

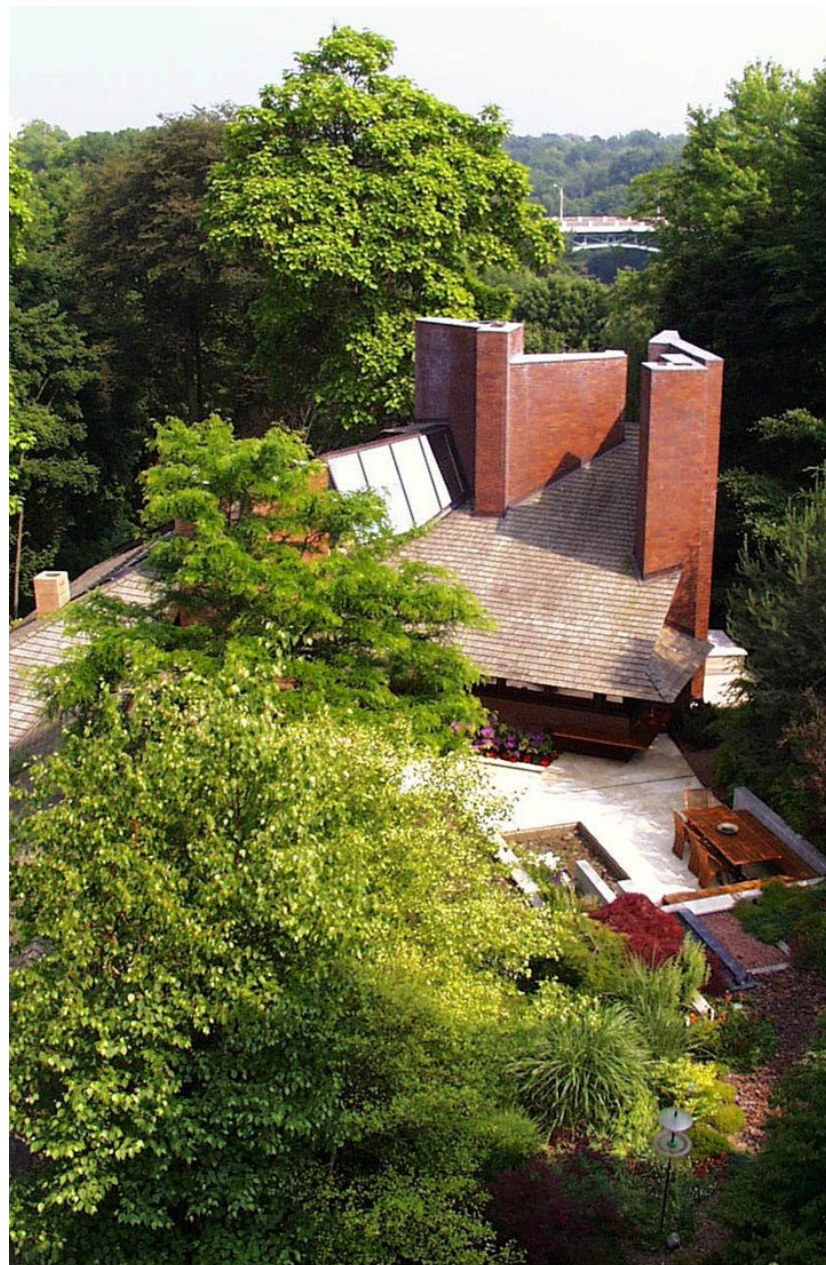
# 4 Old George Place (“Fraser House”)

*Adjacent Built Context (“A” Rated)*

- *Front entrance view, 4 Old George Place (Altius Architecture)*



- *Front elevation view, 4 Old George Place (Architectural Conservancy of Ontario)*



- *Bird-eye view of massing and roof eaves, 4 Old George Place (Altius Architecture)*





# 63 & 65 Highland Avenue

*Adjacent Built Context (“C” Rated and “Unrated” Respectively)*



- *View facing north towards 63 Highland Avenue, as viewed from the intersection of Roxborough Drive and Old George Place (Michael Bootsma)*



- *View facing north towards 65 Highland Avenue, as viewed from Roxborough Drive and Old George Place (Michael Bootsma)*



# Proposed Development

*Summer Rendered View*





# Proposed Development

*Winter Rendered View*





# Proposed Development

*Winter Rendered View (Vegetation Removed for Clarity)*

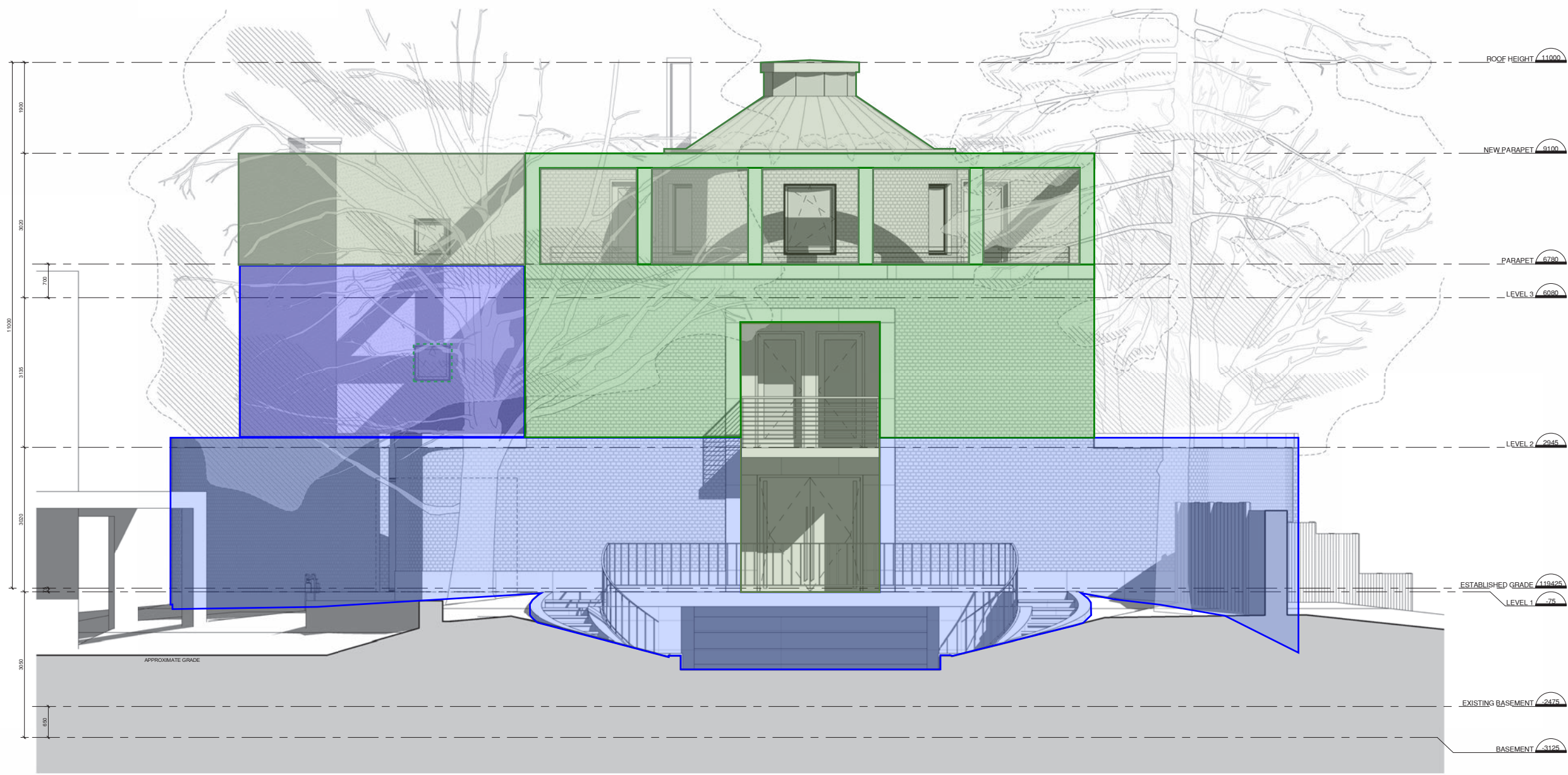




# Proposed Development

*Proposed Comparative Front Elevation*

- ORIGINAL VOLUME
- c. 2000 ADDITION/RENOVATION
- PROPOSED (IN LINE WITH EXISTING NORTH FACADE)
- PROPOSED (SETBACK 1.5m TO 4.6m FROM EXISTING NORTH FACADE; 1.2m AT BALCONY)

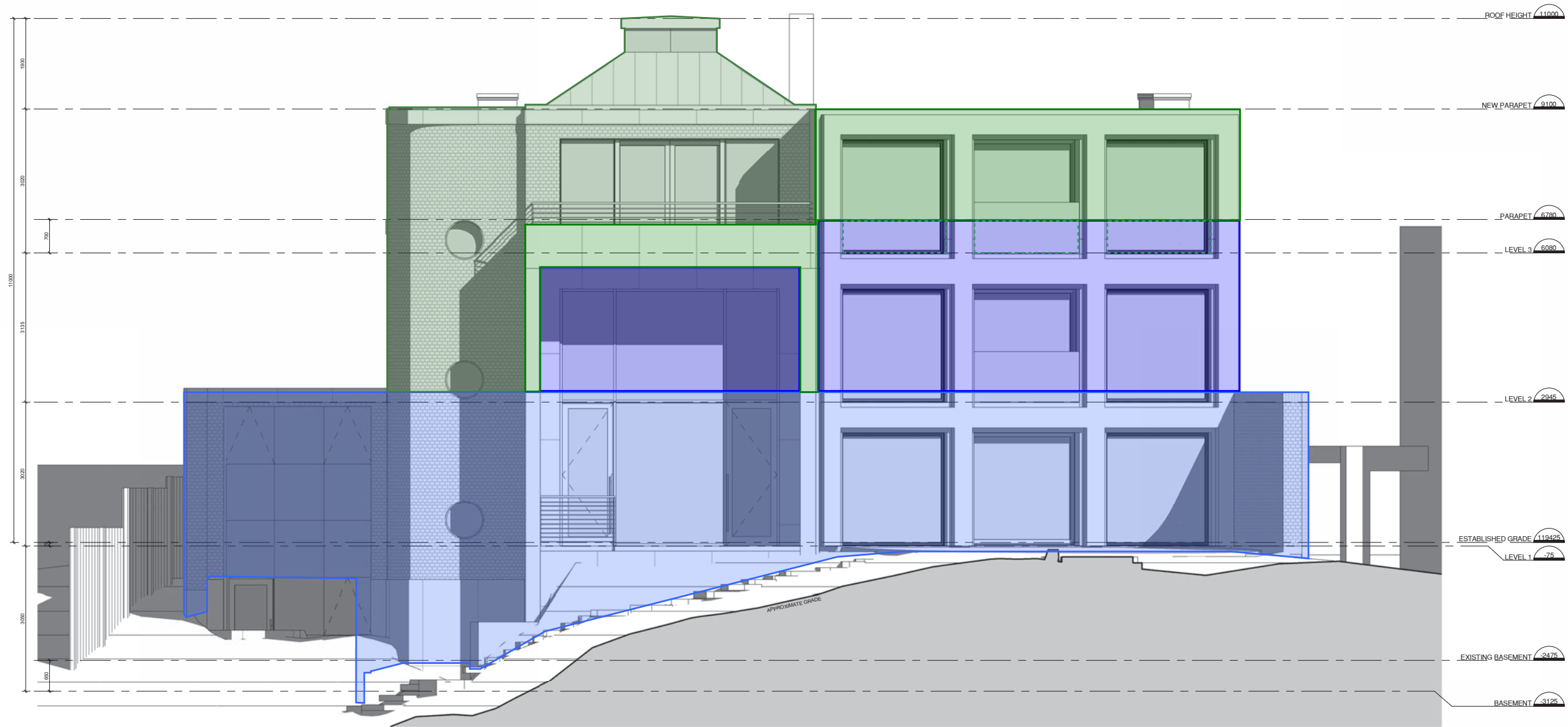




# Proposed Development

*Proposed Comparative Rear Elevation*

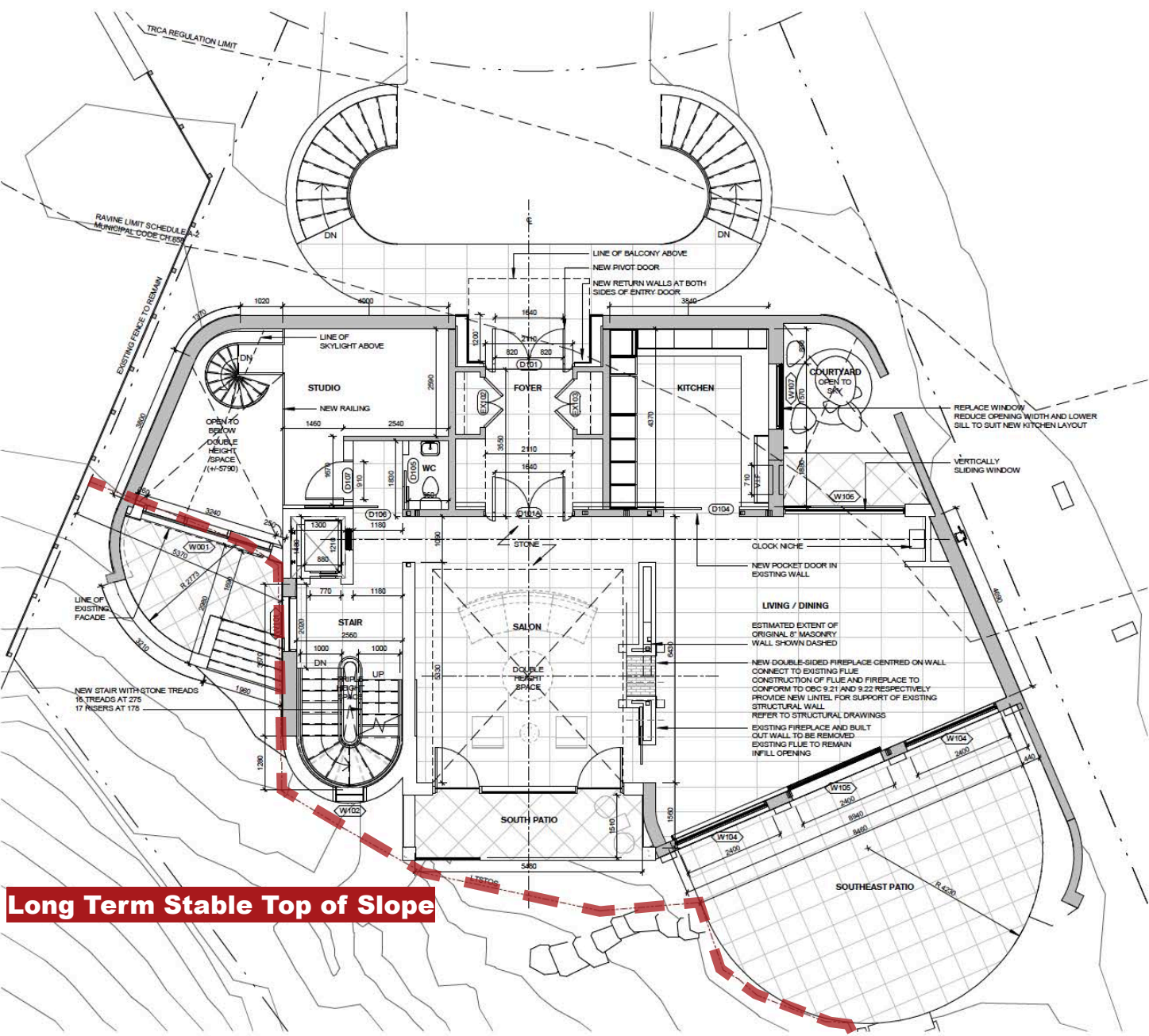
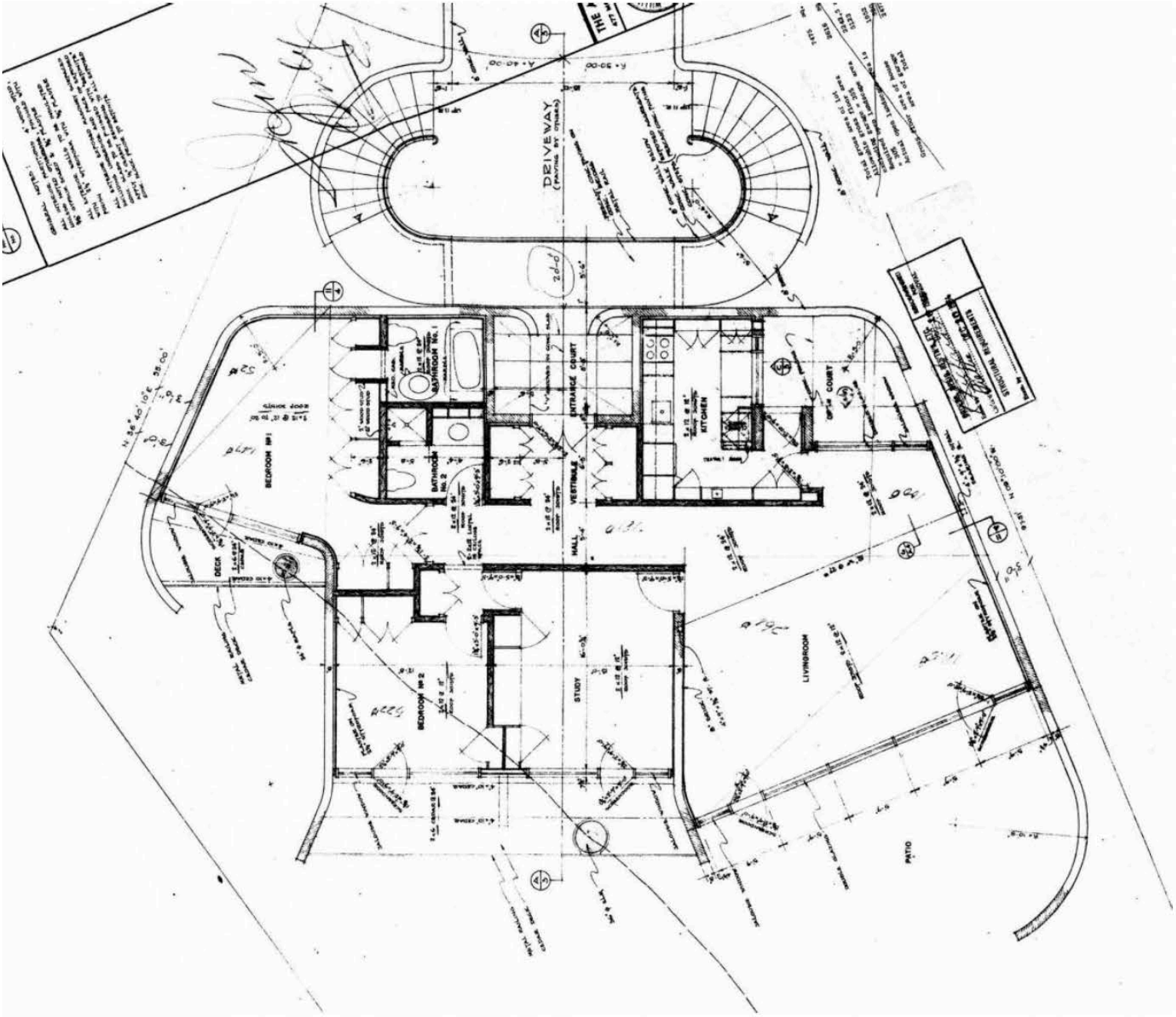
- ORIGINAL VOLUME
- c. 2000 ADDITION/RENOVATION
- PROPOSED
- PROPOSED (SETBACK [VARIES] FROM SOUTH FACADE)





# Proposed Development

Original & Proposed Ground Floor Plan





# Proposed Development

## Annotated Ground Floor Plan

GENERAL SITE NOTES:

- 1. ALL REMOVAL AND CONSTRUCTION WORK SHOULD BE CARRIED OUT IN SUCH A WAY THAT IT DOES NOT ADVERSELY AFFECT THE SLOPE.
- 2. STOCKPILES, HEAVY MACHINERY, ETC. SHOULD BE PLACED AS FAR AWAY FROM THE SLOPE AS POSSIBLE.
- 3. ALL MEASURES SHOULD BE TAKEN TO ENSURE THE SLOPE IS PROTECTED DURING CONSTRUCTION.
- 4. REFER TO ARBORIST'S TREE INVENTORY AND PRESERVATION PLAN REPORT FOR ADDITIONAL INFORMATION

RAVINE & NATURAL FEATURE PROTECTION BY-LAW

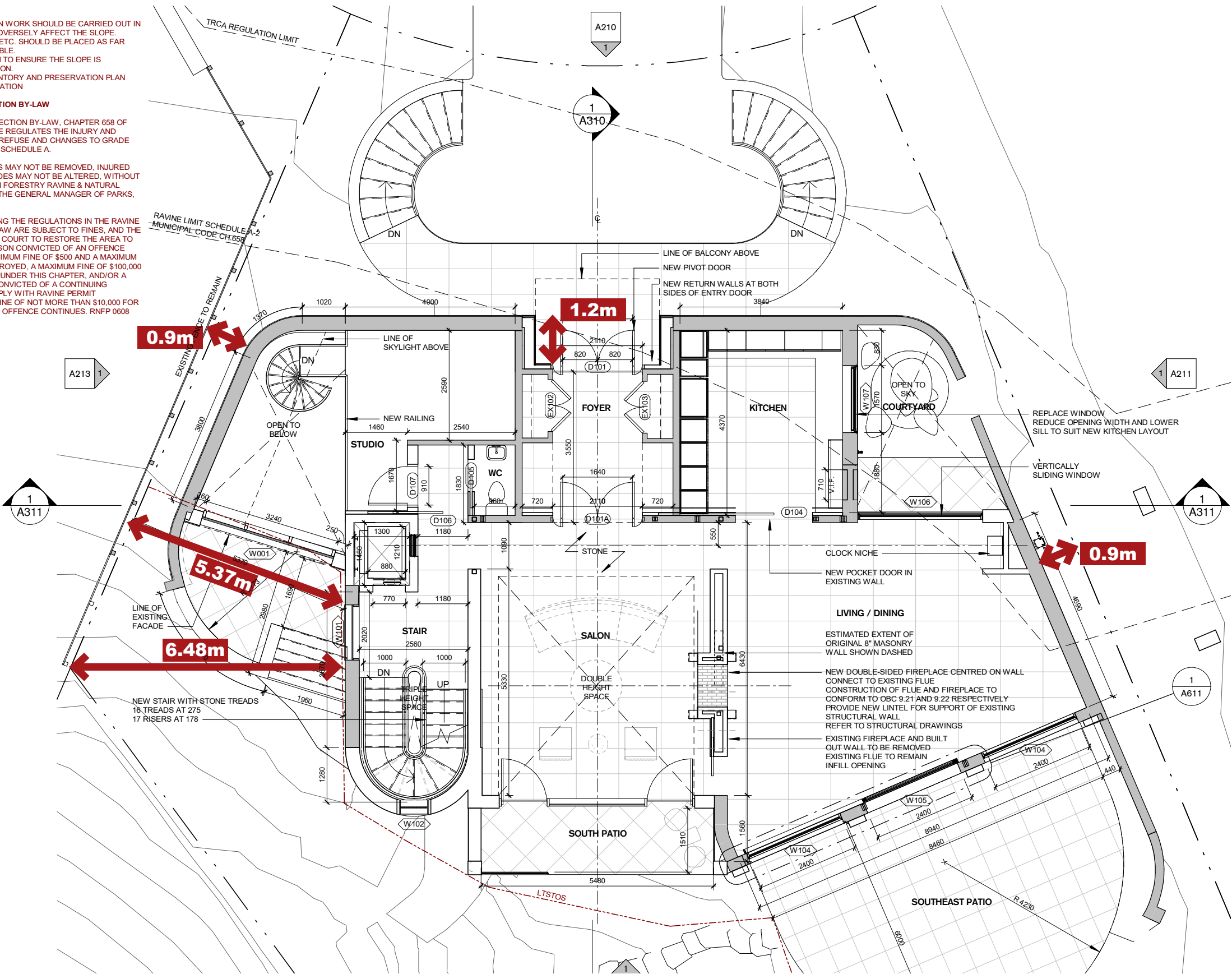
THE RAVINE & NATURAL FEATURE PROTECTION BY-LAW, CHAPTER 658 OF THE CITY OF TORONTO MUNICIPAL CODE REGULATES THE INJURY AND DESTRUCTION OF TREES, DUMPING OF REFUSE AND CHANGES TO GRADE WITHIN PROTECTED AREAS DEFINED IN SCHEDULE A.

UNDER THIS BY-LAW PROTECTED TREES MAY NOT BE REMOVED, INJURED OR DESTROYED, AND PROTECTED GRADES MAY NOT BE ALTERED, WITHOUT WRITTEN AUTHORISATION FROM URBAN FORESTRY RAVINE & NATURAL FEATURE PROTECTION, ON BEHALF OF THE GENERAL MANAGER OF PARKS, FORESTRY & RECREATION.

CONVICTIONS OF OFFENCES RESPECTING THE REGULATIONS IN THE RAVINE & NATURAL FEATURE PROTECTION BY-LAW ARE SUBJECT TO FINES, AND THE LANDOWNER MAY BE ORDERED BY THE COURT TO RESTORE THE AREA TO THE SATISFACTION OF THE CITY. A PERSON CONVICTED OF AN OFFENCE UNDER THIS BY-LAW IS LIABLE TO A MINIMUM FINE OF \$500 AND A MAXIMUM FINE OF \$100,000 FOR EACH TREE DESTROYED, A MAXIMUM FINE OF \$100,000 FOR ANY OTHER OFFENCE COMMITTED UNDER THIS CHAPTER, AND/OR A SPECIAL FINE OF \$100,000. A PERSON CONVICTED OF A CONTINUING OFFENCE, INCLUDING FAILURE TO COMPLY WITH RAVINE PERMIT CONDITIONS IS LIABLE TO A MAXIMUM FINE OF NOT MORE THAN \$10,000 FOR EACH DAY OR PART OF A DAY THAT THE OFFENCE CONTINUES. RNFP 0608

LEGEND:

	SIM
SECTION HEAD	X XXXX
LEVEL	NAME XXXXXXX
ASSEMBLY TAG	XXXX
DOOR TAG	XXXXX
WINDOW TAG	XXXX
EXISTING TO REMAIN	



GENERAL NOTES

- 1. ALL WORK TO CONFORM TO OBC
- 2. SITE VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO ARCHITECT
- 3. DO NOT SCALE DRAWINGS
- 4. PROVIDE SAMPLES OF ALL FINISH SURFACES FOR APPROVAL BY ARCHITECT PRIOR TO FABRICATION

20	2025/04/11	ISS. FOR HER. REVIEW
17	2025/03/03	ISSUED FOR C OF A
16	2025/02/13	ISS. FOR HER. REVIEW
12	2024/08/13	ISS. FOR ZALC REV 1
11	2024/08/12	ISS. FOR HER. REVIEW
8	2024/06/13	ISS. FOR RNFP REVIEW
7	2024/05/29	ISS. FOR TRCA REVIEW
2	2023/07/06	ISS. FOR PERMIT REV 1
1	2023/05/12	ISSUED FOR PERMIT
REV	DATE	ISSUE

Michael Bootsma Architect  
michael@sm-a.ca  
647-998-7010

NOT FOR CONSTRUCTION

2 OLD GEORGE PLACE  
TORONTO, ON M4W 1X9





# Proposed Development

## Annotated Second Floor Plan

- GENERAL SITE NOTES:
- ALL REMOVAL AND CONSTRUCTION WORK SHOULD BE CARRIED OUT IN SUCH A WAY THAT IT DOES NOT ADVERSELY AFFECT THE SLOPE.
  - STOCKPILES, HEAVY MACHINERY, ETC. SHOULD BE PLACED AS FAR AWAY FROM THE SLOPE AS POSSIBLE.
  - ALL MEASURES SHOULD BE TAKEN TO ENSURE THE SLOPE IS PROTECTED DURING CONSTRUCTION.
  - REFER TO ARBORIST'S TREE INVENTORY AND PRESERVATION PLAN REPORT FOR ADDITIONAL INFORMATION

RAVINE & NATURAL FEATURE PROTECTION BY-LAW

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CONVICTIONS OF OFFENCES RESPECTING THE REGULATIONS IN THE RAVINE & NATURAL FEATURE PROTECTION BY-LAW ARE SUBJECT TO FINES, AND THE LANDOWNER MAY BE ORDERED BY THE COURT TO RESTORE THE AREA TO THE SATISFACTION OF THE CITY. A PERSON CONVICTED OF AN OFFENCE UNDER THIS BY-LAW IS LIABLE TO A MINIMUM FINE OF \$500 AND A MAXIMUM FINE OF \$100,000 FOR EACH TREE DESTROYED, A MAXIMUM FINE OF \$100,000 FOR ANY OTHER OFFENCE COMMITTED UNDER THIS CHAPTER, AND/OR A SPECIAL FINE OF \$100,000. A PERSON CONVICTED OF A CONTINUING OFFENCE, INCLUDING FAILURE TO COMPLY WITH RAVINE PERMIT CONDITIONS IS LIABLE TO A MAXIMUM FINE OF NOT MORE THAN \$10,000 FOR EACH DAY OR PART OF A DAY THAT THE OFFENCE CONTINUES. RNFP 0608

LEGEND:

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SECTION HEAD	X	XXXX
LEVEL	NAME	XXXXXXXX
ASSEMBLY TAG		XXXX
DOOR TAG		XXXXX
WINDOW TAG		XXXX

GENERAL NOTES

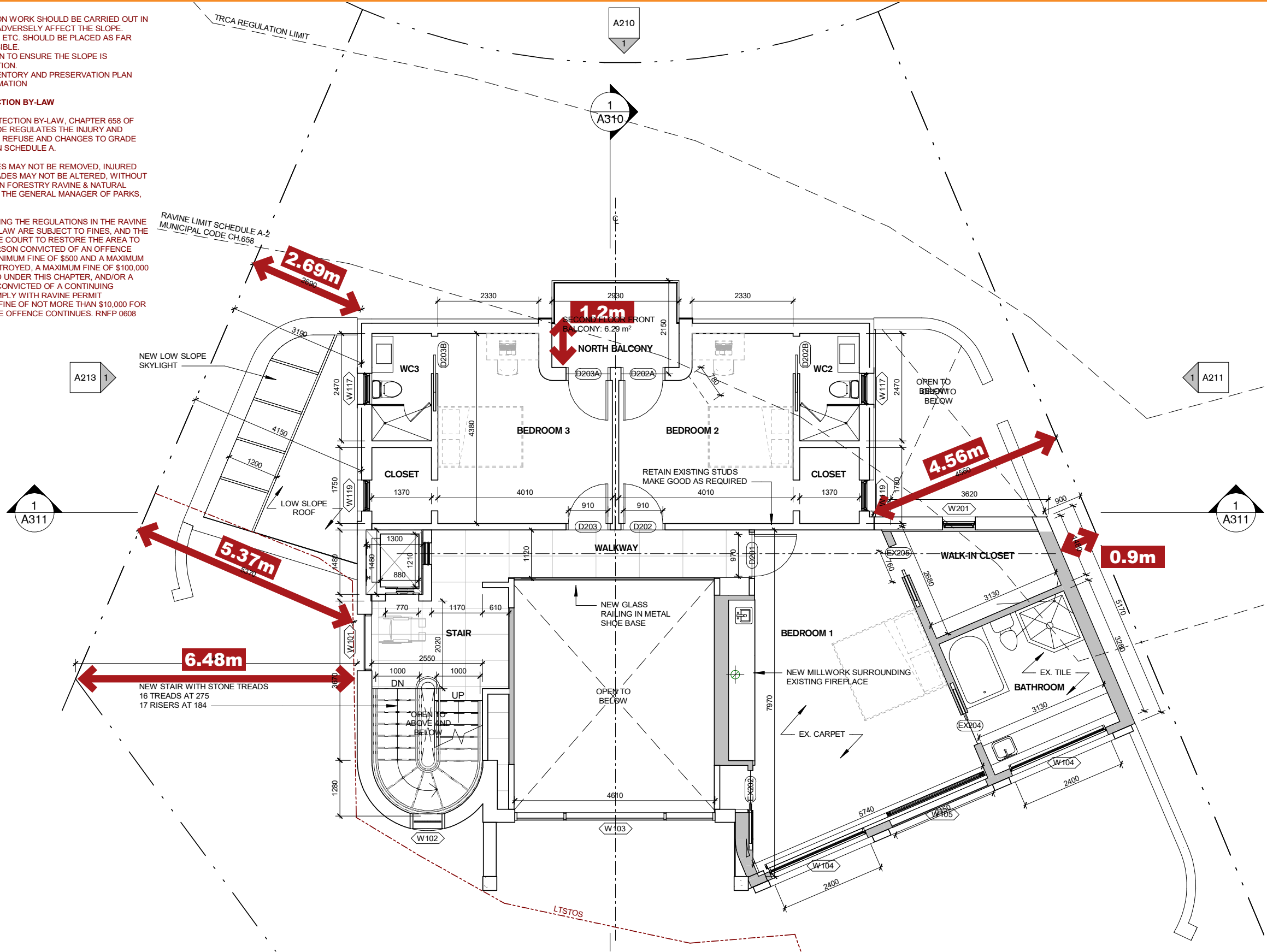
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19	2025/03/26	ISS. FOR C OF A REV1
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12	2024/08/13	ISS. FOR ZALC REV 1
11	2024/08/12	ISS. FOR HER. REVIEW
8	2024/06/13	ISS. FOR RNFP REVIEW
7	2024/05/29	ISS. FOR TRCA REVIEW
2	2023/07/06	ISS. FOR PERMIT REV 1
1	2023/05/12	ISSUED FOR PERMIT
REV DATE		ISSUE

Michael Bootsma Architect  
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647-998-7010

NOT FOR CONSTRUCTION

2 OLD GEORGE PLACE  
TORONTO, ON M4W 1X9





# Proposed Development

## Annotated Third Floor Plan

GENERAL SITE NOTES:

1. ALL REMOVAL AND CONSTRUCTION WORK SHOULD BE CARRIED OUT IN SUCH A WAY THAT IT DOES NOT ADVERSELY AFFECT THE SLOPE. STOCKPILES, HEAVY MACHINERY, ETC. SHOULD BE PLACED AS FAR AWAY FROM THE SLOPE AS POSSIBLE.
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RAVINE LIMIT SCHEDULE A-2  
MUNICIPAL CODE CH.658

LEGEND:

SECTION HEAD	SIM
	X
	XXXX
LEVEL	NAME
	XXXXXXX
ASSEMBLY TAG	XXXX
DOOR TAG	XXXXX
WINDOW TAG	XXXX
EXISTING TO REMAIN	

GENERAL NOTES

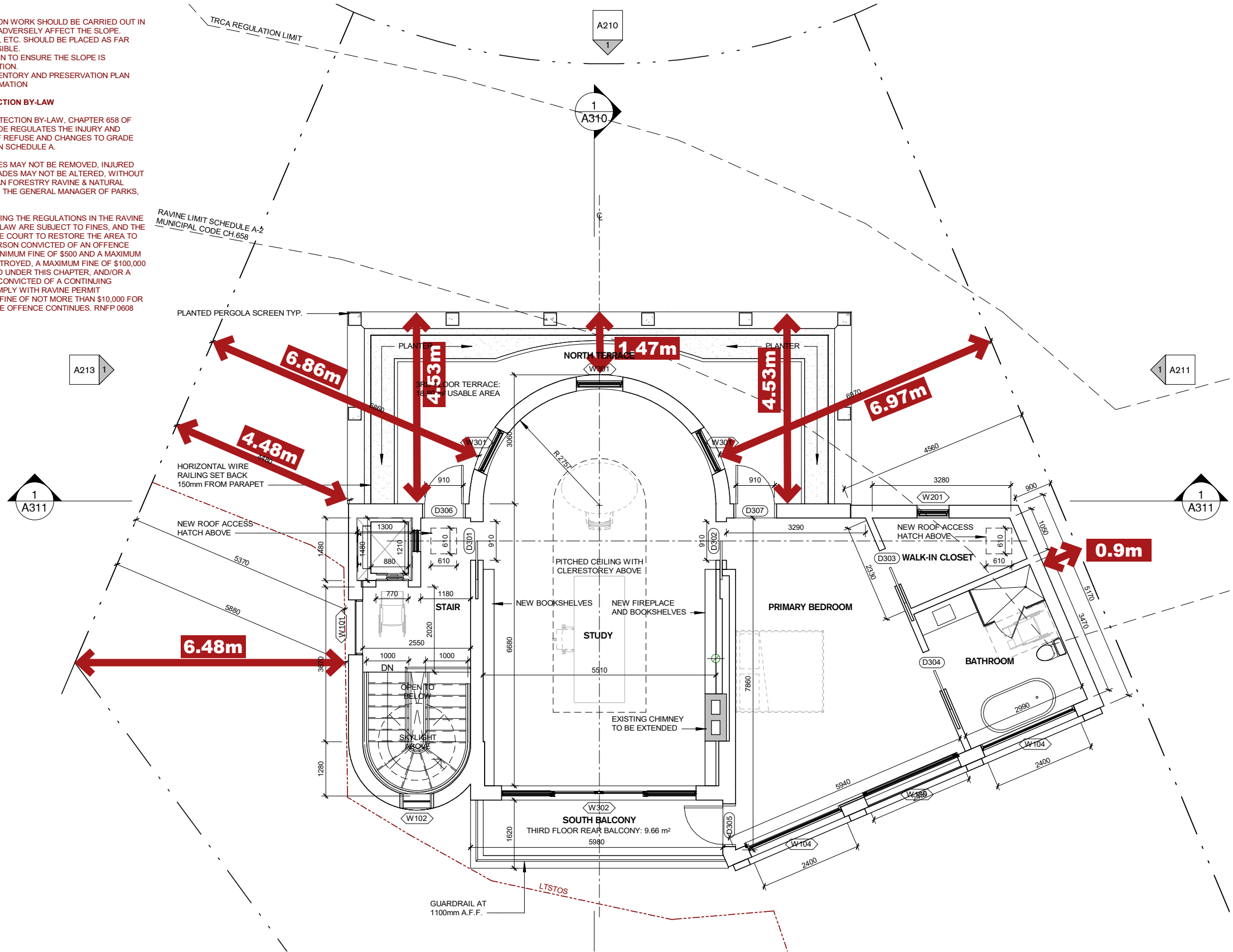
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REV	DATE	ISSUE

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# Massing Analysis

*Simplified By-law 569-2013 Massing Envelope*





# Massing Analysis

*Simplified By-law 569-2013 Massing Envelope*

