

# DECISION AND ORDER

**Decision Issue Date**      Tuesday, June 01, 2021

PROCEEDING COMMENCED UNDER Section 45(12), subsection 45(1) of the Planning Act, R.S.O. 1990, c. P.13, as amended (the "Act")

Appellant(s): JOHN SUTTON

Applicant(s): ABBOTT DESIGN

Property Address/Description: 213 HIGH PARK AVE

Committee of Adjustment File

Number(s): 19 264349 STE 04 MV (A1337/19TEY)

**TLAB Case File Number(s): 20 193174 S45 04 TLAB**

**Hearing date: April 27, 2021**

**Deadline Date for Closing Submissions/Undertakings: May 7, 2021**

**DECISION DELIVERED BY S. GOPIKRISHNA**

## REGISTERED PARTIES AND PARTICIPANTS

Applicant	ABBOTT DESIGN
Appellant	JOHN SUTTON
Appellant's Legal Rep.	WILLIAM ROBERTS
Party	NICOLAOS IKONOMAKIS
Party's Legal Rep.	ANDY MARGARITIS

Party	PENELOPE NIKOLAKAKIS IKONOMAKIS
Expert Witness	JULIUS DE RUYTER

## **INTRODUCTION AND BACKGROUND**

Nicolas Ikonomakis and Penelope Ikonomakis are the owners of 213 High Park Ave, which is located in Ward 4 (Parkdale-High Park) of the City of Toronto. They applied to the Committee of Adjustment (COA) to construct a new three-storey detached dwelling with a front third storey deck, a front covered porch, and a rear first storey deck. On August 26, 2020, the COA heard the Application, and approved it in its entirety. Mr. John Sutton, the neighbour at 215 High Park Avenue, appealed the COA's decision to the Toronto Local Appeal Body (TLAB) on September 14, 2020.

The TLAB set a date for an Electronic Hearing of the case for April 27, 2021. On April 22, 2021, the Parties reached a Settlement amongst themselves, resulting in changes to some of the variances originally submitted to the COA, and the addition of a variance, as can be seen from the updated Notice of Hearing, dated April 19, 2021. The Hearing scheduled for April 27, 2021, converted to a Settlement Hearing.

## **MATTERS IN ISSUE**

The requested variances are recited in Appendix A, appended to this Decision.

### **1. Chapter 10.5.40.60.(1)(A)(i) By-law 569-2013**

A platform without main walls, attached to or less than 0.3 m from a building, with a floor no higher than the first floor of the building above established grade may encroach into the required front yard setback 2.5 m if it is no closer to a side lot line than the required side yard setback.

The front porch will encroach 4.8 m into the required front yard setback and is 0.3 m closer to the north side lot line than the required setback.

### **2. Chapter 10.5.40.60.(3), By-law 569-2013**

Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no wider than 2.0 metres. The proposed front porch stairs are 3.5 metres wide.

**3. Chapter 10.5.50.10.(1)(D), By-law 569-2013**

A minimum of 75% (48.6 m<sup>2</sup>) of the required front yard landscaped open space shall be in the form of soft landscaping. In this case, 70% (45.6 m<sup>2</sup>) of the required front yard landscaped open space will be in the form of soft landscaping.

**4. Chapter 10.10.40.10.(1), By-law 569-2013**

The maximum permitted building height is 10.0 m.

The new detached dwelling will have a height of 10.4 m.

**5. Chapter 10.10.40.10.(2)(A), By-law 569-2013**

The maximum permitted height of all front and rear exterior main walls is 7.5 m. The height of the front and rear exterior main walls will be 10.4 m.

**6. Chapter 10.10.40.30.(1), By-law 569-2013**

The maximum permitted depth of a detached dwelling is 17.0 m. The new detached dwelling will have a depth of 17.3 m.

**7. Chapter 10.10.40.40.(1)(A), By-law 569-2013**

The maximum permitted floor space index of a detached dwelling is 0.6 times the area of the lot (266.1 m<sup>2</sup>). The new detached dwelling will have a floor space index equal to 0.63 times the area of the lot (277.9 m<sup>2</sup>).

**8. Chapter 10.10.40.70.(1), By-law 569-2013**

The minimum required front yard setback is 12.65 m. The new detached dwelling will be located 9.93 m from the west front lot line.

**9. Chapter 10.10.40.70.(3)(A)(i), By-law 569-2013**

The minimum required side yard setback is 0.9 m. The new detached dwelling will be located 0.6 m from the north side lot line and 0.23 m from the south side lot line.

**1. Section 4(2)(a), By-law 438-86**

The maximum permitted building height is 10 m. The new detached dwelling will have a height of 10.4 m.

## **JURISDICTION**

### **Provincial Policy – S. 3**

A decision of the Toronto Local Appeal Body ('TLAB') must be consistent with the 2014 Provincial Policy Statement ('PPS') and conform to the Growth Plan for the Greater Golden Horseshoe for the subject area ('Growth Plan').

### **Variance – S. 45(1)**

In considering the applications for variances from the Zoning By-laws, the TLAB Panel must be satisfied that the applications meet all of the four tests under s. 45(1) of the Act. The tests are whether the variances:

- maintain the general intent and purpose of the Official Plan;
- maintain the general intent and purpose of the Zoning By-laws;
- are desirable for the appropriate development or use of the land; and
- are minor.

### **EVIDENCE**

The Hearing held on April 27, 2021 was attended by Mr. Andy Margaritis, Counsel for the Applicant, Mr. William Roberts, Counsel for the Appellant, and Mr. Julius De Ruyter, a land use planner acting for the Appellant. At the beginning of the Hearing, Mr. Margaritis confirmed that the Parties had reached a Settlement, and that the evidence to be presented to the TLAB would focus on the outcome of the Settlement. He also drew my attention to the presence of Mr. Kidd, who was a community member who lived in the vicinity of the Site- Mr. Kidd wanted to give evidence as a Participant despite not electing to be a Participant. Mr. Margaritis recommended that the neighbour not be allowed to participate this late in the stage, and I agreed with him and ruled that no individual, who had not filled out the appropriate paperwork, could become a Party or Participant, through a mere declaration of their intention to do so at the commencement of the Hearing. The reasons behind this Ruling are explained in detail in the Analysis, Findings and Reasons Section.

Mr. Margaritis also spoke to the need for new notice, under Section 45.18.1.1 of the Planning Act. He stated that notwithstanding that there was one (1) previously unidentified variance, as per the Zoning Notice dated April 27, 2021, the variance in question appeared in all the Plans and Elevations, submitted to the Committee of Adjustment and then the TLAB. He argued that there was no need for further notice since the listing of the new variance on the Zoning Notice did not represent a change on the ground.

Mr. De Ruyter was affirmed, and recognized as an Expert in the area of land use planning. The highlights of the proposal are as follows:

The Subject Property at 213 High Park Ave. is rectangular in shape having a lot frontage of 7.47 m, lot depth of 59.45 m, and lot area of 443.75 m<sup>2</sup>. The Subject Property forms the south half of Lot 4, Registered Plan 741-Y. There is an existing two storey detached dwelling on the Subject Property which will be demolished and replaced with a new three storey detached dwelling. The new three-storey dwelling will be constructed having a gross floor area of 277.9 sq. m representing a floor space index of 0.63.

There is an existing one-storey stucco extension on the rear of the existing dwelling, which will be removed as part of the building of the new house. A one storey double car garage exists on the easterly portion of the Subject Property with access via a 3.05 m wide rear public lane. No changes are proposed to the garage structure. The existing dwelling has a front yard setback of 9.98 m and the intention is to construct the new detached dwelling with the same front yard setback. The existing dwelling has a front porch that extends the full width of the existing dwelling. There is a mutual easement that runs from the front lot line, for a width of 0.3 m and length of 21.95 m, on the north side of the Subject Property and the south side of 215 High Park Avenue. This mutual easement provides pedestrian access for both 213 and 215 High Park Avenue to their respective rear yards.

In response to feedback from the Community Planning Department, the Applicant revised their Plans to reduce the impact of the three storey structure facing the street. However, there are no changes to the site plan, the basement plan, the ground floor plan or the second floor plan. On the third floor plan, the front of the third floor is now set back from the main front wall of the second floor by 0.84 m. The two bedrooms, office and washroom on the third floor have all been shortened in length to accommodate the modification. The gross floor area has been reduced to 0.63 times the area of the lot (277.9 m<sup>2</sup>).

Mr. De Ruyter then described the community in which the Site is located as follows:

The Site is located in the High Park community; High Park Avenue forms part of a modified grid network of local roads and major streets. The Geographic Neighbourhood is bound by Keele Street to the east, Bloor Street West to the south and Annette Street to the north, all of which are identified as “Major Streets”. While most of the local roads in this neighbourhood have a standard width of 20

m, High Park Avenue has a width of 30 m. This provides for a wider road surface as well as wider boulevards on both sides of the road.

The immediate surrounding neighbourhood is designated “Neighbourhoods” in the Official Plan (OP). A short distance to the south, on the north side of Bloor Street West, is an area designated Apartment Neighbourhoods on both sides of High Park Avenue. The Subject Property is zoned R(d0.6)(x737) under Zoning By-law 569-2013 and is zoned R2 Z0.6 under Zoning By-law 438-86.

According to Mr. De Ruyter, there are a variety of housing styles in this neighbourhood. There are a mixture of older original dwellings and some new replacement dwellings. The built-form within the Immediate Neighbourhood consists of single detached dwellings, duplexes, triplexes, four-plexes and a number of converted dwellings. Most of these dwellings are over a century old, and have undergone some renovations over time including rear and front additions. The dwelling to the north of the Subject Property at 215 High Park Avenue, is a two-storey detached brick dwelling.-the front and rear of the proposed dwelling will be constructed to align with the front and rear limits of this dwelling

The Immediate Neighbourhood consists of 43 dwellings, including 28 dwellings on the east side of High Park Avenue, and 15 on the west side. Within the Immediate Neighbourhood, there are narrower lot widths on the lots located at 251 to 261 High Park Avenue. The resulting variation in lot widths and depths also means there is significant variation in the lot areas for those lots within the Geographic Neighbourhood, as well as the Immediate Neighbourhood.

The Subject Property, as well as most properties on the east side of High Park Avenue within the Immediate Neighbourhood, is serviced by a rear public lane. The properties on the west side of High Park Avenue within the Immediate Neighbourhood are not served with a public lane. This means that the properties on the east side of High Park Avenue do not have parking or driveways with access from their front yards, while the properties on the west side of High Park Avenue do not have such access. Thus, the front yard character of the properties within the Immediate Neighbourhood study area does vary as a result of the placement of driveways and parking, including front yard parking.

Based on a chart of COA decisions from the Geographic Neighbourhood, Mr. De Ruyter demonstrated that there are 64 properties in the Geographic Neighbourhood that have been the subject of a minor variance application over the past 10 years (plus a few older decisions), all of which involved some additions to existing

dwellings as well as the construction of replacement dwellings. Mr. De Ruyter asserted this to be evidence of a neighbourhood undergoing a healthy level of reinvestment, where the housing stock is being improved. The renovations and rebuilds generally result in larger homes to meet the needs of the homeowners. To achieve the additional floor space, buildings are becoming longer, covering more of the lot, and are becoming taller where an additional floor is provided.

Mr. De Ruyter next spoke to the relationship between the proposal and the higher level Provincial Policies.

Discussing the relationship between the PPS ( 2020), and the proposal, Mr. De Ruyter stated that the Official Plan is the” most important vehicle for the implementation of the PPS”. He also stated that the proposal is consistent with the PPS(2020) because it maintains the PPS’ directives of avoiding development that causes environmental, or public health and safety concern, and promoting cost-effective development patterns and standards that minimize land consumption and servicing costs.

Mr. De Ruyter next discussed how the proposal related to the Growth Plan for the Greater Golden Horseshoe ( 2019) . He said that the proposal is consistent with Policy 2.2.2.3, by virtue of the proposed intensification.

Speaking to the compatibility between the proposal and the OP, Mr. De Ruyter first pointed to how the Site is located in the ``Neighbourhoods`` designation. He said that the proposal satisfies Policy 2.3.1 of the OP considers “Neighbourhoods” to be physically stable areas, and encourages development to respect, and reinforce the existing physical character of the Neighbourhood. He spoke to how the proposal would result in a new dwelling that is of a size, height and scale that is compatible with the existing development in the Geographic and Immediate Neighbourhoods. He then demonstrated how the proposal satisfied Policy 3.1.2 (Built Form Policies) of the OP, and asserted that the intent of the Policy would be maintained through :

- Ensuring that the front door will be accessible from the public sidewalk,
- Massing of the dwelling to fit harmoniously with the surrounding neighbourhood
- The lack of adverse impacts on the neighbouring houses with specific reference to shadowing conditions.

Mr. De Ruyter opined that only components c), f) and g) of Policy 4.1.5 were pertinent to this development, since they address the variances associated with

building height and FSI. Through referring to the Chart of previous COA decisions, Mr. De Ruyter demonstrated that the FSI of buildings approved by the COA, OMB and TLAB in the neighbourhood ranged from 0.63 X lot size to 2 X lot size, and stated that the requested FSI of 0.63X marginally exceeded what was of right. With respect to Policy 4.1.5 f), he said that the proposed front yard setback of the new dwelling maintains the same front yard setback of the existing dwelling. The proposed front yard setback is also aligned with the dwelling to the immediate north, as well as other dwellings to the south. With respect to Policy 4.1.5 g) Mr. De Ruyter asserted that the reduced side yards are reflective of the narrow side yard conditions that exist within the surrounding neighbourhood.

Based on the above discussion Mr. De Ruyter concluded that the proposal maintained the intent and purpose of the OP.

Speaking to how the proposal is consistent with the general intent, and purpose of the Zoning By-Laws, Mr. De Ruyter pointed out that the property is governed by By-Laws 569-2013, and 438-86, and is zoned R(d0.6)(x737) under Zoning By-law 569-2013 and is zoned R2 Z0.6 under Zoning By-law 438-86. Mr. De Ruyter spoke specifically to the performance standards of various types of variances, and demonstrated how the proposal is consistent with the performance standard. He said that FSI is used as a zoning tool to control the massing of a building on a property, and the request for 0.63 X Lot Size marginally exceeded the 0.6X Lot Size, which is as of right. He pointed out that the additional floor space is deployed at the rear of the dwelling and is imperceptible from the street, and has no negative impact on the neighbours.

Speaking next to the height variance, Mr. De Ruyter said that the proposed dwelling is 0.4 m taller than what is permitted under both Zoning By-Laws, but would have no impact whatsoever on the neighbours. He pointed out that notwithstanding the fact that the proposal would result in a three storey building, and that shadow studies of buildings are required by the City only of buildings which are four floors or more, the owners had commissioned a Shadow Study, which had established that there would be little impact on the neighbour properties, by way of shadows cast by the proposed building. Speaking next to the variance respecting the front yard setback, Mr. De Ruyter said that front of the new dwelling will be at the same front yard setback line as the existing dwelling, and that the front of the new dwelling will be in line with the dwelling to the north at 215 High Park Avenue, and other dwellings to the south. Speaking next to the Building depth variance, Mr. De Ruyter said the



variances would have no impact on neighbouring properties, and are the consequence of the “unusual” configuration of the Site and its neighbouring properties. Describing these conditions, he said that the first “unusual” condition was that the required front yard setback was located 2.72 m back from the front yard setback to the existing dwelling, which is the point from which building depth is measured. The second “unusual” condition is that the Zoning Examiner measured the building depth to the east limit of the rear deck, and not the main wall of the dwelling. Mr. De Ruyter said that the side yard setback variance was required for improved pedestrian access to the rear yard of 213 and 215 High Park Ave. He opined that the side yard setbacks proposed on both the north, and south sides of the dwelling are “reasonable” in the context of other approvals in the Geographic Neighbourhood.

Based on this evidence, Mr. De Ruyter concluded that the proposal maintained the intent and purpose of the Zoning By-Laws.

Speaking next to the test of Appropriate Development, Mr. De Ruyter said proposed development will provide a replacement three-storey detached dwelling with rear lane parking, consistent with the building mass and height of other existing dwellings within the Geographic and Immediate Neighbourhoods. He said that the replacement dwelling has been designed to meet the needs of the owner’s family, including their three children. Based on this evidence, Mr. De Ruyter concluded that the proposed dwelling is desirable for the appropriate development use of the land.

Speaking lastly to the test of Minor, Mr. De Ruyter asserted that there were no unacceptable adverse impacts resulting from the proposed construction, which meant the test of minor was fulfilled.

Speaking to the conditions, Mr. De Ruyter suggested that a standard condition, asking the Applicant to construct in substantial accordance with the submitted Plans, and Elevations, be imposed. Mr. Margaritis stated that he would send the TLAB an updated submission, which would list the date on which each of the Plans and Elevations had been updated.

Mr. Margaritis also suggested that an “Interim Decision, together with the Plans and Elevations”, could be issued to expedite the application for a Building Permit, in case “the Tribunal took months to issue the final Decision”. Mr. Roberts discussed how there was precedent for such a practice from the “old days at the Ontario Municipal Board”.

I thanked everybody for attending the Hearing and informed them that I would reserve my Decision till the requested submissions were completed. On May 2, 2021, the Submissions, including updated Elevations and Plans, were made available to me.

## **ANALYSIS, FINDINGS, REASONS**

It is important for me to comment briefly about the two Rulings made at the beginning of the Hearing, namely excluding an unregistered, potential Participant from presenting evidence at the Hearing, and waiving notice under Section 45.18.1.1 of the Planning Act.

It is important that community members who want to present evidence at a Proceeding before the TLAB, complete appropriate paper work to elect as a Party or a Participant, and submit the same before the appropriate deadline. Unlike the COA proceedings where community members can participate without formal pre-registration, the TLAB has specific Rules about election as a Party, or a Participant, which also require the individual in question, to present a Witness Statement by the last date for making submissions. The purpose of these steps is to enable the Hearing to be transparent and provide adequate notice to the Applicants to know what the concerns of the opposition are, so that they can be addressed meaningfully- the larger aim is to avoid “ a trial by ambush”. Given these reasons, it was appropriate to exclude the community member in question.

Regarding the waiving of Notice, Mr. Maragaritis explained that as a result of the Settlement, many of the variances were reduced. The Zoning Notice, dated April 22, 2021, listed one hitherto unlisted variance because it had been missed earlier by the Zoning Examiner. However, the variance had nevertheless been included by way of illustration in all the Plans, and Elevations, submitted to the COA, and the TLAB. It is therefore reasonable to infer that the listing of the variance in the new Zoning Notice, did not result in a new, or unexpected impact on the neighbours, as could be seen from the lack of opposition from the other Party. Given these reasons, I waived the need for Notice under Section 45.18.1.1 of the Planning Act

The Settlement between the Parties meant that the evidence given by the Expert Witness, Mr. De Ruyter, was uncontroverted.

On the basis of the discussion of how the proposal corresponds to Policies 3.1.2 and 4.1.5 of the OP, I find that the proposal satisfies the test of maintaining the intent and purpose of the Official Plan.

The discussion also highlighted how the variances corresponded to the appropriate performance standards, and how the height and the FSI have been deployed such that there is no perceptible adverse impact on the neighbouring houses. I find that the proposal therefore maintains the intent and purpose of Zoning By-Laws 569-2013 and 438-86.

The results of the shadow studies allayed concerns about adversarial shadow impact on the neighbouring houses. Based on this, I find that the proposal satisfies the test of minor.

The type of house that is proposed is a detached house, which is the prevailing type in the neighbourhood. The presence of three floors, such that the top floor is set back from the street, and the rear storey deck, does not detract from the character of the community. On the basis of this evidence, I find that the proposal satisfies the test of appropriate development.

I consequently find that the variances satisfy all four tests under Section 45.1 of the Planning Act, and are approved herewith. The standard condition requiring the applicant in substantial conformity with the submitted Plans and Elevations is imposed.

I appreciate the novel idea put forward by Mr. Margaritis about an Interim Decision, that included the Plans, and Elevations, to facilitate the Applicant's obtaining a Building Permit, but prefer to rely on the traditional, tested, and more importantly, trusted methodology of issuing a Final Decision, which includes the Plans and Elevations. I understand that one of the concerns underlying the novel request is to enable the Applicant to move forward with their plans, even if there was a substantial delay in the TLAB's issuance of a Final Decision- this scenario does not apply to the issuance of the Final Decision, which is being issued approximately a month after the Hearing was completed. While the TLAB should be open to novel ideas, I believe that the practice of issuing an Interim Order that include Plans and Elevations, "with Reasons to follow" by way of the Final Decision & Order, merits a larger discussion, to better understand the overall impact on the decision making process, should such a process be adopted.

Lastly, I appreciate Mr. Margaritis' following through on the submissions of the updated Elevations and Plans, after the completion of the Hearing.

## DECISION AND ORDER

1. The Appeal is allowed in Part, and the decision of the Committee of Adjustment respecting 213 High Park Avenue, dated August 26, 2020, is set aside.

2. The variances, as recited below, are approved.

### **Chapter 10.5.40.60.(1)(A)(i) By-law 569-2013**

1. A platform without main walls, attached to or less than 0.3 m from a building, with a floor no higher than the first floor of the building above established grade may encroach into the required front yard setback 2.5 m if it is no closer to a side lot line than the required side yard setback.

The front porch will encroach 4.8 m into the required front yard setback and is 0.3 m closer to the north side lot line than the required setback.

### **2. Chapter 10.5.40.60.(3), By-law 569-2013**

Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no wider than 2.0 metres. The proposed front porch stairs are 3.5 metres wide.

### **3. Chapter 10.5.50.10.(1)(D), By-law 569-2013**

A minimum of 75% (48.6 m<sup>2</sup>) of the required front yard landscaped open space shall be in the form of soft landscaping.

In this case, 70% (45.6 m<sup>2</sup>) of the required front yard landscaped open space will be in the form of soft landscaping.

### **4. Chapter 10.10.40.10.(1), By-law 569-2013**

The maximum permitted building height is 10.0 m.

The new detached dwelling will have a height of 10.4 m.

### **5. Chapter 10.10.40.10.(2)(A), By-law 569-2013**

The maximum permitted height of all front and rear exterior main walls is 7.5 m. The height of the front and rear exterior main walls will be 10.4 m.

### **6. Chapter 10.10.40.30.(1), By-law 569-2013**

The maximum permitted depth of a detached dwelling is 17.0 m. The new detached dwelling will have a depth of 17.3 m.

### **7. Chapter 10.10.40.40.(1)(A), By-law 569-2013**

The maximum permitted floor space index of a detached dwelling is 0.6 times the area of the lot (266.1 m<sup>2</sup>). The new detached dwelling will have a floor space index equal to 0.63 times the area of the lot (277.9 m<sup>2</sup>).

**8. Chapter 10.10.40.70.(1), By-law 569-2013**

The minimum required front yard setback is 12.65 m. The new detached dwelling will be located 9.93 m from the west front lot line.

**9. Chapter 10.10.40.70.(3)(A)(i), By-law 569-2013**

The minimum required side yard setback is 0.9 m.

The new detached dwelling will be located 0.6 m from the north side lot line and 0.23 m from the south side lot line.

**1. Section 4(2)(a), By-law 438-86**

The maximum permitted building height is 10 m.

The new detached dwelling will have a height of 10.4 m.

3. No other variances are approved

4. The following condition is imposed on the approval of the variances:

The external walls of the proposed dwelling shall be constructed substantially in accordance with revised drawings prepared by Abbott Design Ltd. which are dated and identified, as per the schedule below :

<b>Drawing No</b>	<b>Date of Drawing</b>	<b>Last Revision Date</b>
A1 Site Plan	January 8, 2019	Revision 15 - March 22, 2021
A2 Basement Plan	October 30, 2018	Revision 14 - March 21, 2021
A3 First Floor Plan	October 30, 2018	Revision 14 - March 21, 2021
A4 Second Floor Plan	August 1, 2019	Revision 14 - March 21, 2021
A5 Third Floor Plan	January 18, 2019	Revision 14 - March 21, 2021

**Decision of Toronto Local Appeal Body Panel Member: S. Gopikrishna  
TLAB Case File Number: 20 193174 S45 04 TLAB**

A6 Roof Plan	August 21, 2017	Revision 14 - March 21, 2021
A7 West Elevation	October 30, 2018	Revision 14 - March 21, 2021
A8 East Elevation	October 30, 2018	Revision 14 - March 21, 2021
A9 South Elevation	October 30, 2018	Revision 14 - March 21, 2021
A10 North Elevation	October 30, 2018	Revision 14 - March 21, 2021

So orders the Toronto Local Appeal Body

X



---

S. Gopikrishna  
Panel Chair, Toronto Local Appeal Body

**INFORMATION TAKEN FROM:**

SURVEYOR'S REAL PROPERTY REPORT, PART 1:  
 PLAN OF PART OF LOT 4,  
 REGISTERED PLAN 741 - Y  
 CITY OF TORONTO

BY: D. POPA SURVEYING INC., O.L.S.  
 DATE: DECEMBER 11, 2018

213 HIGH PARK AVENUE,  
 TORONTO, ON.

**SITE STATISTICS:**

ZONING CLASSIFICATION R (d0.60)(x737)

LOT AREA	METRIC	IMPERIAL
	443.75	4,776.50
MIN LOT FRONTAGE ALLOWABLE	6.00	19.68'
EXISTING LOT FRONTAGE	7.47	24.50'

**PROPOSED GFA**

FIRST FLOOR AREA	107.27	1,154.71
SECOND FLOOR AREA	105.33	1,133.77
THIRD FLOOR AREA	65.37	703.62

TOTAL PROPOSED GFA 277.97 2,992.10

PROPOSED FSI AS % OF LOT AREA 62.64%

**NOT INCLUDING:**

2/F OPEN TO BELOW AREAS	2.77	29.86
3/F OPEN TO BELOW AREAS	4.77	51.30
	7.54	81.16

MAXIMUM ALLOWABLE FSI 0.60

**MISCELLANEOUS AREAS:**

1/F PORCH W/ STEPS	9.62	103.50
1/F PATIO W/STEPS	26.86	289.13
3/F BALCONY (AREA OF REFUGE)	3.53	38.00
TOTAL MISCELLANEOUS AREA	40.01	430.63

**BUILDING DEPTH (FR. AVE. SETBACK BET. NEIGHBORS)**

MAXIMUM ALLOWABLE	17.00	55'-9"
PROPOSED BUILDING DEPTH	17.29	56'-8 3/4"

**BUILDING HEIGHT (FLAT ROOF)**

MAX. BLDG. HT. (T.O. PARAPET)	7.50	24'-7"
PROP. BLDG. HT. (T.O. PARAPET)	10.35	33'-11 1/2"

**FRONT YARD SET BACK (AVE. BETWEEN NEIGHBORS)**

MIN. REQ'D	6.0	19'-8"
AVE. BETWEEN NEIGHBOR'S	12.65	41'-6"
PROPOSED FRONT YARD SET BACK	9.93	32'-6 3/4"

**SIDE YARD SETBACK NORTH SIDE**

MIN SIDE YARD SETBACK	0.90	2'-11 1/2"
PROPOSED SIDE YARD SETBACK	0.61	2'-0"

**SIDE YARD SETBACK SOUTH SIDE**

MIN SIDE YARD SETBACK	0.90	2'-11 1/2"
PROPOSED SIDE YARD SETBACK	0.23	9"

**REAR YARD SETBACK**

MIN REAR YARD SETBACK	7.50	24'-7"
PROPOSED REAR YARD SETBACK	33.17	108'-9 3/4"

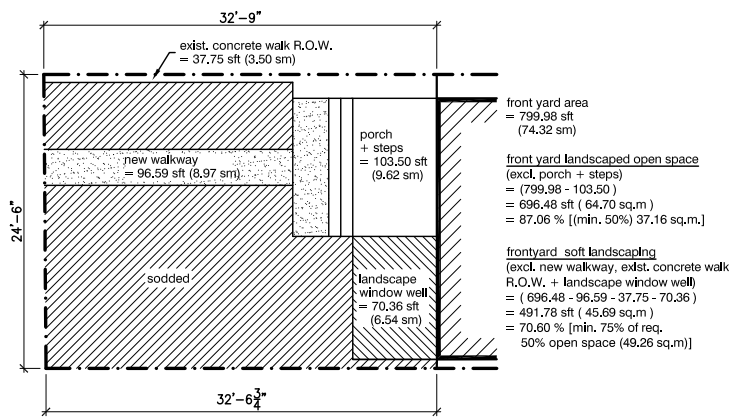
**PARKING**

MIN PARKING SPACES	1
PARKING SPACES PROVIDED	2

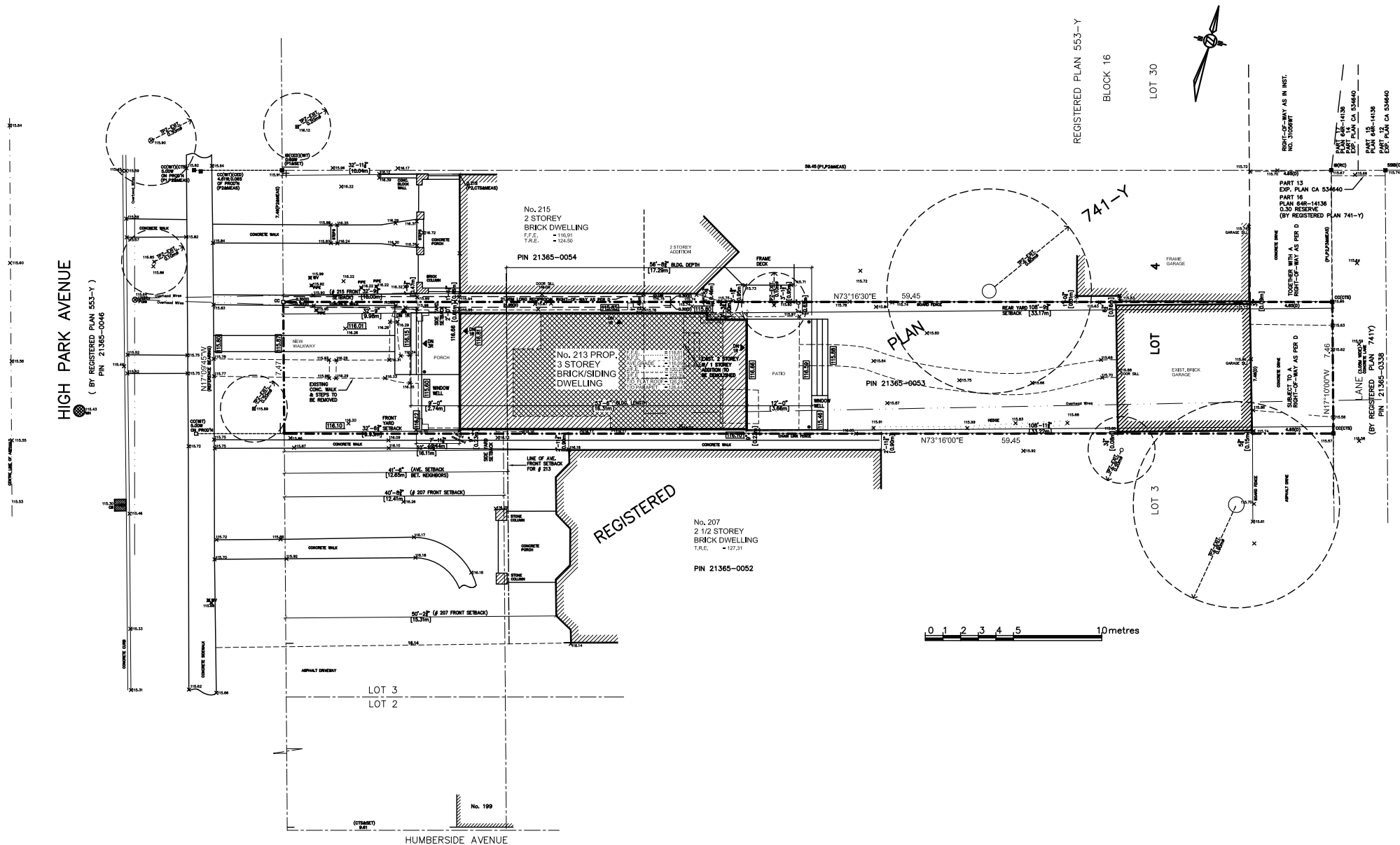
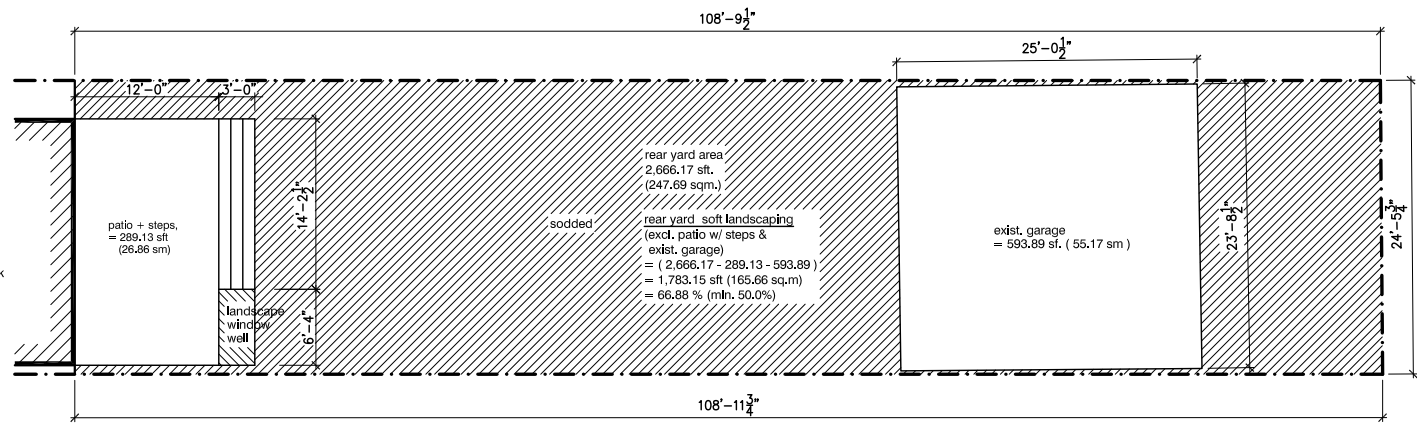
**LEGEND**

- 0.00 NEW GRADE ELEVATION
- FIRST FLOOR
- 2ND & 3RD FLOOR

**FRONT YARD LANDSCAPING CALC.:**



**REAR YARD LANDSCAPING CALC.:**



CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CHECK ALL CONDITIONS ON THE JOB SITE BEFORE PROCEEDING WITH WORK.  
 LATEST APPROVED DRAWINGS ONLY TO BE USED FOR CONSTRUCTION.  
 ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE DESIGNER AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT.  
 DRAWINGS NOT TO BE SCALED.

ARCHITECTURAL  
 The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents.  
 QUALIFICATION INFORMATION  
 Required unless design is exempt under 2.17.4.1 of the Building Code  
 Brodley Abbott 24558  
 NAME SIGNATURE BCIN  
 REGISTRATION INFORMATION  
 Required unless design is exempt under 2.17.4.1 of the Building Code  
 WB Abbott Design Ltd. 32428  
 FIRM NAME BCIN

NO.	DATE	DESCRIPTION
15	22.03.21	Client's Review
14	21.03.21	Client's Review
13	05.01.21	Client's Review
12	22.12.20	Issued for C of A
11	04.03.20	Issued for C of A
10	16.12.19	Issued for C of A
9	21.11.19	Issued for ZC
8	11.11.19	Client's Review
7	31.10.19	Client's Review
6	21.06.19	Client's Review
5	30.04.19	Client's Review
4	27.02.19	Client's Review
3	13.02.19	Client's Review
2	28.01.19	Client's Review
1	22.01.19	Client's Review

**REVISIONS**

**abbott**  
 INSPIRED HOME DESIGNS  
 ABBOTT DESIGN LTD.  
 T 416.944.2898  
 F 416.944.0643  
 200-542 M. PLEASANT RD.  
 TORONTO, ONTARIO M5S 2M7

**PROJECT TITLE**  
**PROPOSED RESIDENCE**

213 HIGH PARK AVENUE,  
 TORONTO, ON

**SHEET TITLE**  
**SITE PLAN**

<b>DRAWN BY</b> RRF	<b>DATE</b> JAN. 08, 2019
<b>CHECKED BY</b> B.A.	<b>DATE</b>
<b>SCALE</b> 1:300	<b>FILE</b> XXXXXX

<b>PROJECT NO.</b> XXXX	<b>DRAWING NO.</b> A1
----------------------------	--------------------------

Ref No:19 254715 ZZC 00 ZR

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CHECK ALL CONDITIONS ON THE JOB SITE BEFORE PROCEEDING WITH WORK.

LATEST APPROVED DRAWINGS ONLY TO BE USED FOR CONSTRUCTION.

ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE DESIGNER AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT.

DRAWINGS NOT TO BE SCALED.

**ARCHITECTURAL**  
The undersigned has reviewed and takes responsibility for the design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents.

**QUALIFICATION INFORMATION**  
Required unless design is exempt under 2.17.4.1 of the Building Code  
Brodley Abbott  
NAME  
SIGNATURE  
24508  
BCIN

**REGISTRATION INFORMATION**  
Required unless design is exempt under 2.17.4.1 of the Building Code  
WB Abbott Design Ltd.  
FIRM NAME  
32428  
BCIN

14	21/03/2021	Client's Review
13	05/01/2021	Client's Review
12	22/12/2020	Issued for C of A
11	04/03/2020	Issued for C of A
10	16/12/2019	Issued for C of A
9	21/11/2019	Issued for ZC
8	11/11/2019	Client's Review
7	31/10/2019	Client's Review
6	21/06/2019	Client's Review
5	30/04/2019	Client's Review
4	27/03/2019	Client's Review
3	13/02/2019	Client's Review
2	28/01/2019	Client's Review
1	22/01/2019	Client's Review

No. Date: Issued/Revision:

**REVISIONS**


**abbott**  
INSPIRED HOME DESIGNS

**ABBOTT DESIGN LTD.**  
T 416. 944. 2898  
F 416. 944. 0643  
200 - 542 Mt. PLEASANT RD.  
TORONTO, ONTARIO M4S 2M7

PROJECT TITLE

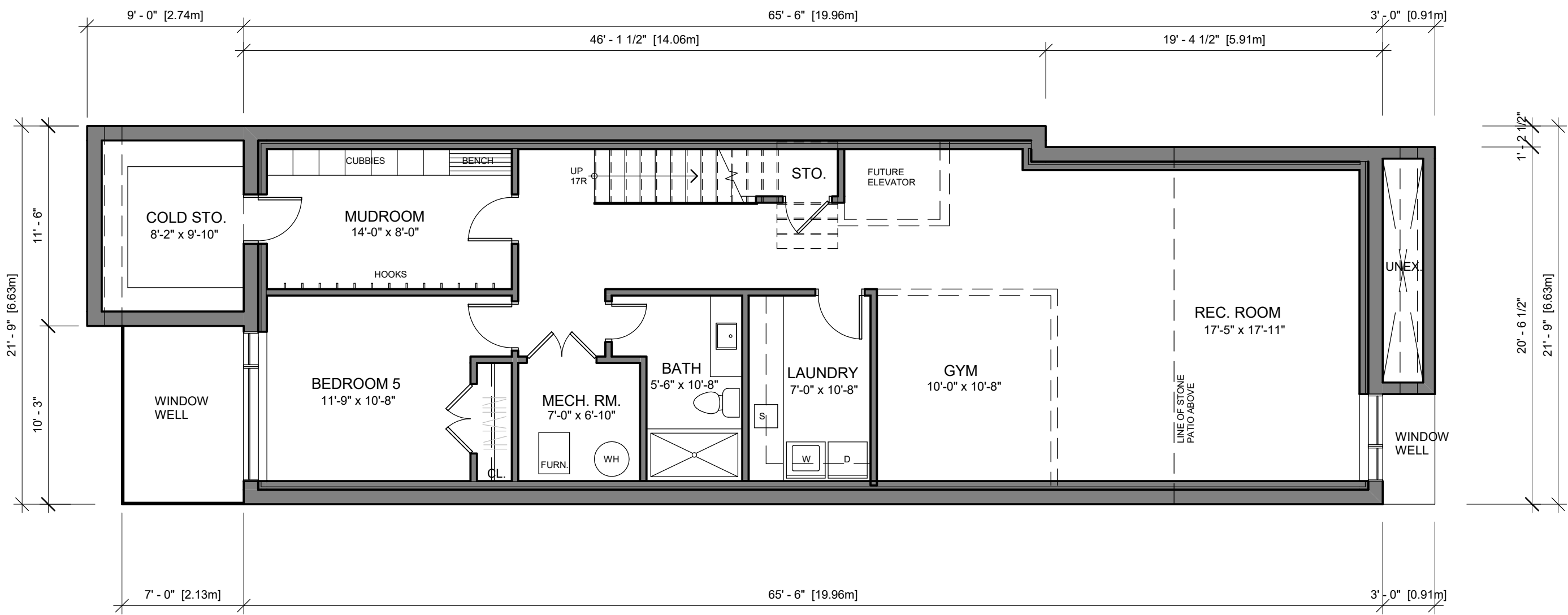
213 High Park Avenue,  
Toronto, ON.

SHEET TITLE

**BASEMENT PLAN**

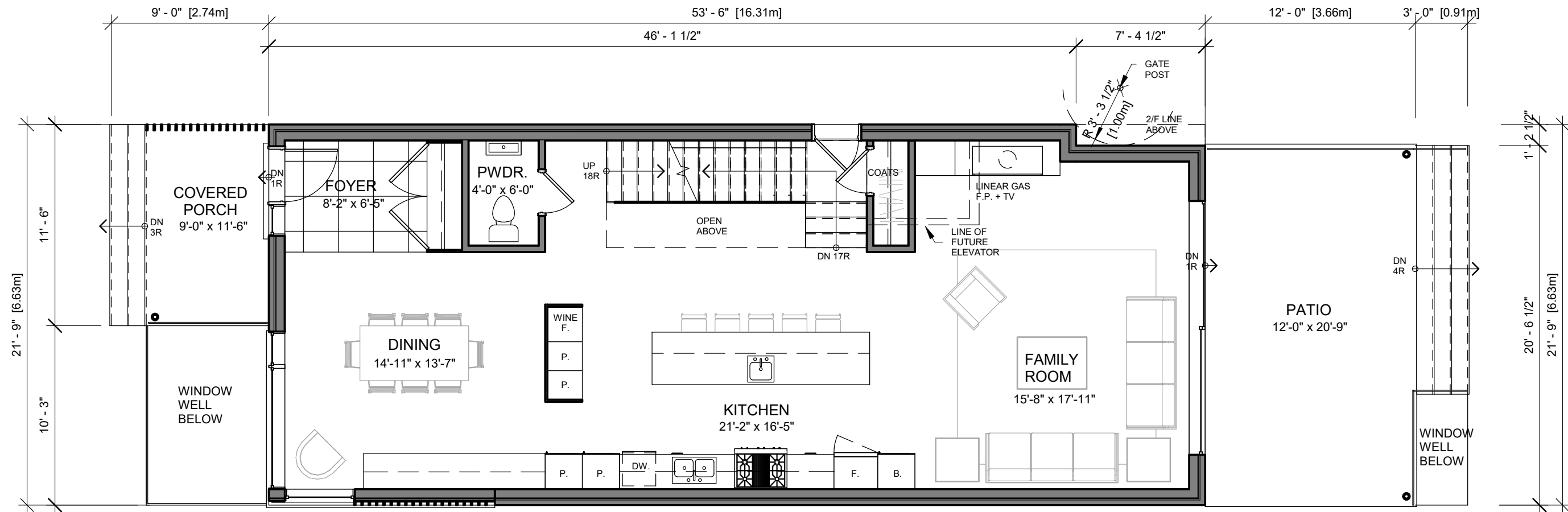
DRAWN BY	RRF	DATE	30/10/18
CHECKED BY	BA	DATE	
SCALE	1 : 75	FILE	

PROJECT NO.	0001	DRAWING NO.	A2
-------------	------	-------------	----



**T/O BASEMENT SLAB 1-75**  
scale 1 : 75





1ST FLOOR AREA = 1,154.71 SF

NOT INCLUDING:  
 PORCH W/ STEPS = 103.50 SF.  
 PATIO W/ STEPS = 289.13 SF.

**T/O 1ST FLOOR 1-75**  
 scale 1 : 75

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CHECK ALL CONDITIONS ON THE JOB SITE BEFORE PROCEEDING WITH WORK.

LATEST APPROVED DRAWINGS ONLY TO BE USED FOR CONSTRUCTION.

ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE DESIGNER AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT.

DRAWINGS NOT TO BE SCALED.

ARCHITECTURAL  
 The undersigned has reviewed and takes responsibility for the design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents.

QUALIFICATION INFORMATION  
 Required unless design is exempt under 2.17.4.1 of the Building Code  
 Brodley Abbott  
 NAME SIGNATURE 24508 BCIN

REGISTRATION INFORMATION  
 Required unless design is exempt under 2.17.4.1 of the Building Code  
 WB Abbott Design Ltd. 32428  
 FIRM NAME BCIN

14	21/03/2021	Client's Review
13	05/01/2021	Client's Review
12	22/12/2020	Issued for C of A
11	04/03/2020	Issued for C of A
10	16/12/2019	Issued for C of A
9	21/11/2019	Issued for ZC
8	11/11/2019	Client's Review
7	31/10/2019	Client's Review
6	21/06/2019	Client's Review
5	30/04/2019	Client's Review
4	27/03/2019	Client's Review
3	13/02/2019	Client's Review
2	28/01/2019	Client's Review
1	22/01/2019	Client's Review

REVISIONS

No.	Date:	Issued/Revision:

**abbott**  
 INSPIRED HOME DESIGNS

**ABBOTT DESIGN LTD.**  
 T 416. 944. 2898  
 F 416. 944. 0643  
 200 - 542 Mt. PLEASANT RD.  
 TORONTO, ONTARIO M4S 2M7

PROJECT TITLE

213 High Park Avenue,  
 Toronto, ON.

SHEET TITLE

FIRST FLOOR PLAN

DRAWN BY	RRF	DATE	30/10/18
CHECKED BY	BA	DATE	
SCALE	1 : 75	FILE	

PROJECT NO.	0001	DRAWING NO.	A3
-------------	------	-------------	----

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CHECK ALL CONDITIONS ON THE JOB SITE BEFORE PROCEEDING WITH WORK.

LATEST APPROVED DRAWINGS ONLY TO BE USED FOR CONSTRUCTION.

ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE DESIGNER AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT.

DRAWINGS NOT TO BE SCALED.

ARCHITECTURAL

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents.

QUALIFICATION INFORMATION  
 Required unless design is exempt under 2.17.4.1 of the Building Code  
 24508

Brody Abbott  
 NAME SIGNATURE BCIN

REGISTRATION INFORMATION  
 Required unless design is exempt under 2.17.4.1 of the Building Code  
 WB Abbott Design Ltd. 32428  
 FIRM NAME BCIN

14	21/03/2021	Client's Review
13	05/01/2021	Client's Review
12	22/12/2020	Issued for C of A
11	04/03/2020	Issued for C of A
10	16/12/2019	Issued for C of A
9	21/11/2019	Issued for ZC
8	11/11/2019	Client's Review
7	31/10/2019	Client's Review
6	21/06/2019	Client's Review
5	30/04/2019	Client's Review
4	27/03/2019	Client's Review
3	13/02/2019	Client's Review
2	28/01/2019	Client's Review
1	22/01/2019	Client's Review

No. Date: Issued/Revision:

REVISIONS

--	--	--

**abbott**  
 INSPIRED HOME DESIGNS

ABBOTT DESIGN LTD.  
 T 416. 944. 2898  
 F 416. 944. 0643  
 200 - 542 Mt. PLEASANT RD.  
 TORONTO, ONTARIO M4S 2M7

PROJECT TITLE

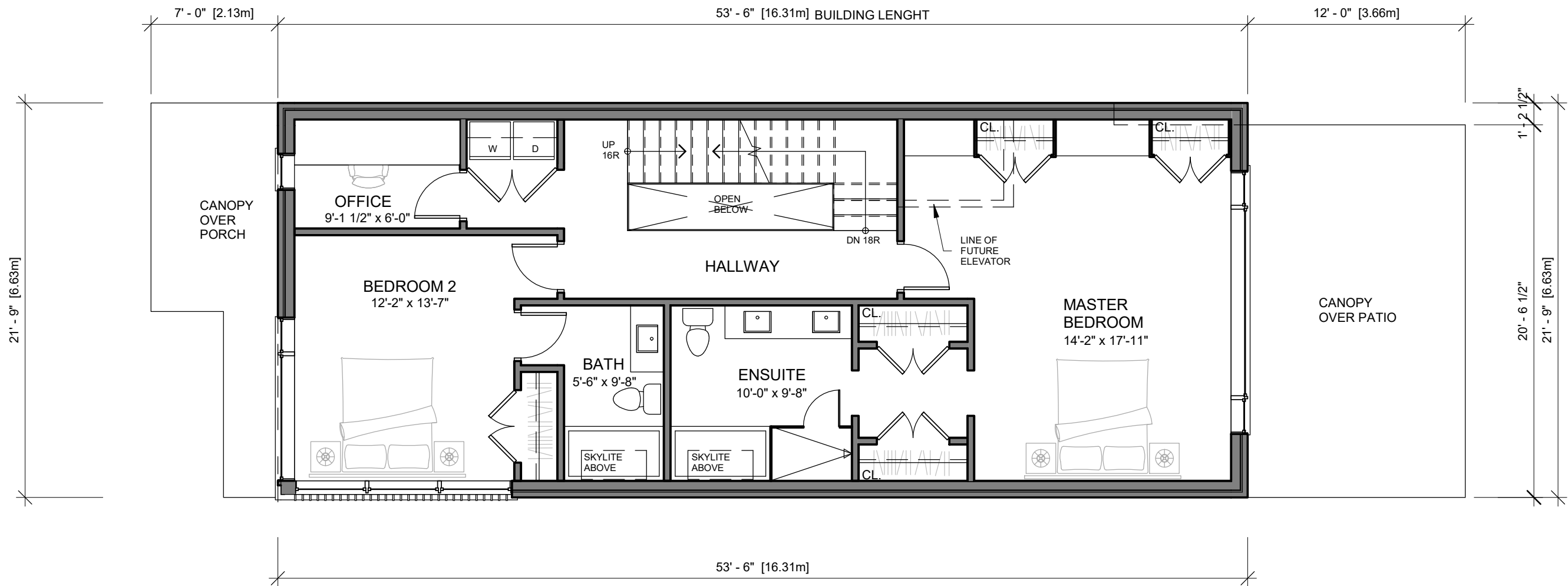
213 High Park Avenue,  
 Toronto, ON.

SHEET TITLE

**SECOND FLOOR PLAN**

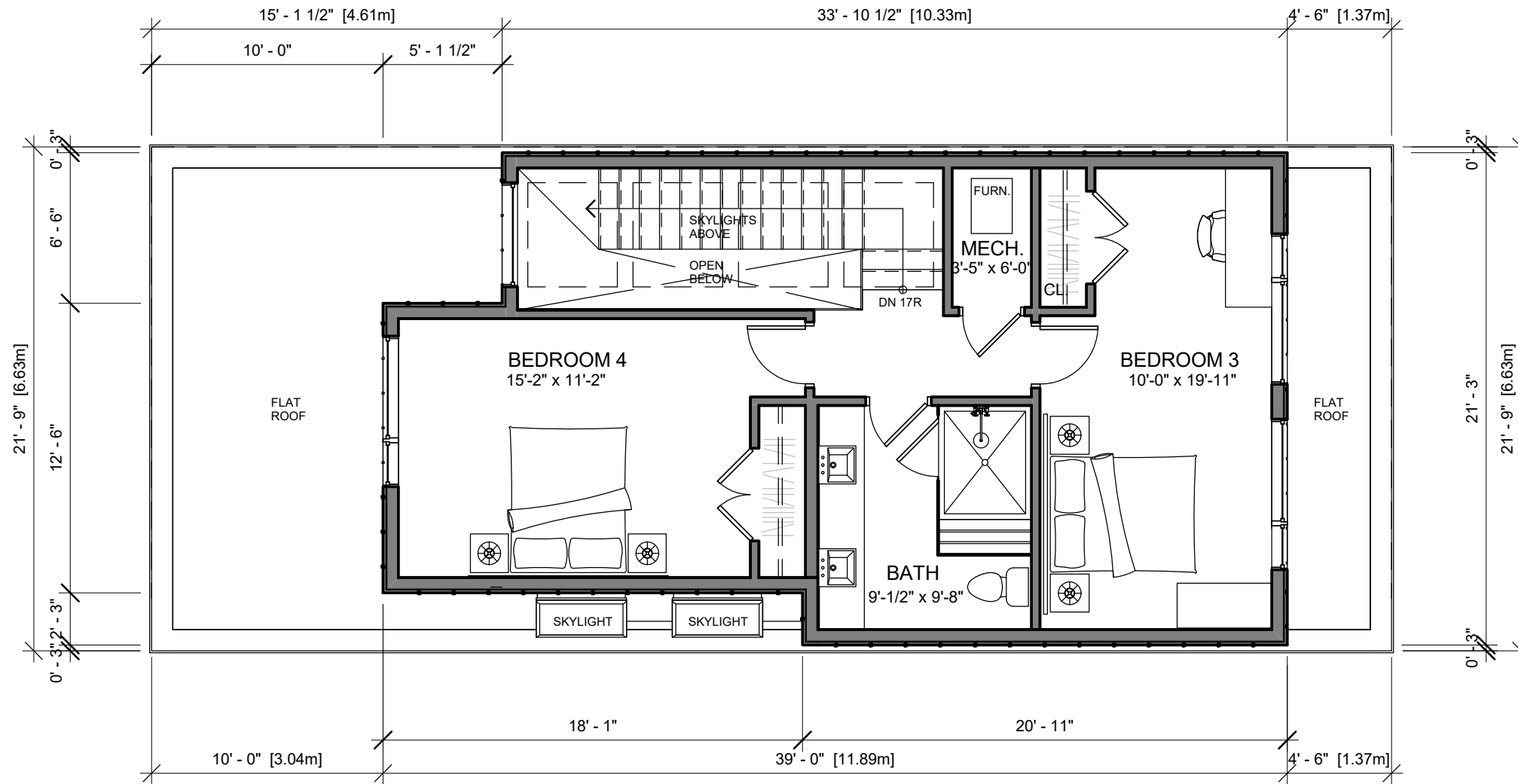
DRAWN BY RRF	DATE 08/01/19
CHECKED BY BA	DATE
SCALE 1 : 75	FILE

PROJECT NO. 0001	DRAWING NO. A4
---------------------	-------------------



2ND FLOOR AREA = 1,133.77 SF  
 NOT INCLUDING:  
 OPEN TO BELOW AREA = 29.86 SF.

**T/O 2ND FLOOR**  
 scale: 1 : 75



3RD FLOOR AREA = 703.62 SF

NOT INCLUDING:  
OPEN TO BELOW AREA = 51.30 SF.

**T/O 3RD FLOOR**  
scale: 1 : 75

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CHECK ALL CONDITIONS ON THE JOB SITE BEFORE PROCEEDING WITH WORK.  
LATEST APPROVED DRAWINGS ONLY TO BE USED FOR CONSTRUCTION.  
ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE DESIGNER AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT.  
DRAWINGS NOT TO BE SCALED.

ARCHITECTURAL  
The undersigned has reviewed and takes responsibility for the design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents.  
QUALIFICATION INFORMATION  
Required unless design is exempt under 2.17.4.1 of the Building Code  
Brodley Abbott 24508  
NAME SIGNATURE BCIN  
REGISTRATION INFORMATION  
Required unless design is exempt under 2.17.4.1 of the Building Code  
WB Abbott Design Ltd. 32428  
FIRM NAME BCIN

14	21/03/2021	Client's Review
13	05/01/2021	Client's Review
12	22/12/2020	Issued for C of A
11	04/03/2020	Issued for C of A
10	16/12/2019	Issued for C of A
9	21/11/2019	Issued for ZC
8	11/11/2019	Client's Review
7	31/10/2019	Client's Review
6	21/06/2019	Client's Review
5	30/04/2019	Client's Review
4	27/03/2019	Client's Review
3	13/02/2019	Client's Review
2	28/01/2019	Client's Review
1	22/01/2019	Client's Review

REVISIONS

No.	Date:	Issued/Revision:
-----	-------	------------------

**abbott**  
INSPIRED HOME DESIGNS  
ABBOTT DESIGN LTD.  
T 416. 944. 2898  
F 416. 944. 0643  
200 - 542 Mt. PLEASANT RD.  
TORONTO, ONTARIO M4S 2M7

PROJECT TITLE  
213 High Park Avenue,  
Toronto, ON.

SHEET TITLE  
THIRD FLOOR PLAN

DRAWN BY Author	DATE 01/18/19
CHECKED BY Checker	DATE
SCALE 1 : 75	FILE

PROJECT NO. 0001	DRAWING NO. A5
---------------------	-------------------

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CHECK ALL CONDITIONS ON THE JOB SITE BEFORE PROCEEDING WITH WORK.

LATEST APPROVED DRAWINGS ONLY TO BE USED FOR CONSTRUCTION.

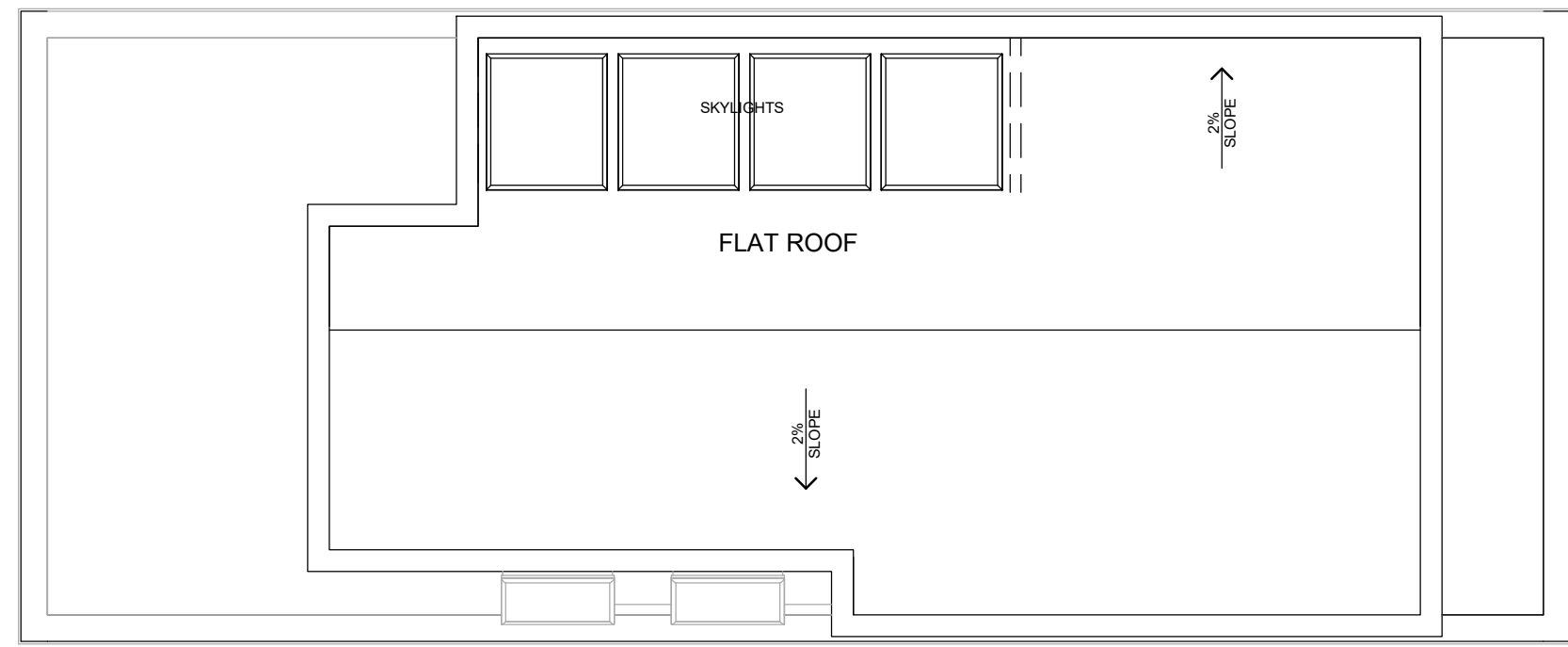
ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE DESIGNER AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT.

DRAWINGS NOT TO BE SCALED.

**ARCHITECTURAL**  
The undersigned has reviewed and takes responsibility for the design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents.

**QUALIFICATION INFORMATION**  
Required unless design is exempt under 2.17.4.1 of the Building Code  
Brodley Abbott 24508  
NAME SIGNATURE BCIN

**REGISTRATION INFORMATION**  
Required unless design is exempt under 2.17.4.1 of the Building Code  
WB Abbott Design Ltd. 32428  
FIRM NAME BCIN



14	21/03/2021	Client's Review
13	05/01/2021	Client's Review
12	22/12/2020	Issued for C of A
11	04/03/2020	Issued for C of A
10	16/12/2019	Issued for C of A
9	21/11/2019	Issued for ZC
8	11/11/2019	Client's Review
7	31/10/2019	Client's Review
6	21/06/2019	Client's Review
5	30/04/2019	Client's Review
4	27/03/2019	Client's Review
3	13/02/2019	Client's Review
2	28/01/2019	Client's Review
1	22/01/2019	Client's Review

No. Date: Issued/Revision:

**REVISIONS**


**abbott**  
INSPIRED HOME DESIGNS

**ABBOTT DESIGN LTD.**  
T 416. 944. 2898  
F 416. 944. 0643  
200 - 542 Mt. PLEASANT RD.  
TORONTO, ONTARIO M4S 2M7

PROJECT TITLE

213 High Park Avenue,  
Toronto, ON.

SHEET TITLE

ROOF PLAN

DRAWN BY	EJ	DATE	21/08/17
CHECKED BY	BA	DATE	
SCALE	1 : 75	FILE	

PROJECT NO.	0001	DRAWING NO.	A6
-------------	------	-------------	----

**T/O ROOF 1-75**  
scale 1 : 75

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CHECK ALL CONDITIONS ON THE JOB SITE BEFORE PROCEEDING WITH WORK.

LATEST APPROVED DRAWINGS ONLY TO BE USED FOR CONSTRUCTION.

ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE DESIGNER AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT.

DRAWINGS NOT TO BE SCALED.

**ARCHITECTURAL**  
The undersigned has reviewed and takes responsibility for the design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents.

**QUALIFICATION INFORMATION**  
Required unless design is exempt under 2.17.4.1 of the Building Code  
24508  
Brodley Abbott  
NAME SIGNATURE BCIN

**REGISTRATION INFORMATION**  
Required unless design is exempt under 2.17.4.1 of the Building Code  
WB Abbott Design Ltd. 32428  
FIRM NAME BCIN

14	21/03/2021	Client's Review
13	05/01/2021	Client's Review
12	22/12/2020	Issued for C of A
11	04/03/2020	Issued for C of A
10	16/12/2019	Issued for C of A
9	21/11/2019	Issued for ZC
8	11/11/2019	Client's Review
7	31/10/2019	Client's Review
6	21/06/2019	Client's Review
5	30/04/2019	Client's Review
4	27/03/2019	Client's Review
3	13/02/2019	Client's Review
2	28/01/2019	Client's Review
1	22/01/2019	Client's Review

**REVISIONS**

No.	Date:	Issued/Revision:

**abbott**  
INSPIRED HOME DESIGNS

**ABBOTT DESIGN LTD.**  
T 416. 944. 2898  
F 416. 944. 0643  
200 - 542 Mt. PLEASANT RD.  
TORONTO, ONTARIO M4S 2M7

**PROJECT TITLE**  
213 High Park Avenue,  
Toronto, ON.

**SHEET TITLE**  
WEST ELEVATION

DRAWN BY	RRF	DATE	30/10/18
CHECKED BY	BA	DATE	
SCALE	As indicated	FILE	

PROJECT NO.	0001	DRAWING NO.	A7
-------------	------	-------------	----



No. 215  
2 STOREY  
DWELLING

F.F.E. = 116.91  
T.R.E. = 124.50

No. 207  
2 1/2 STOREY  
DWELLING

T.R.E. = 127.31

**2 WINDOW WELL SECTION**  
scale. 1/8" = 1'-0"



CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CHECK ALL CONDITIONS ON THE JOB SITE BEFORE PROCEEDING WITH WORK.

LATEST APPROVED DRAWINGS ONLY TO BE USED FOR CONSTRUCTION.

ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE DESIGNER AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT.

DRAWINGS NOT TO BE SCALED.

**ARCHITECTURAL**  
The undersigned has reviewed and takes responsibility for the design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents.

**QUALIFICATION INFORMATION**  
Required unless design is exempt under 2.17.4.1 of the Building Code

Brody Abbott  
NAME  
SIGNATURE  
24508  
BCIN

**REGISTRATION INFORMATION**  
Required unless design is exempt under 2.17.4.1 of the Building Code

WB Abbott Design Ltd. 32428  
FIRM NAME BCIN

14	21/03/2021	Client's Review
13	05/01/2021	Client's Review
12	22/12/2020	Issued for C of A
11	04/03/2020	Issued for C of A
10	16/12/2019	Issued for C of A
9	21/11/2019	Issued for ZC
8	11/11/2019	Client's Review
7	31/10/2019	Client's Review
6	21/06/2019	Client's Review
5	30/04/2019	Client's Review
4	27/03/2019	Client's Review
3	13/02/2019	Client's Review
2	28/01/2019	Client's Review
1	22/01/2019	Client's Review

No. Date: Issued/Revision:

**REVISIONS**


**abbott**  
INSPIRED HOME DESIGNS

**ABBOTT DESIGN LTD.**  
T 416. 944. 2898  
F 416. 944. 0643  
200 - 542 Mt. PLEASANT RD.  
TORONTO, ONTARIO M4S 2M7

PROJECT TITLE

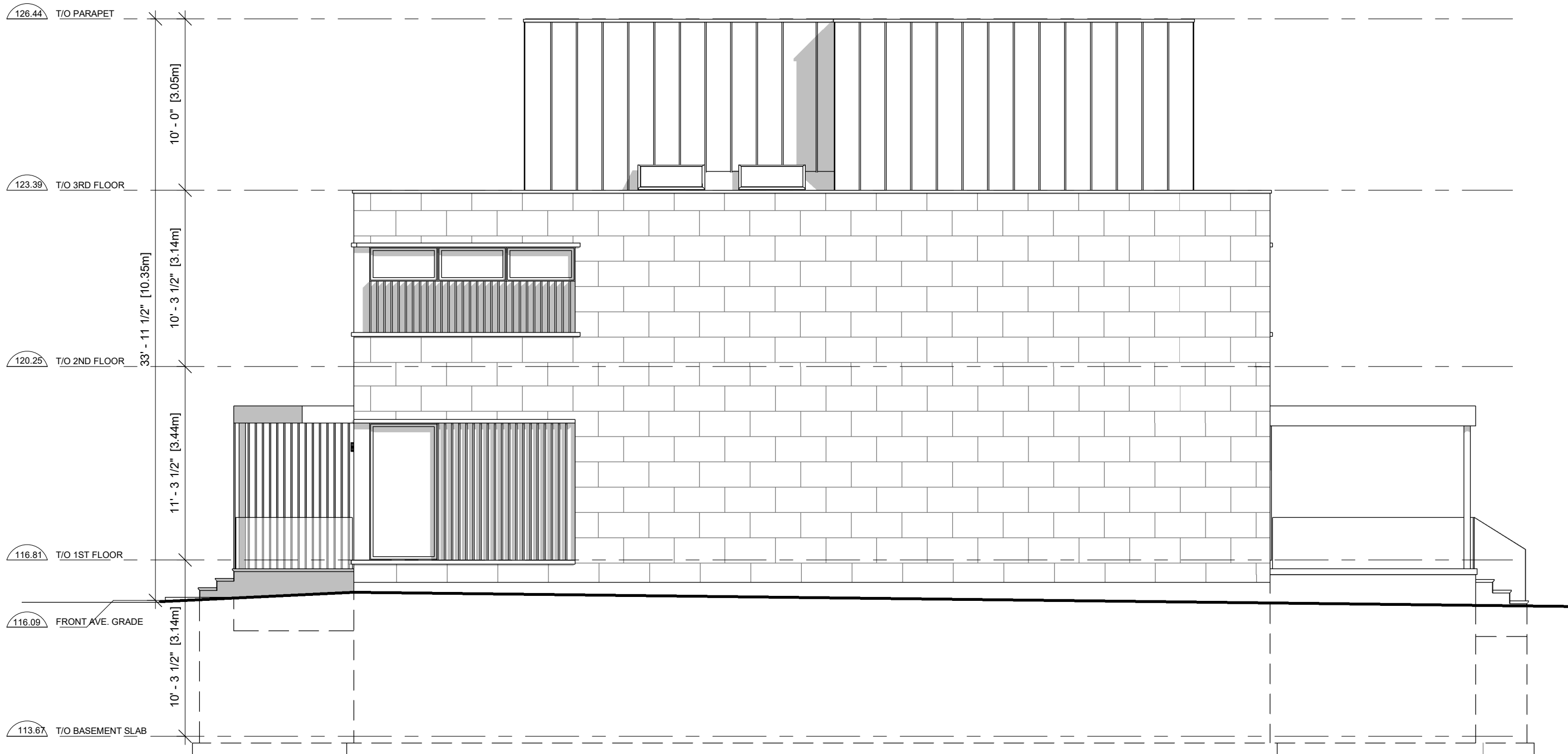
213 High Park Avenue,  
Toronto, ON.

SHEET TITLE

**EAST ELEVATION**

DRAWN BY	RRF	DATE	30/10/18
CHECKED BY	BA	DATE	
SCALE	1 : 75	FILE	

PROJECT NO.	0001	DRAWING NO.	A8
-------------	------	-------------	----



CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CHECK ALL CONDITIONS ON THE JOB SITE BEFORE PROCEEDING WITH WORK.

LATEST APPROVED DRAWINGS ONLY TO BE USED FOR CONSTRUCTION.

ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE DESIGNER AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT.

DRAWINGS NOT TO BE SCALED.

ARCHITECTURAL  
The undersigned has reviewed and takes responsibility for the design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents.

QUALIFICATION INFORMATION  
Required unless design is exempt under 2.17.4.1 of the Building Code  
Brodley Abbott  
NAME SIGNATURE BCIN 24508

REGISTRATION INFORMATION  
Required unless design is exempt under 2.17.4.1 of the Building Code  
WB Abbott Design Ltd.  
FIRM NAME BCIN 32428

14	21/03/2021	Client's Review
13	05/01/2021	Client's Review
12	22/12/2020	Issued for C of A
11	04/03/2020	Issued for C of A
10	16/12/2019	Issued for C of A
9	21/11/2019	Issued for ZC
8	11/11/2019	Client's Review
7	31/10/2019	Client's Review
6	21/06/2019	Client's Review
5	30/04/2019	Client's Review
4	27/03/2019	Client's Review
3	13/02/2019	Client's Review
2	28/01/2019	Client's Review
1	22/01/2019	Client's Review

No. Date: Issued/Revision:

REVISIONS

**abbott**  
INSPIRED HOME DESIGNS

ABBOTT DESIGN LTD.  
T 416. 944. 2898  
F 416. 944. 0643  
200 - 542 Mt. PLEASANT RD.  
TORONTO, ONTARIO M4S 2M7

PROJECT TITLE

213 High Park Avenue,

Toronto, ON.

SHEET TITLE

SOUTH ELEVATION

DRAWN BY	RRF	DATE	30/10/18
CHECKED BY	BA	DATE	
SCALE	1 : 75	FILE	

PROJECT NO.	0001	DRAWING NO.	A9
-------------	------	-------------	----

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CHECK ALL CONDITIONS ON THE JOB SITE BEFORE PROCEEDING WITH WORK.

LATEST APPROVED DRAWINGS ONLY TO BE USED FOR CONSTRUCTION.

ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE DESIGNER AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT.

DRAWINGS NOT TO BE SCALED.

ARCHITECTURAL  
The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents.

QUALIFICATION INFORMATION  
Required unless design is exempt under 2.17.4.1 of the Building Code  
24508  
Brodley Abbott  
NAME SIGNATURE BCIN

REGISTRATION INFORMATION  
Required unless design is exempt under 2.17.4.1 of the Building Code  
WB Abbott Design Ltd. 32428  
FIRM NAME BCIN

14	21/03/2021	Client's Review
13	05/01/2021	Client's Review
12	22/12/2020	Issued for C of A
11	04/03/2020	Issued for C of A
10	16/12/2019	Issued for C of A
9	21/11/2019	Issued for ZC
8	11/11/2019	Client's Review
7	31/10/2019	Client's Review
6	21/06/2019	Client's Review
5	30/04/2019	Client's Review
4	27/03/2019	Client's Review
3	13/02/2019	Client's Review
2	28/01/2019	Client's Review
1	22/01/2019	Client's Review

No. Date: Issued/Revision:

REVISIONS	

**abbott**  
INSPIRED HOME DESIGNS

**ABBOTT DESIGN LTD.**  
T 416. 944. 2898  
F 416. 944. 0643  
200 - 542 Mt. PLEASANT RD.  
TORONTO, ONTARIO M4S 2M7

PROJECT TITLE

