

A minimum of 6 m² of indoor residential amenity space (at a minimum rate of 2 m² for each unit) for an apartment building with 20 or more dwelling units must be provide.

ISSUES & THE LAW

THE ILLEGAL SUITES - UNITS 110, 111

As previously stated, much of the amenity space in the property owner's application has already been converted into illegal apartment units, being units 110 & 111 at the property (the "illegal suites"). Moreover, the tenants at 508 Dawes Road were never notified of the Landlord's intent to construct new suites at the property until it became apparent to someone in the community that this variance was being sought, at which time our Tenants' Association became aware.

For further clarity (and as a point of emphasis), tenants at 508 Dawes Road were not made aware of the property owner's application for minor variance until days before this matter was initially heard before the Committee on September 18th, 2024; years after the illegal suites had been constructed and rented, and well after an Order to Comply was served upon the property owner on November 5th, 2020. Once served with the Order to Comply, the property owner was required to submit plans to the City and obtain the necessary permit for the unauthorized construction; failing which, the property owner would be required to remove the unauthorized construction and restore the area back to its permitted state.²³ To date, the permits have not been secured and there is no reasonable prospect of the same as zoning compliance is unlikely giving the impact to tenants.

The conduct of the property owner is demonstrative of their disregard for the tenants of the building and the rule of law as it pertains to the Ontario Building Code and municipal zoning processes.

The result of their unlawful and negligent activities has far-reaching implications for all tenants at 508 Dawes Road, including those occupying the illegal suites. The lengths to which the property owner sought to conceal the addition of new suites, intimidate tenants, and disorient those trying to inquire about this matter has frustrated many in our neighbourhood.

Among the most serious concerns raised by tenants is that the property owner is attempting to retroactively obtain permits for the construction of the existing illegal units. This cannot be done without "zoning away" the tenants' amenity space, which the property owner did not contemplate in their decision to break the law and build the illegal suites.

² See Order to Comply prepared by Toronto Building Specialist Jackson Kwok, dated November 3rd, 2020 at **TAB 1**.

³ See page 5 of the building plan, showing the existing illegal suites, which are supposed to be storage locker areas (**TAB 2**). Any other use is unlawful.

In other words, the property owner thought that their illegal conduct could be remedied by a mere permit application and is now in a legal bind due to the emerging zoning requirement before the Committee.

As a result, the property owner's conduct has caused multiple issues to arise which cannot (and should not) be reconciled in a manner that prejudices tenants and unjustly benefits the property owner. The fact that the property owner is now seeking assistance from this Committee in reconciling their illegal conduct and intends to reduce the amenity space that they are legally required to provide per zoning is an affront to the tenants of 508 Dawes and the Committee.

The loss of the storage locker space arising from the creation of the illegal suites has resulted in fridges, ovens and other supplies being stored in the laundry room and in the hallway of the main level of the building.⁴ This must not be allowed. Those areas must be restored to their original use as storage/storage locker space.

Pictures of the entrances to the illegal suites are available at TAB 3.

ADDITIONAL SUITE PROPOSED (UNIT 112), PROPOSED REDUCTION & RELOCATION OF LAUNDRY ROOM AMENITIES

As provided at **TAB 3**, the laundry room is not very large. It currently accommodates 3-4 washing machines, 4 dryers, and a sink which are used by the tenants of the 62 legal apartment units at the property. If the laundry machines are moved into the storage locker as proposed, tenants fear that accessibility will be significantly diminished and that apparel appliances and equipment, will be left in the hallway or placed in what small storage remains, further diminishing accessibility and causing safety concerns to arise.

CONCLUSION

We ask that the Committee do the following insofar as such is within their jurisdiction:

1. Reject the property owner's application for the proposed variance or order an indefinite deferral of the item.
2. Order the property owner to remove the unauthorized construction and restore the areas back to their permitted state.
3. Order the property owner to provide copies of the Committee's order to each tenant at the property, including those who are living in the illegal suites.

⁴ See Photos of the Laundry room. There are only 3-4 washing machines and 4 dryers and one sink supporting the 62 legal apartment units. Photos of building materials on the first/main floor hallway can be seen in other photos (**TAB4**).

4. Order the property owner to notify the tenants of illegal units (110 and 111) of the Committee's order and to make available all documents related to this application to them electronically or in print form.
5. Make any other decision the Committee deems just in the circumstances, save approval of the property owners.

Yours,

Ryan Endoh

Chair,
Dawes ACORN Tenants' Association
Licensed Paralegal & Notary Public for Ontario

TAB 1



100 Queen Street West
Toronto, ON M5H 2N2
BCIN: 17523

Order to Comply

Pursuant to Subsection 12(2) of the *Building Code Act, 1992*

Order Number: 20 214318 WNP 00 VI

Address to which Order applies:

508 DAWES RD

Order issued to:

DAWES APARTMENTS INC
2929 BATHURST ST SUITE 102
TORONTO, ON M6B 3B1
CAN

Date Order issued: November 03, 2020

Application/Permit Number:

N/A

NOV 05 2020

Date of Registration.....

Postal Registration No... **R** RN 364 318 316 CA

Compared with ORIGINAL ORDER

Signature.....

The inspection on or about Nov 3, 2020 at the above-referenced address found the following contravention(s) of the Building Code or the Building Code Act, 1992.

Work at the above location is in contravention of Section 8, Subsection (1) of the Building Code Act, S.O.1992, c.23, as amended, which states "No person shall construct or demolish a building or cause a building to be constructed or demolished in a municipality unless a permit has been issued therefore by the Chief Building Official" because the following construction/demolition has proceeded prior to obtaining a permit. You are hereby ordered to correct the contraventions itemized below by the dates listed below, or by Dec 3, 2020.

Item	Reference	Description and location	Required action and compliance date
1	BCA 8.(1)	To convert multiple storage rooms into rental units and add a room to the rear of the building without the benefit of building permit.	You are required to submit plans and obtain the necessary permit for the said unauthorised construction. Failing to obtain the necessary permit, you are required to removed unauthorised construction and restore area back to its permitted state and use.

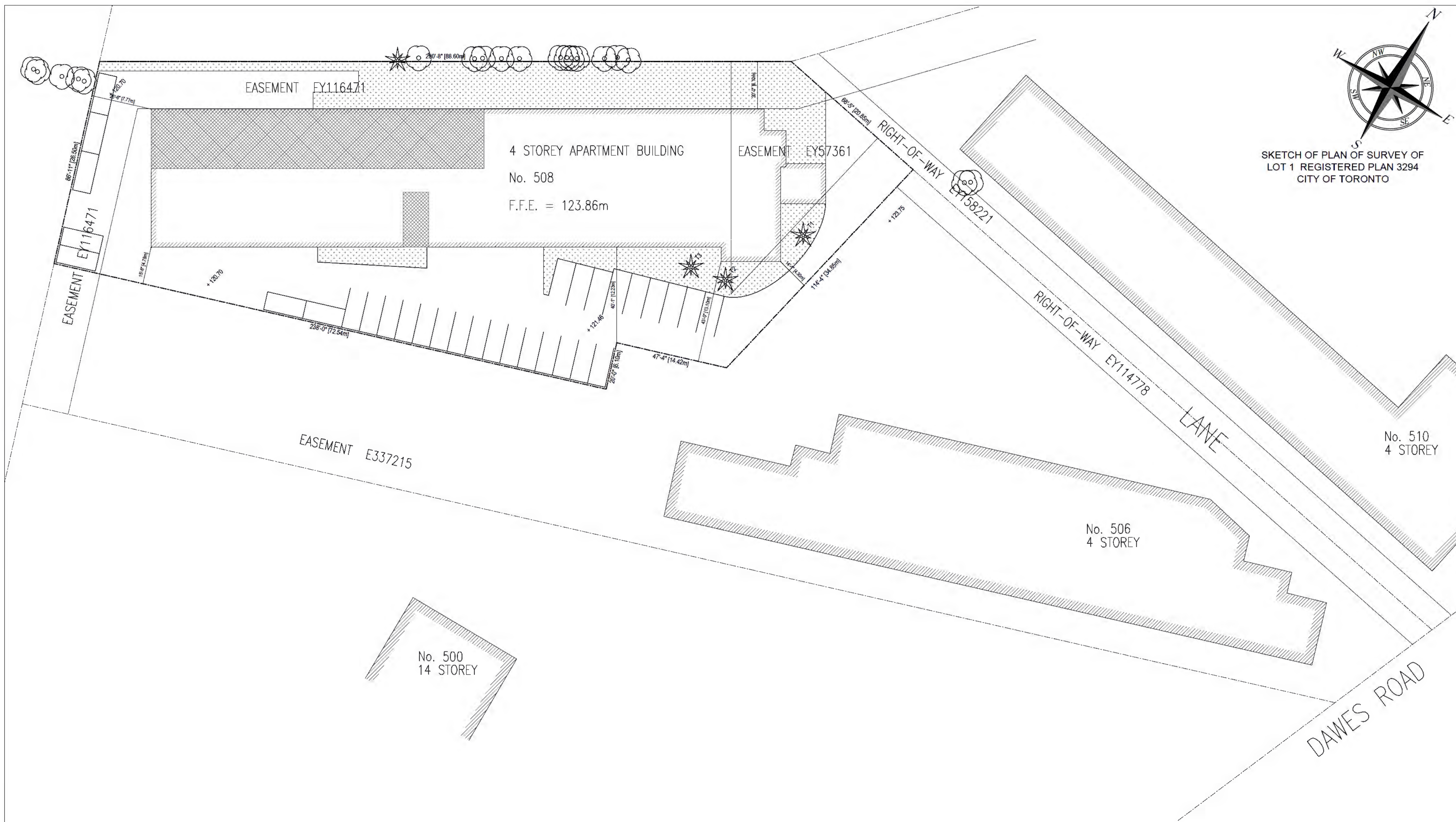
Order issued by:

Signature *Jackson Kwok* BCIN 25140 Telephone 416-338-0700
Name Jackson Kwok, Building Specialist Facsimile 416-696-4151
Address Toronto Building Division, 95 The Esplanade Ground Floor Toronto, ON M5E 2A2

Note:

- The Signature above is the unique electronic signature of Jackson Kwok, it can only be added by Jackson Kwok and was produced after Jackson Kwok electronically authenticated this document.
- It is illegal to obstruct the visibility of a posted Order. It is also illegal to remove a posted Order unless authorized by an inspector or Registered Code Agency. [Building Code Act, 1992 s. 20]
- An Order may be appealed to the Superior Court of Justice. [Building Code Act, 1992 s. 25]. It may also be appealed to the Building Code Commission concerning the sufficiency of compliance with the technical requirements of the Building Code. [Building Code Act, 1992 s. 24]
- Failure to comply with this Order could result in a Stop Work Order. [Building Code Act, 1992 s. 14]
- Failure to comply with this Order is an offence which could result in a fine. [Building Code Act, 1992 s.36]
- No construction affected by this Order is to be covered until inspected and approved. [Building Code Act, 1992 s.13]

TAB 2



SKETCH OF PLAN OF SURVEY OF
LOT 1 REGISTERED PLAN 3294
CITY OF TORONTO

ITEM	ONTARIO BUILDING CODE DATA MATRIX PARTS 3 & 9	O.B.C. REFERENCE		
		PART 11	PART 3	PART 9
1	PROJECT DESCRIPTION <input type="checkbox"/> NEW <input type="checkbox"/> ADDITION <input checked="" type="checkbox"/> ALTERATION <input type="checkbox"/> CHANGE OF USE			2.1.1 9.10.1.3
2	MAJOR OCCUPANCY(S) C	3.1.2.1.(1)		9.10.2
3	BUILDING AREA (m2) EXISTING 1466.3 NEW N/A TOTAL 1466.3	1.1.3.2		1.1.3.2
4	GROSS AREA (m2) EXISTING NEW N/A TOTAL	1.1.3.2		1.1.3.2
5	NUMBER OF STOREYS ABOVE GRADE 4 BELOW GRADE N/A	3.2.1.1 & 1.1.3.2		2.1.1.3
6	HEIGHT OF BUILDING (m) 14			2.1.1.3
7	NUMBER OF STREETS / ACCESS ROUTES FACING ONE STREET	3.2.2.10 & 3.2.5.5		
8	BUILDING CLASSIFICATION 3.2.2.44- Group C, up to 4 Storeys	3.2.2.70		9.10.2
9	SPRINKLER SYSTEM PROPOSED <input type="checkbox"/> ENTIRE BUILDING - EXISTING <input type="checkbox"/> BASEMENT ONLY <input type="checkbox"/> IN LIEU OF ROOF RATING <input checked="" type="checkbox"/> NOT REQUIRED			9.10.8 3.2.2.20-83 3.2.1.5 3.2.2.17
10	STANDPIPE REQUIRED <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.2.9		
11	FIRE ALARM REQUIRED <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	3.2.4		9.10.7.2
12	WATER SUPPLY / SERVICE IS ADEQUATE <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
13	HIGH BUILDING <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.2.6		
14	PERMITTED CONSTRUCTION <input type="checkbox"/> COMBUSTIBLE <input checked="" type="checkbox"/> NON-COMBUSTIBLE OR BOTH ACTUAL CONSTRUCTION <input type="checkbox"/> COMBUSTIBLE <input checked="" type="checkbox"/> NON-COMBUSTIBLE OR BOTH	3.2.2.20-83		9.10.6
15	MEZZANINE(S) AREA m2	N/A	3.2.1.1.(3)-(8)	9.10.4.1
16	OCCUPANT LOAD BASE ON: <input type="checkbox"/> m2/PERSON <input checked="" type="checkbox"/> DESIGN OF BUILDING BASEMENT OCCUPANCY C - Residential LOAD PERSONS GND FLOOR OCCUPANCY LOAD PERSONS OCCUPANCY LOAD PERSONS GND FLOOR OCCUPANCY LOAD PERSONS TOTAL OCCUPANCY LOADS 178 PERSONS	3.1.1.6		9.9.1.3
17	BARRIER-FREE DESIGN <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO (EXPLAIN)	3.8		9.5.2
18	HAZARDOUS SUBSTANCES <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		3.3.1.2.(1) & 3.3.1.18.(1)	9.10.1.3
19	REQUIRED FIRE RESISTANCE RATING (FRR) HORIZONTAL ASSEMBLIES FRR (HOURS) FLOOR .60 MIN. HOURS ROOF .60 MIN. HOURS MEZZ. .60 MIN. HOURS FRR OF SUPPORTING MEMBERS LISTED DESIGN NO. OR DESCRIPTION (SG-2) FLOOR .60 MIN. HOURS ROOF .60 MIN. HOURS MEZZ. .60 MIN. HOURS LISTED DESIGN NO. OR DESCRIPTION (SG-2)	3.2.2.20-83 & 3.2.1.4		9.10.8 & 9.10.9
20	MAXIMUM TRAVEL DISTANCE TO EXITS C-OCCUPANCY: MAXIMUM DISTANCE: 30 M TO EXIT			

EXISTING SUITES

No. of 3 bedroom suites - 4 SUITES
No. of 2 bedroom suites - 19 SUITES
No. of 1 bedroom suites - 36 SUITES
TOTAL - 62 SUITES

EXIST. PARKING

OUTSIDE - 32 CARS
INSIDE - 11 CARS
TOTAL - 50 CARS

TREES ON SITE:

T1. Blue Spruce 12"Ø
T2. Blue Spruce 10"Ø
T3. Blue Spruce 10"Ø

PROPOSED SUITES

No. of 3 bedroom suites - 4 SUITES
No. of 2 bedroom suites - 21 SUITES
No. of 1 bedroom suites - 38 SUITES
No. of bachelor suites - 2 SUITES
TOTAL - 65 SUITES

AMENITY SPACE

EXISTING - 0m²
MIN. REQUIRED - 12m²

* An apartment building with 20 or more dwelling units must provide amenity space at a minimum rate of 4.0 square metres for each unit.

NOTE:

Grade has been calculated at 122.2m
Finished First Floor is 123.86m
Finished Basement is 120.93

GENERAL NOTES

ALL DRAWINGS ARE THE PROPERTY OF THE DESIGNER AND THEY ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT FROM THE DESIGNER.

CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK AND TO REPORT ANY DISCREPANCIES TO THE DESIGNER.

DO NOT SCALE DRAWINGS.

ALL CONSTRUCTION TO BE ACCORDING TO BEST COMMON PRACTICE AND CONFORM TO THE ONTARIO BUILDING CODE.

GPF Design Service Inc.
2572, Eglinton Avenue West
Toronto, Ontario M6M 1T4
Tel. 416-656-0134
Fax 416-656-5343
B.C.I.N. - 28087

SITE PLAN

PROJECT

Proposed Interior Renovations
508 Dawes Road

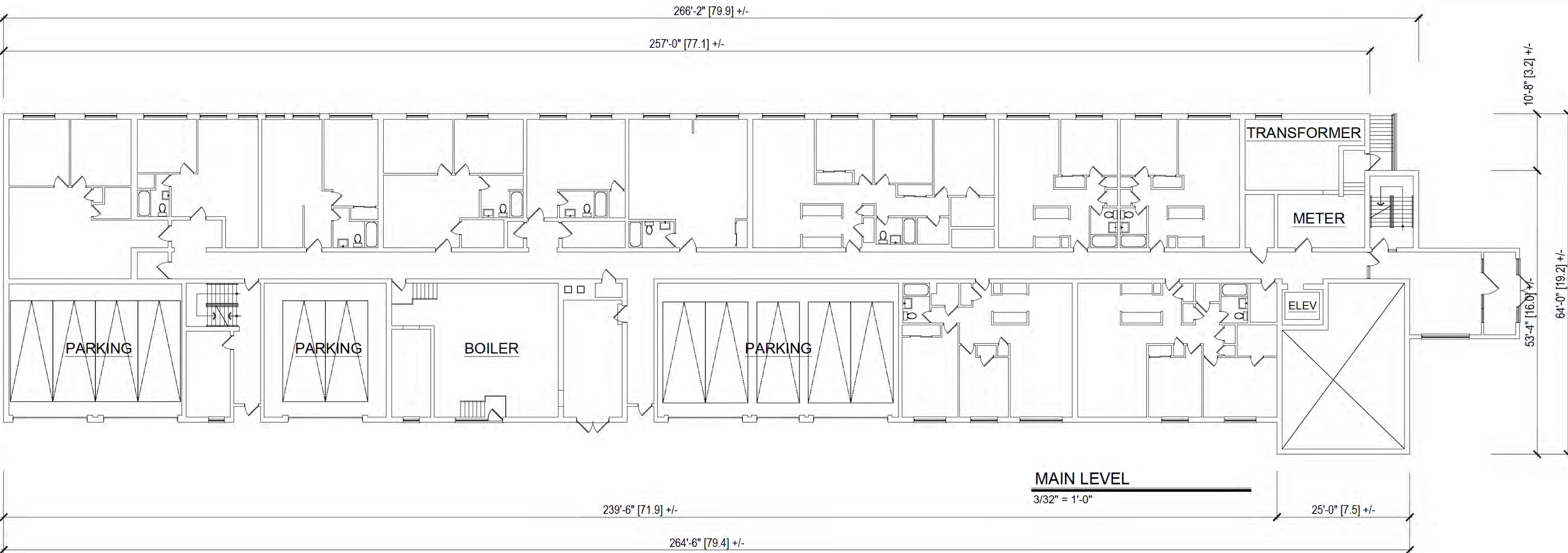
Toronto Ontario

DRAWN: R.H. PROJECT NO. SHEET

DATE JUNE 2024

SCALE 1:250 metric CHECKED G.F.

SP1.0



	XXXXXXXX	XX/XX/24
NO.	REVISION/ISSUE	DATE

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MAIN FLOOR PLAN

PROJECT

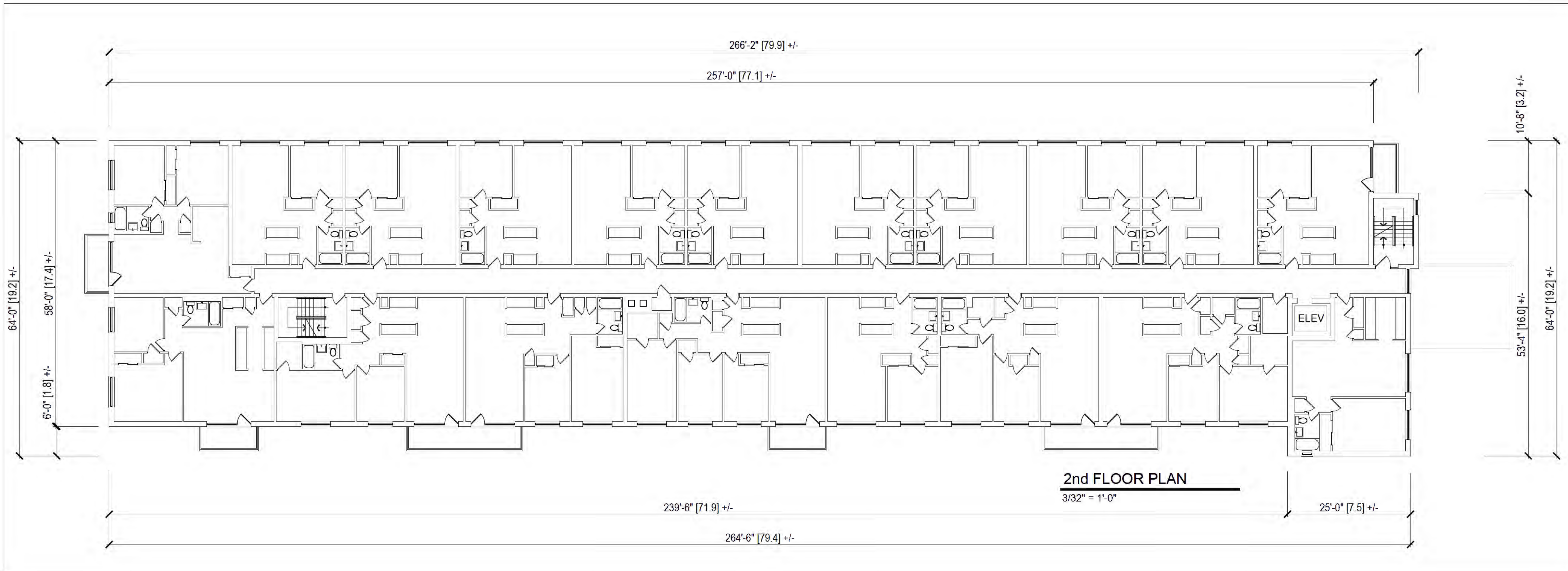
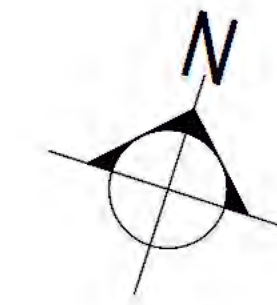
Proposed Interior Renovations
508 Dawes Road

Toronto

Ontario

DRAWN: R.H.	PROJECT NO.	SHEET
DATE JUNE 2024		A1.1
SCALE 3/32" = 1'-0"	CHECKED G.E.	

A1.1



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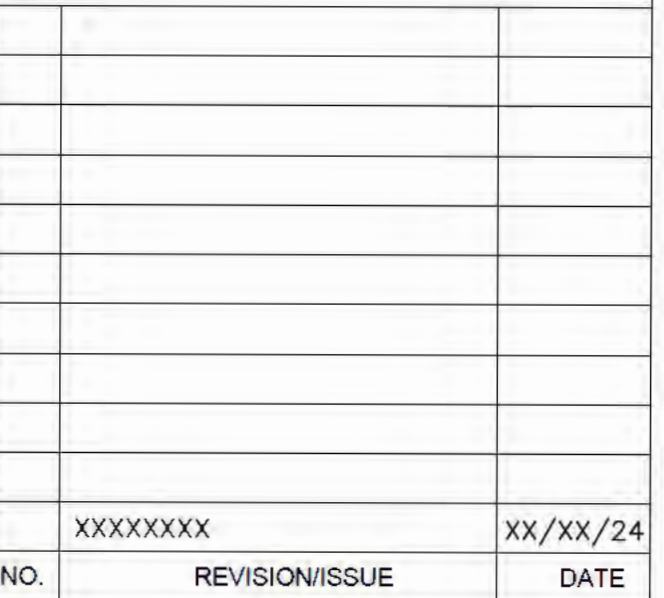
2nd FLOOR PLAN

PROJECT

Proposed Interior Renovations
508 Dawes Road

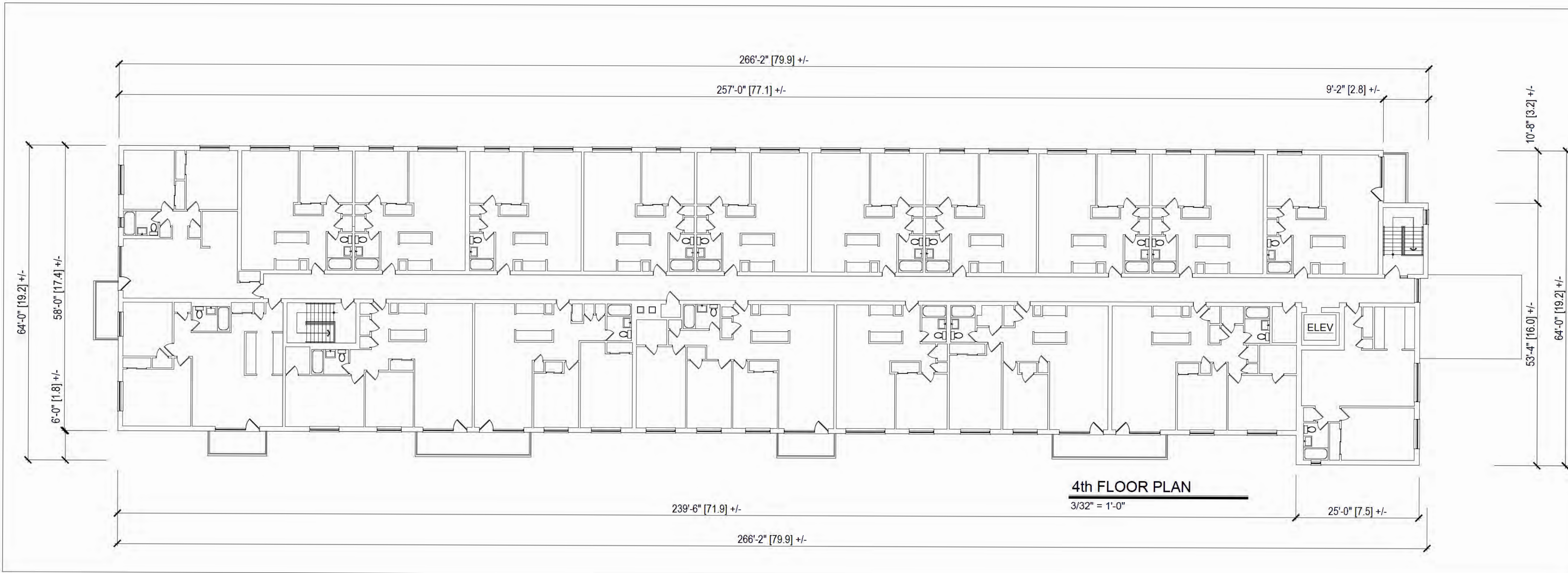
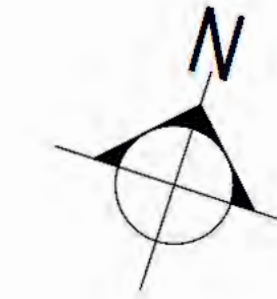
Toronto Ontario

DRAWN: R.H.	PROJECT NO.	SHEET
DATE JUNE 2024		A1.2
SCALE 3/32" = 1'-0"	CHECKED G.F.	



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THE ONTARIO BUILDING CODE.

DRAWN: T.H.	PROJECT NO.	SHEET A1.3
DATE JUNE 2024		
SCALE 1/32" = 1'-0"	CHECKED G.F.	



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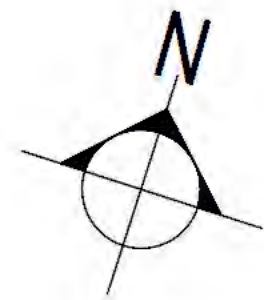
4th FLOOR PLAN

PROJECT

Proposed Interior Renovations
508 Dawes Road

Toronto Ontario

DRAWN: R.H.	PROJECT NO.	SHEET
DATE JUNE 2024	A1.4	
SCALE 3/32" = 1'-0"	CHECKED G.F.	



NOTE:
GRADE ELEVATION - 120.93

EXHAUST VENT

■ S.A. SMOKE ALARM - O.B.C. 9.10.19:-
PROMOTE ONE PER FLOOR, NAR ALARMS
CONNECTING THE FLOOR LEVEL. STAIRS
TO BE CONNECTED TO AN ELECTRICAL CHLOUT
AND INTERCONNECTED TO ACTIVATE ALL ALARMS IF ONE
SOUNDS.

⊕ CMD CARBON MONOXIDE DETECTOR - O.B.C. 9.33.4:-
● CHECK LOCAL BY-LAWS FOR REQUIREMENTS **
● CARBON MONOXIDE DETECTOR(S) CONFORMING TO
CAN/CGA-619 SHALL BE INSTALLED ON OR NEAR
THE CEILING OF EACH DWELLING UNIT ADJACENT TO
EACH SLEEPING AREA. CARBON MONOXIDE
DETECTOR(S) SHALL BE PERMANENTLY WIRED WITH
NO DISCONNECT SWITCH, WITH AN ALARM THAT IS
AUDIBLE WITHIN BEDROOMS WHEN THE INTERIOR
DOORS ARE CLOSED.

◆ I.D. HEAT DETECTOR - O.B.C. 9.10.18.4
● CHECK LOCAL BY-LAWS FOR REQUIREMENTS **

[illegible]

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MAIN FLOOR PLAN

Toronto Ontario

DRAWN: R.H.	PROJECT NO.	SHEET A1.5
DATE JUNE 2024		
SCALE 3/32" = 1'-0"	CHECKED G.F.	

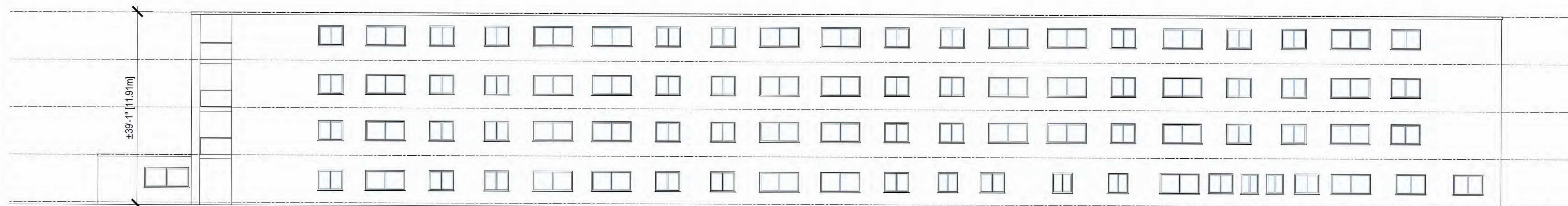
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PROJECT

Proposed Interior Renovations
508 Dawes Road

Toronto Ontario

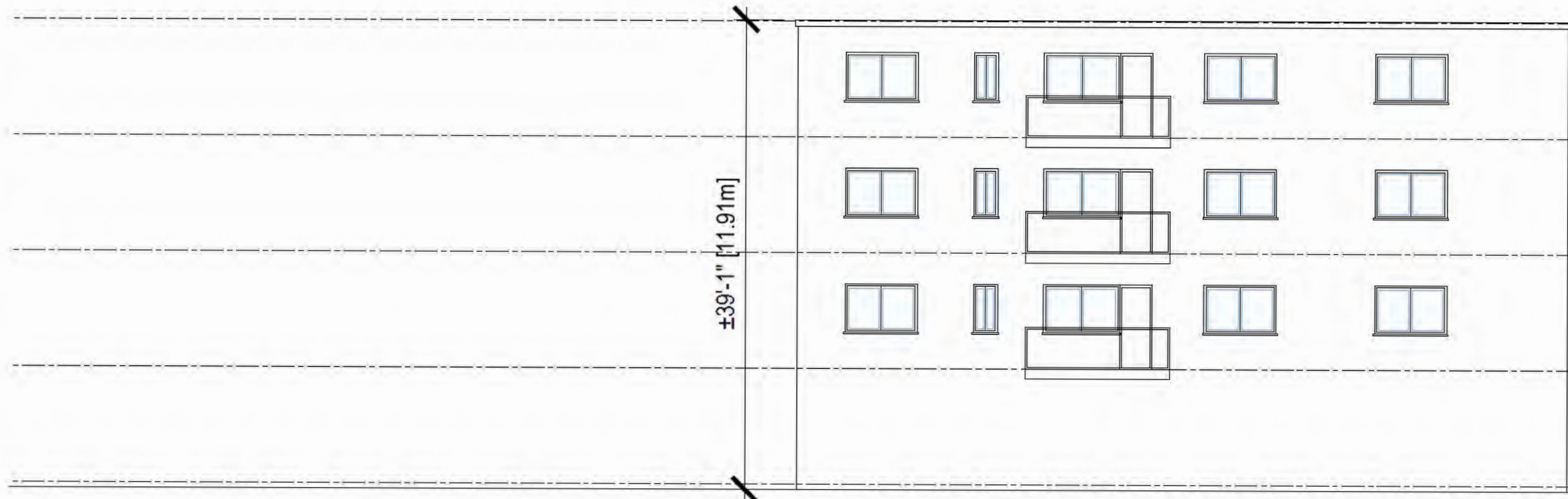
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PROJECT

Proposed Interior Renovations
508 Dawes Road

Toronto Ontario



WEST ELEVATION

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NO.	REVISION/ISSUE	DATE

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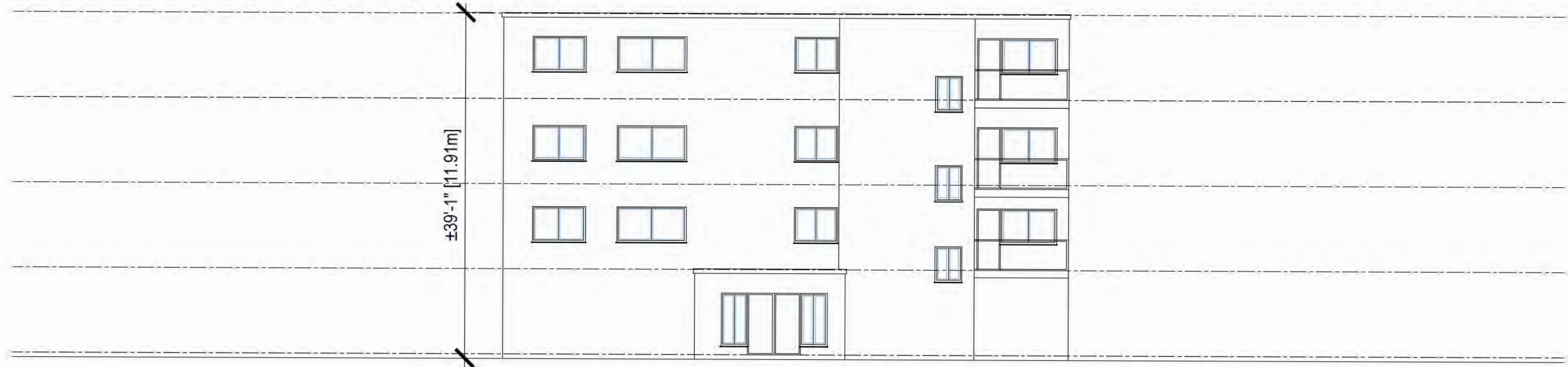
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Toronto, Ontario M6M 1T4
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ELEVATOINS

PROJECT
Proposed Interior Renovations
508 Dawes Road
Toronto Ontario

DRAWN: R.H.	PROJECT NO.	SHEET
DATE JUNE 2024		A2.3
SCALE 3/32" = 1'-0"	CHECKED G.F.	



EAST ELEVATION

	XXXXXXX	XX/XX/24
NO.	REVISION/ISSUE	DATE

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ELEVATIONS

PROJECT

Proposed Interior Renovations
508 Dawes Road

Toronto Ontario

DRAWN: R.H.	PROJECT NO.	SHEET
DATE JUNE 2024		A2.4
SCALE 3/32" = 1'-0"	CHECKED G.F.	

PLAN OF SURVEY OF
PART OF LOT 1
REGISTERED PLAN 3294
CITY OF TORONTO
FORMERLY THE BOROUGH OF EAST YORK

SCALE 1:500

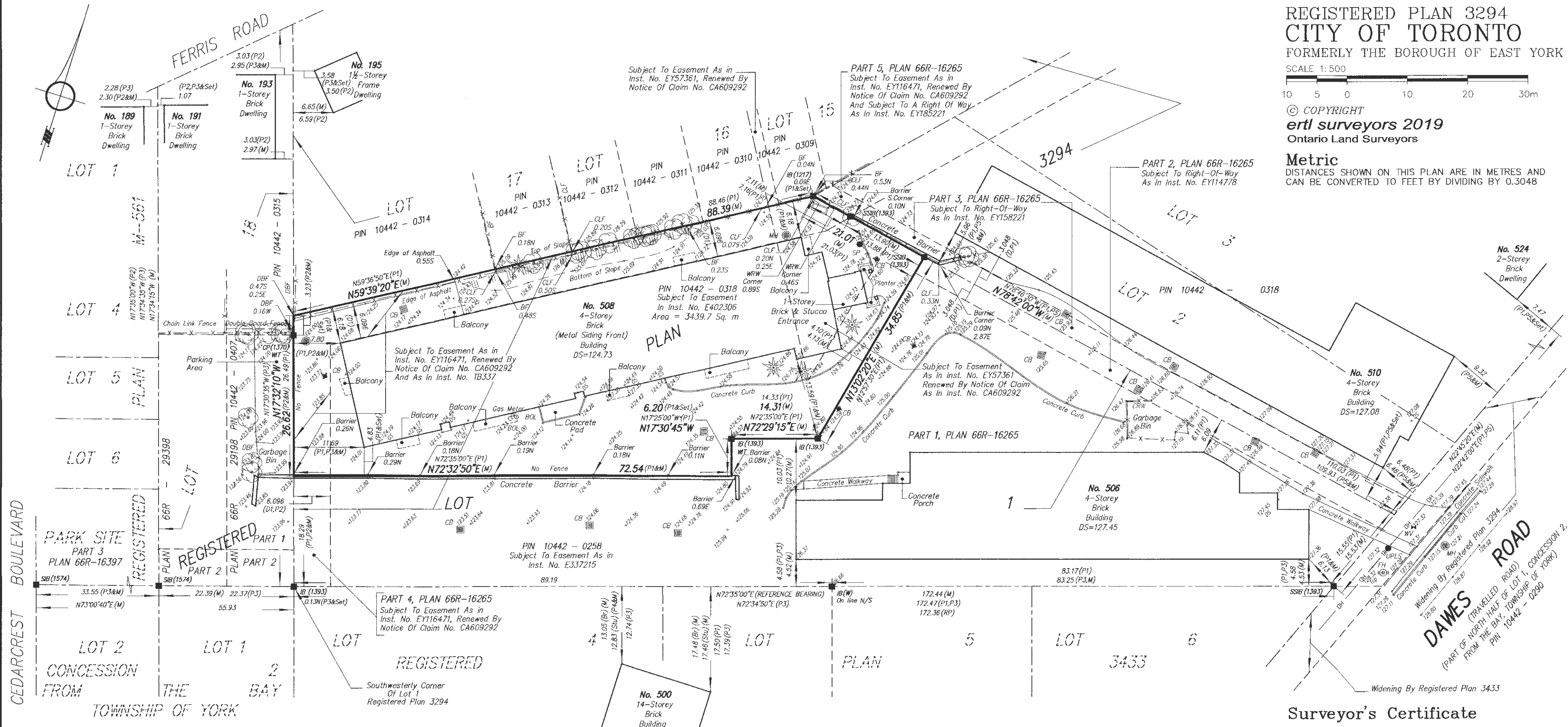


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ertl surveyors 2019
Ontario Land Surveyors

Metric

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



Part 2

SUBJECT TO EASEMENT AS IN INSTRUMENT No. EY116471,
RENEWED BY NOTICE OF CLAIM No. CA609292
FENCES AS SHOWN.
SURVEY PREPARED FOR BLAZIN GROUP LTD.

Bearing Reference

BEARINGS ARE ASTROMOMIC AND ARE REFERRED TO THE
SOUTHERLY LIMIT OF LOT 1 AS SHOWN ON REGISTERED
PLAN 3294 HAVING A BEARING OF N72°35'00"E

Tree Note

TREES LOCATED ON THE PROPERTY AND ITS
PROXIMITY, ARE SHOWN IF THEY HAVE A TRUNK
DIAMETER LARGER THAN 0.15m.

Legend

■	SSIB	NOTES	SURVEY MONUMENT FOUND
■	SIB	NOTES	SHORT STANDARD IRON BAR
■	IB	NOTES	STANDARD IRON BAR
■	CP	NOTES	IRON BAR
M	RP	NOTES	CONCRETE PIN
P1	P2	NOTES	MEASURED
P2	P3	NOTES	REGISTERED PLAN 3294
P3	P4	NOTES	PLAN 66R-16265
P4	P5	NOTES	PLAN 66R-29198
P5	P6	NOTES	PLAN 66R-29398
P6	P7	NOTES	NOTES BY W. S. WINTERS, O.L.S.
P7	P8	NOTES	DATED OCTOBER 12, 1968
P8	P9	NOTES	SURVEY BY ERTL SURVEYORS, O.L.S.
P9	P10	NOTES	DATED APRIL 11, 2002
P10	P11	NOTES	INSTRUMENT No. EY11647
P11	P12	NOTES	WINTERS, MAUGHAN, GLENDAY, O.L.S.
P12	P13	NOTES	H. PILLER, O.L.S.
P13	P14	NOTES	TOM DRZIC, O.L.S.
P14	P15	NOTES	KRCMAR SURVEYORS LTD., O.L.S.

1574	OH	NOTES	GARTH KEVIN JENKINS, O.L.S.
1574	WV	NOTES	OVERHEAD UTILITY WIRES
1574	MH	NOTES	WATER VALVE/KEY
1574	FH	NOTES	MAINTENANCE HOLE
1574	CB	NOTES	FIRE HYDRANT
1574	UPLS	NOTES	CATCH BASIN
1574	BF	NOTES	UTILITY POLE LIGHT STANDARD
1574	DBF	NOTES	BOARD FENCE
1574	CLF	NOTES	DOUBLE BOARD FENCE
1574	SP	NOTES	CHAIN LINK FENCE
1574	WRW	NOTES	SIGN POST
1574	BR	NOTES	WOOD RETAINING WALL
1574	STU	NOTES	TIE TO BRICK
1574	DS	NOTES	TIE TO STUCCO
1574	GS	NOTES	DOOR SILL ELEVATION
1574	N,S,E,W	NOTES	GARAGE SILL ELEVATION
1574	★	NOTES	NORTH, SOUTH, EAST, WEST
1574	○	NOTES	CONIFEROUS TREE
1574	○	NOTES	DECIDUOUS TREE

Surveyor's Certificate

I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN
ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS
ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 15th DAY OF
NOVEMBER 2019

Dec 3rd 2019
Date

Lawrence O. Ertl
Ontario Land Surveyor

ertl surveyors
Ontario Land Surveyors
www.es-ols.com

1234 REID STREET, UNIT 10, RICHMOND HILL, L4B 1C1
TELEPHONE (905) 731-7834 FAX (905) 731-7852 EMAIL info@es-ols.com
DRAWING: 19354-TB.DWG PROJECT: 19354
CALC. BY DICKY, DRAWN BY REZA, CHECKED BY CL

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
2108190



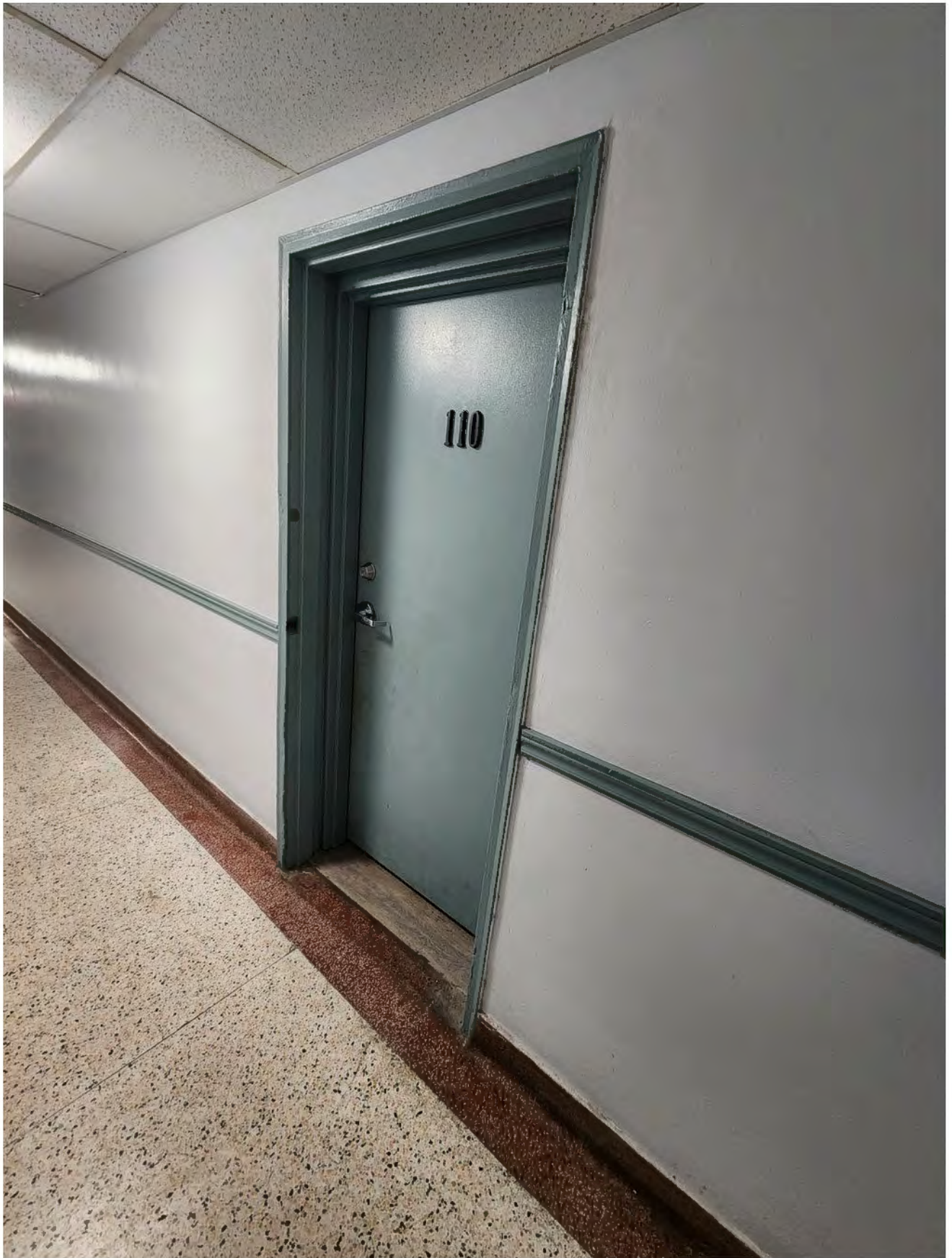
THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR.
In accordance with
Regulation 1026, Section 29(3).

Benchmark

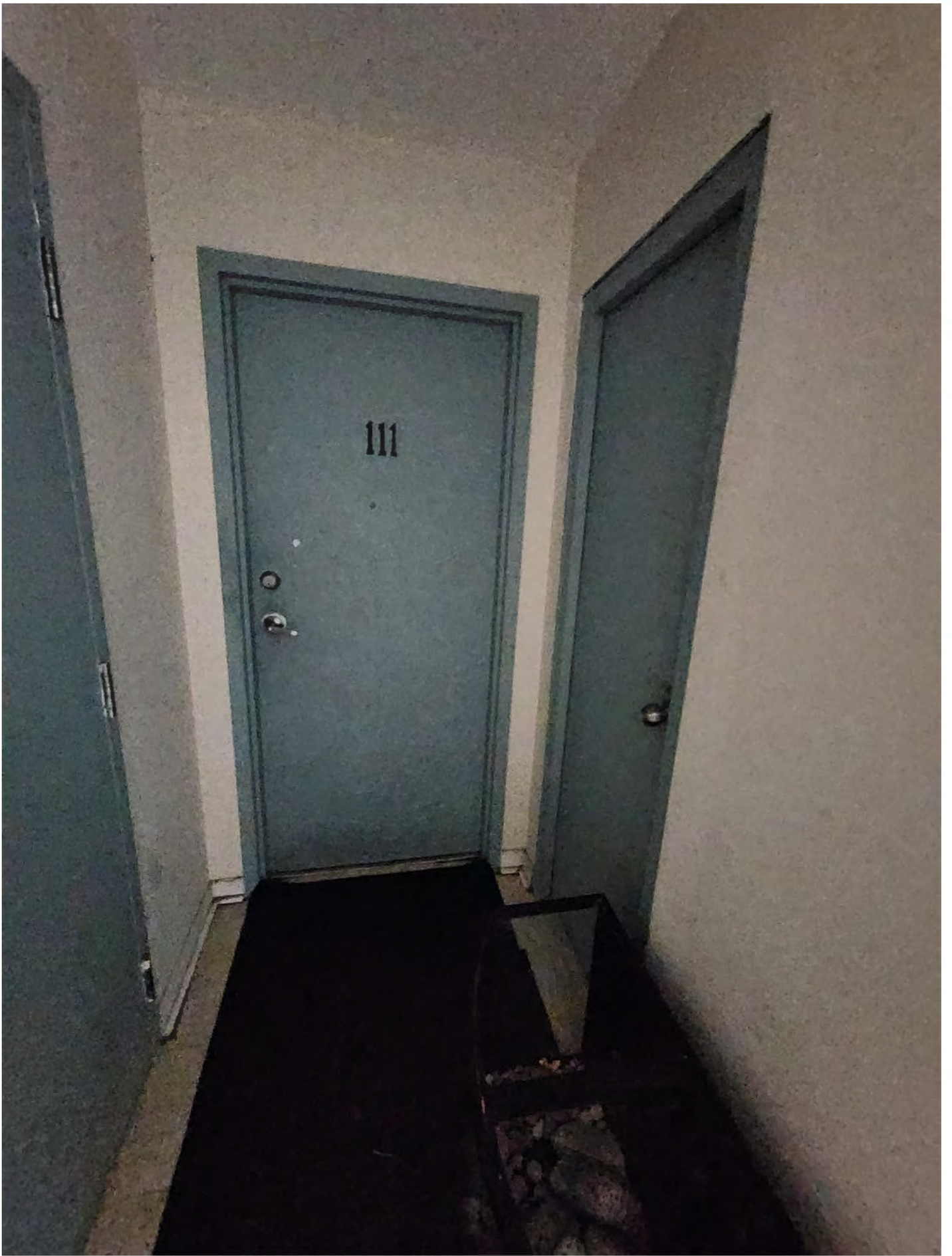
ELEVATIONS HEREON ARE GEODETIC AND
DERIVED FROM CITY OF TORONTO BM
No. EY225, ELEVATION = 130.386 m

TAB 3









TAB 4

