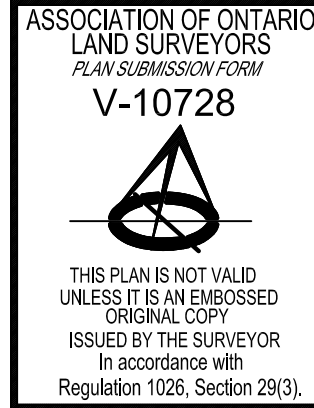
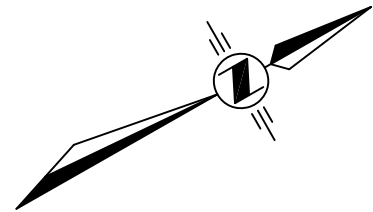


METRIC
DISTANCES SHOWN ON THIS PLAN ARE
IN METRES AND CAN BE CONVERTED
TO FEET BY DIVIDING BY 0.3048.



SURVEYOR'S REAL PROPERTY REPORT
PART 1) PLAN AND TOPOGRAPHIC DETAIL OF
PART OF LOT 367
REGISTERED PLAN M-355
CITY OF TORONTO
SCALE 1:100
VLADIMIR DOSEN SURVEYING, O.L.S.
NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS
PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION
OF VLADIMIR DOSEN, O.L.S.

LEGEND

- DENOTES SURVEY MONUMENT PLANTED
- DENOTES SURVEY MONUMENT FOUND
- IP DENOTES IRON PIPE
- M DENOTES MEASURED
- (OU) DENOTES ORIGIN UNKNOWN
- (D1) DENOTES PIN 21286-0270(LT)
- (D2) DENOTES PIN 21286-0271(LT)
- (P1) DENOTES SKETCH BY UNWIN, MURPHY & ESTEN, O.L.S., DATED OCTOBER 29, 1921
- (P2) DENOTES PLAN OF SURVEY BY UNWIN, MURPHY & ESTEN, O.L.S., DATED FEBRUARY 14, 1955
- (P3) DENOTES PLAN OF SURVEY BY C. REUBEN, O.L.S., DATED DECEMBER 14, 1966
- (P4) DENOTES REGISTERED PLAN M-355
- (*) DENOTES PRODUCTION OF FACE OF BRICK WALL
- Ø DENOTES DIAMETER/ROUND
- BF DENOTES BOARD FENCE
- DSE DENOTES DOOR SILL ELEVATION
- GV DENOTES GAS VALVE
- GW DENOTES GUY WIRE
- MH DENOTES MAN HOLE
- UP DENOTES UTILITY POLE
- WIF DENOTES WROUGHT IRON FENCE
- WV DENOTES WATER VALVE
- VW DENOTES WINDOW WELL
- ⊙ DENOTES CONIFEROUS TREE
- ⊙ DENOTES DECIDUOUS TREE

BENCHMARK NOTE:
ELEVATIONS ARE LOCAL.

BEARING NOTE:
BEARINGS ARE ASTRONOMIC AND
ARE DERIVED FROM THE SOUTHWEST
LIMIT OF LOT 367, AS SHOWN ON
REGISTERED PLAN M-355, HAVING A
BEARING OF N35°27'00"W.

THIS REPORT WAS PREPARED FOR
DAVIES, CHRISTOPHER AND
FAIRBROTHER-DAVIES, COURTNEY
AND THE UNDERSIGNED ACCEPTS NO
RESPONSIBILITY FOR USE BY
OTHER PARTIES

PART 2) SURVEY REPORT
DESCRIPTION OF LAND:
PART OF LOT 367, REGISTERED PLAN M-355, PIN 21286-0270(LT).
REGISTERED EASEMENTS AND/OR RIGHT OF WAYS:
SUBJECT TO RIGHT OF WAY OVER THE SOUTHWESTERLY
1.22 METRES OF THE SOUTHEASTERLY 24.38 METRES OF THE
LANDS IMMEDIATELY ADJACENT TO THE SOUTHEAST AS
DESCRIBED BY PIN 21286-0270(LT).
TOGETHER WITH RIGHT OF WAY OVER THE NORTHEASTERLY
1.22 METRES OF THE SOUTHEASTERLY 24.38 METRES OF THE
LANDS IMMEDIATELY ADJACENT TO THE SOUTHEAST AS
DESCRIBED BY PIN 21286-0270(LT).
BOUNDARY FEATURES:
POSITION OF FENCES AS SHOWN ON PLAN.
COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS:
THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING
BY-LAWS.

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 5th DAY OF APRIL, 2021

DATE: APRIL 15, 2021

VLADIMIR DOSEN, B.Sc.
ONTARIO LAND SURVEYOR

VLADIMIR DOSEN SURVEYING
ONTARIO LAND SURVEYORS
555 DAVISVILLE AVENUE
TORONTO, ONTARIO M4S 1J2
PHONE (416) 466-0440 EMAIL: vladdosen@rogers.com

JOB No: 21131	FIELD BY: RK
FILE: 15-134	DRAWN BY: AT
CAD FILE: 48 MOUNT ROYAL AVENUE	CHECKED BY: VD

SITE STATISTICS

MUNICIPAL ADDRESS	48 MOUNT ROYAL AVENUE			
LOT AREA:	299.57SM / 3224.5SF			
	BY LAW NO.569-2013 CITY OF TORONTO	EXISTING	PROPOSED	NOTES
ZONING DESIGNATION:	R (d0.6; x730)			
MIN. LOT FRONTAGE	6M	15.69M	NO CHANGE	
MAXIMUM FSI	0.69	0.66	0.875	VARIANCE
BUILDING DEPTH:	17M	14.75M	NO CHANGE	
BUILDING LENGTH:	N/A	14.75M	NO CHANGE	
MAXIMUM BUILDING HEIGHT:	10M	8.42M	10M	
NUMBER OF STORIES	N/A	2	3	
HEIGHT OF MAIN WALLS:	7.5M	6.56M	9.57M	VARIANCE
SETBACKS (SEE SITE PLAN):				
EAST (FRONT)	6.0M (AVG. NEIGHBOURS')	6.0M	NO CHANGE	
WEST (REAR)	7.5M	9.31M	NO CHANGE	
NORTH (SIDE)	0.9M (0.45M NO WINDOWS)	0.25M	NO CHANGE	VARIANCE
SOUTH (SIDE)	0.9M (0.45M NO WINDOWS)	0.86M	NO CHANGE	

GFA (SEE FLOOR PLANS):	EXISTING	NEW	TOTALS	
BASEMENT	97.14 SM / 1045.6 SF	0.0	97.14 SM / 1045.6 SF	
GFA: GROUND FLOOR	98.16 SM / 1056.6 SF	0.0	98.16 SM / 1056.6 SF	
GFA: SECOND FLOOR	98.71 SM / 1062.5 SF	0.0	98.71 SM / 1062.5 SF	
GFA: THIRD FLOOR	0.0	65.3 SM / 702.9 SF	65.3 SM / 702.9 SF	
TOTALS (NOT INCLUDING BASEMENT):	196.87 SM / 2119.1 SF	65.3 SM / 702.9 SF	262.2 SM / 2822 SF	

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PROJECT:

48 Mount Royal Avenue
Toronto, ON M6H 2S4


ISSUED FOR:	DATE:
C OF A	2021.09.13

DRAWING TITLE:

ZONING
INFOMATION

SCALE:

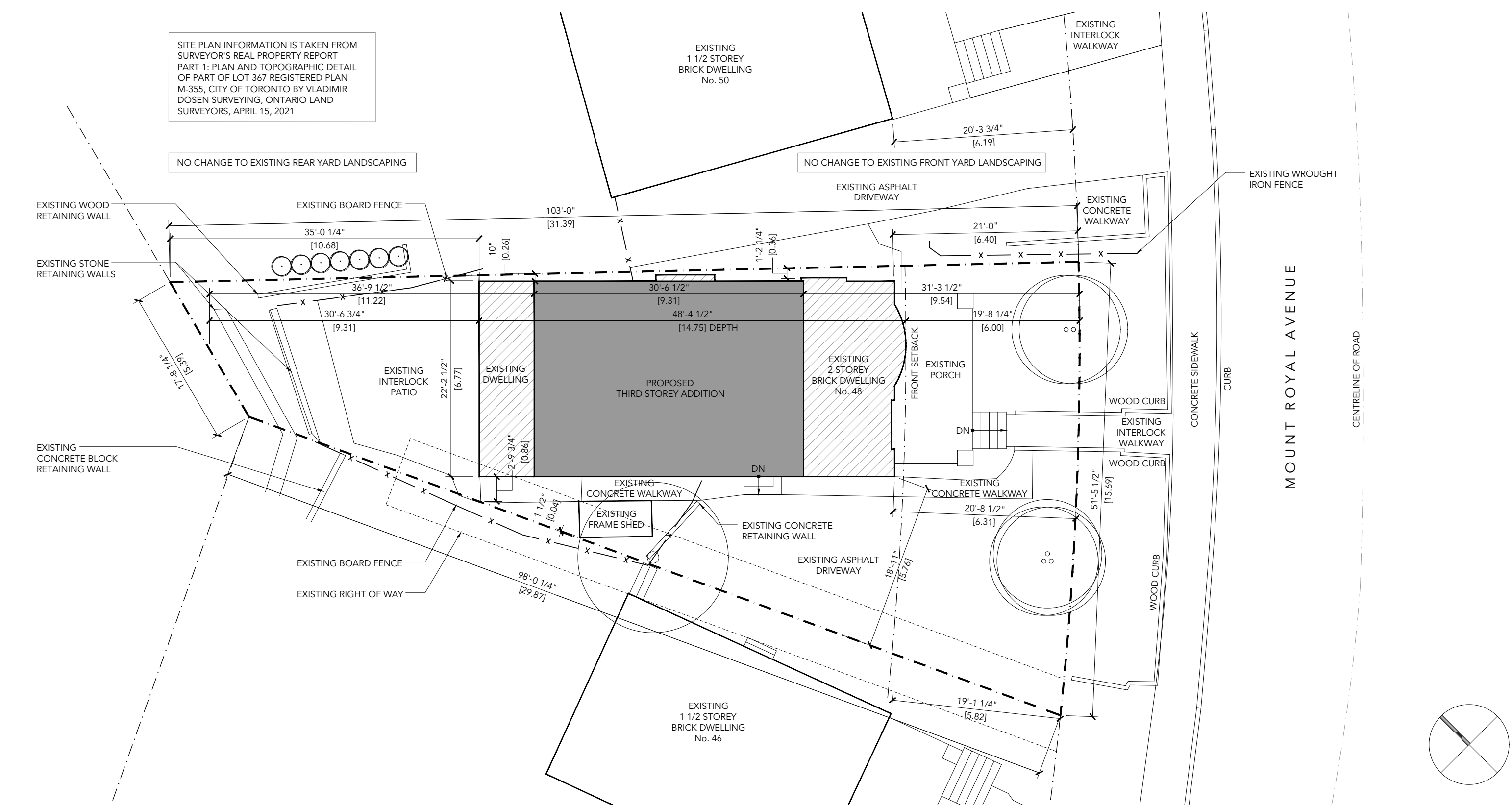
SHEET NO:	
A001	
DATE: 2021.04.27	
DRAWN:	CHECKED:





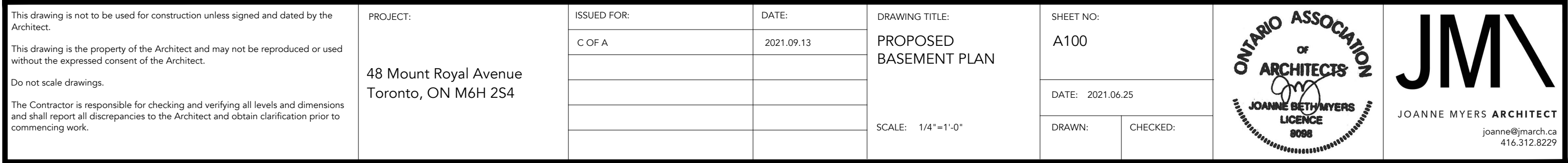
JMN

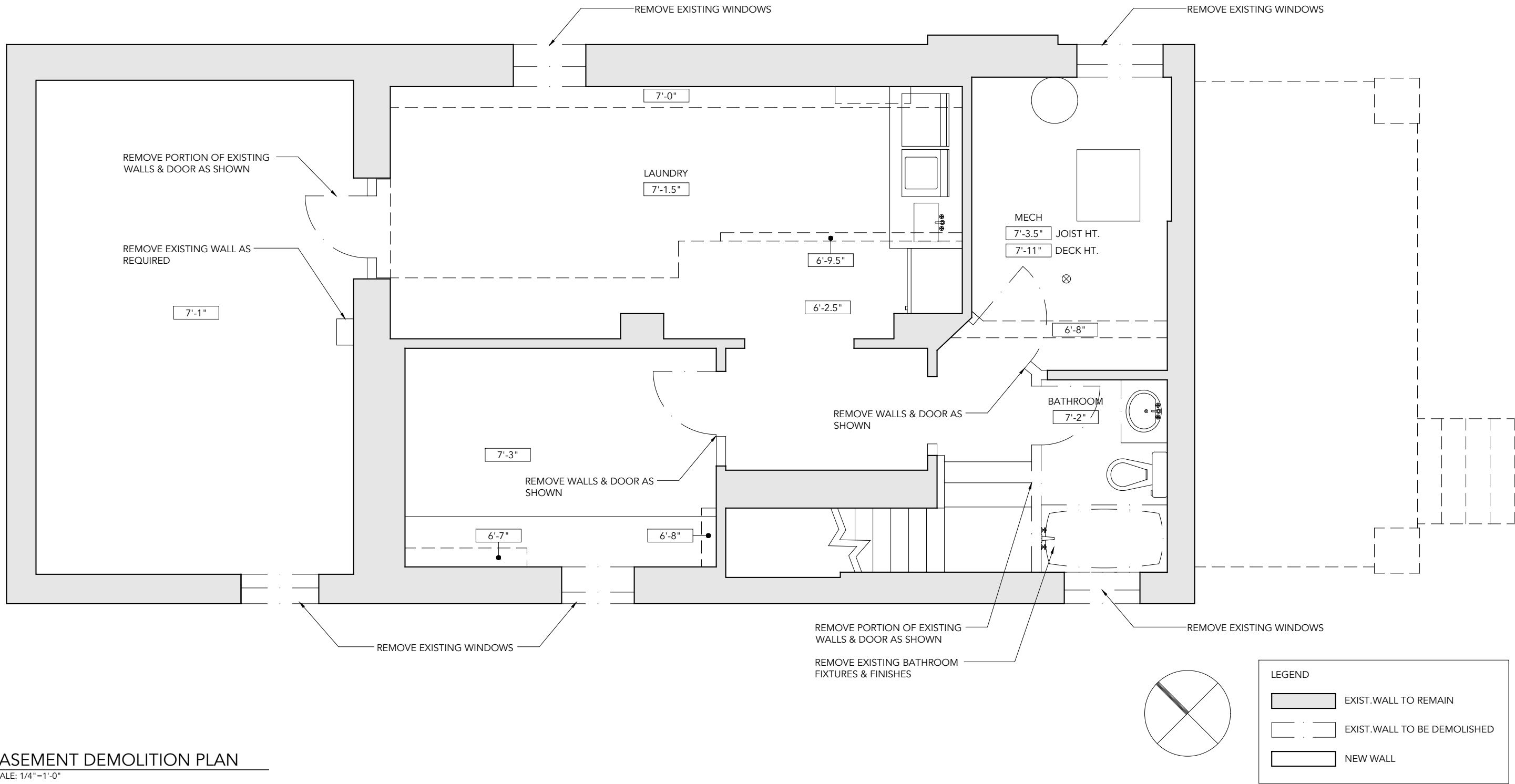
JOANNE MYERS ARCHITECT

joanne@jmarch.ca
416.312.8229



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	48 Mount Royal Avenue Toronto, ON M6H 2S4	C OF A		2021.09.13	PROPOSED SITE PLAN	A002			
						DATE: 2021.07.07			
						DRAWN:			CHECKED:
						SCALE: 3/32"=1'-0"			





1 BASEMENT DEMOLITION PLAN
SCALE: 1/4"=1'-0"

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PROJECT:

48 Mount Royal Avenue
Toronto, ON M6H 2S4

ISSUED FOR:	DATE:
C OF A	2021.09.13

DRAWING TITLE:

BASEMENT
DEMOLITION PLAN

SCALE: 1/4"=1'-0"

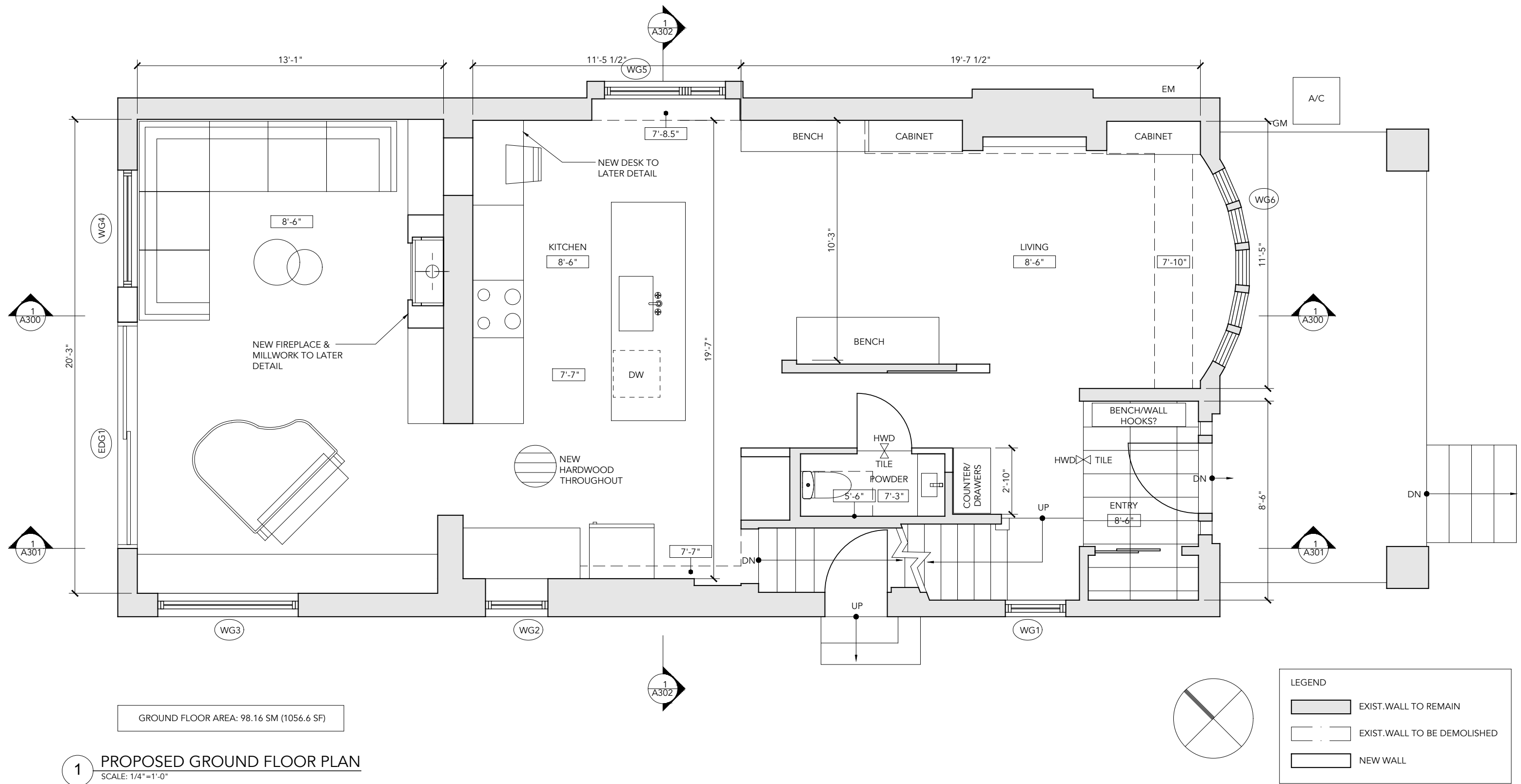
SHEET NO:
A100D
DATE: 2021.06.25
DRAWN: CHECKED:



JMN

JOANNE MYERS ARCHITECT

joanne@jmarch.ca
416.312.8229



1 PROPOSED GROUND FLOOR PLAN
SCALE: 1/4"=1'-0"

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PROJECT:

48 Mount Royal Avenue
Toronto, ON M6H 2S4

ISSUED FOR:

C OF A

DATE:

2021.09.13

DRAWING TITLE:

PROPOSED GROUND
FLOOR PLAN

SCALE: 1/4"=1'-0"

SHEET NO:

A101

DATE: 2021.06.25

DRAWN:

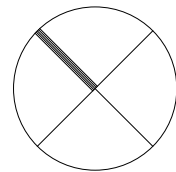
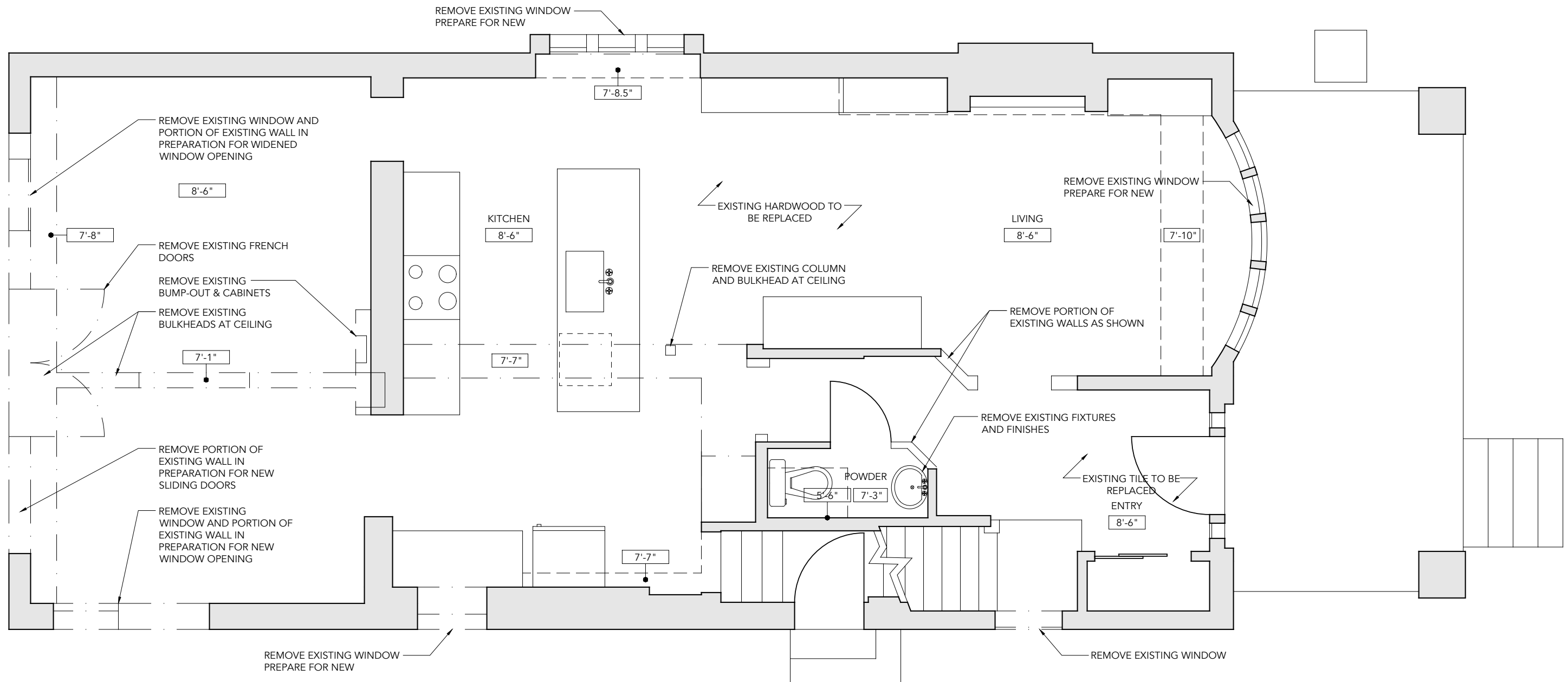
CHECKED:



JMN

JOANNE MYERS ARCHITECT

joanne@jmarch.ca
416.312.8229



LEGEND	
	EXIST. WALL TO REMAIN
	EXIST. WALL TO BE DEMOLISHED
	NEW WALL

1 GROUND FLOOR DEMOLITION PLAN

SCALE: 1/4"=1'-0"

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PROJECT:

48 Mount Royal Avenue
Toronto, ON M6H 2S4

ISSUED FOR:	DATE:
C OF A	2021.09.13

DRAWING TITLE:

GROUND FLOOR
DEMOLITION PLAN

SCALE: 1/4"=1'-0"

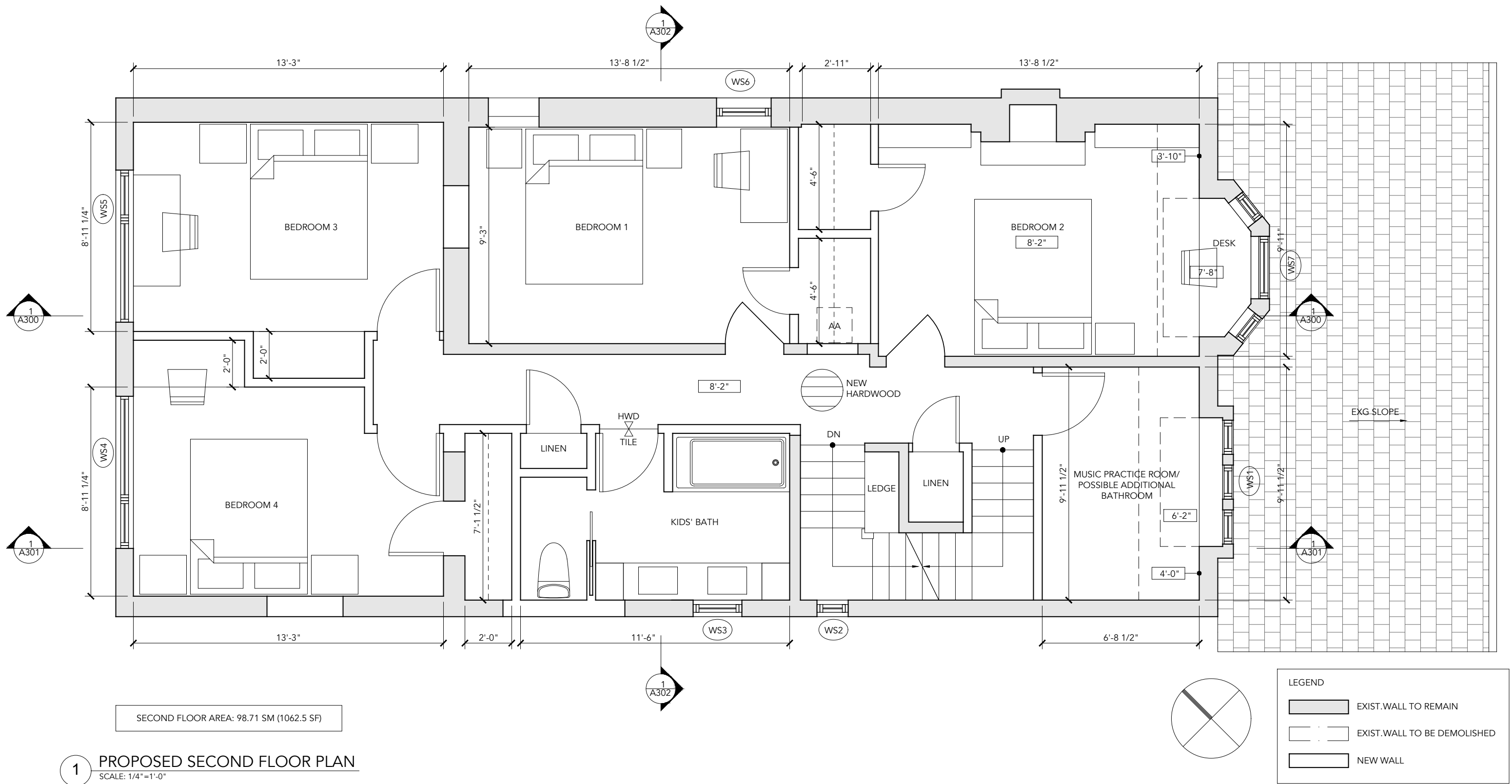
SHEET NO:	
A101	
DATE: 2021.06.25	
DRAWN:	CHECKED:





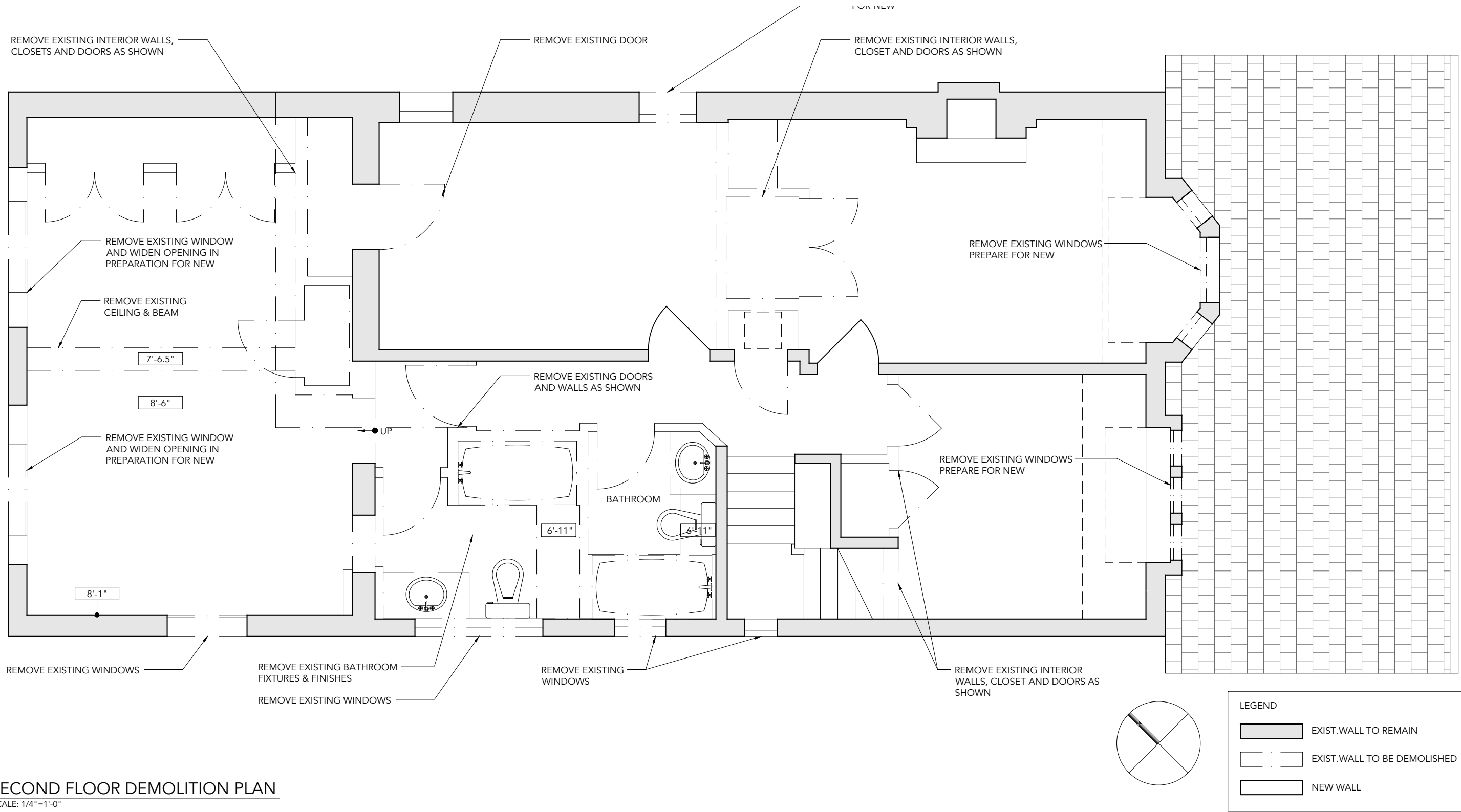
JMN

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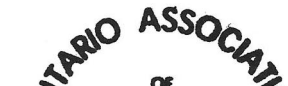

joanne@jmarch.ca
416.312.8229

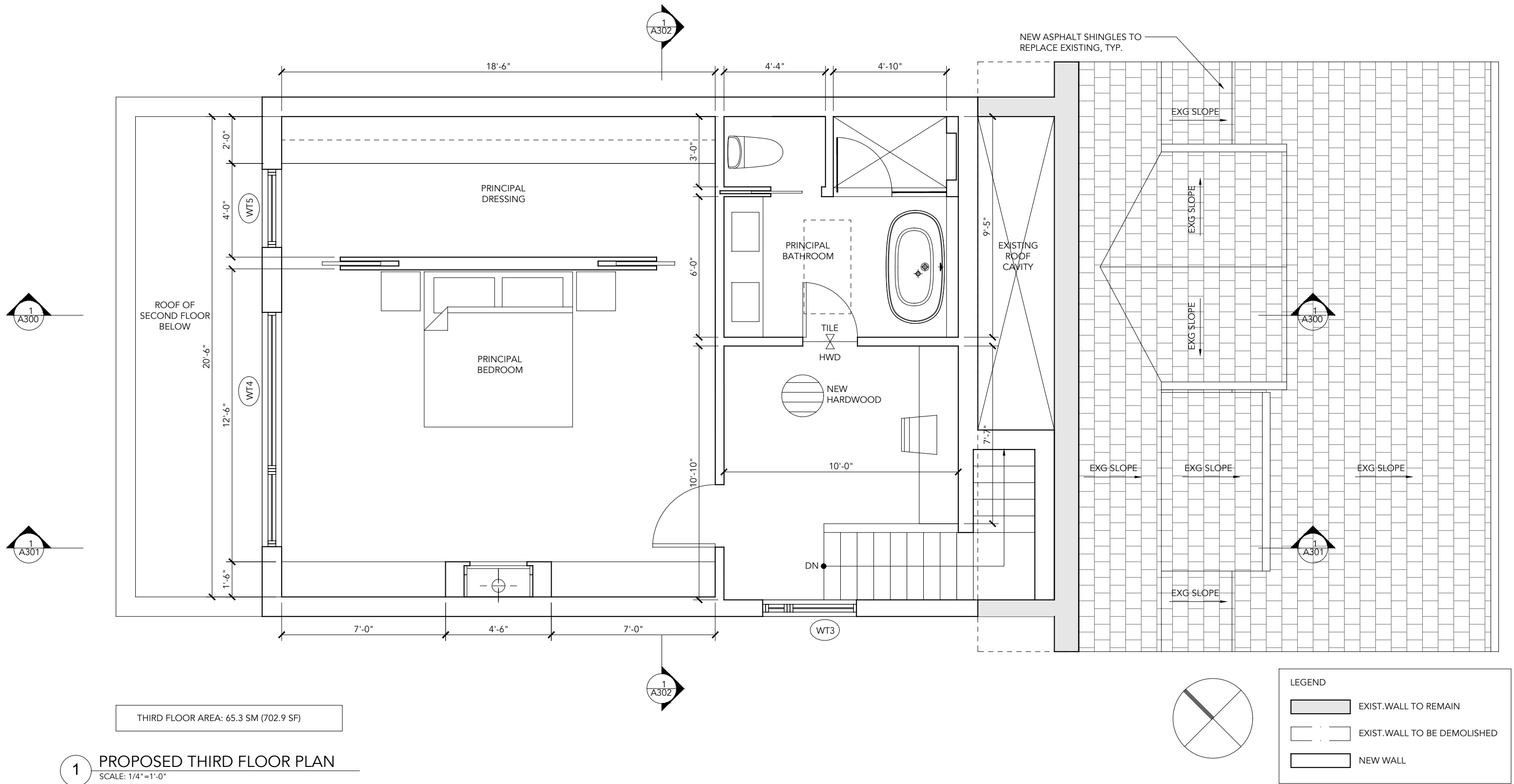


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	48 Mount Royal Avenue Toronto, ON M6H 2S4	C OF A		2021.09.13	PROPOSED SECOND FLOOR PLAN	A102			
						DATE: 2021.06.25			
						DRAWN:			CHECKED:





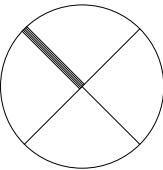
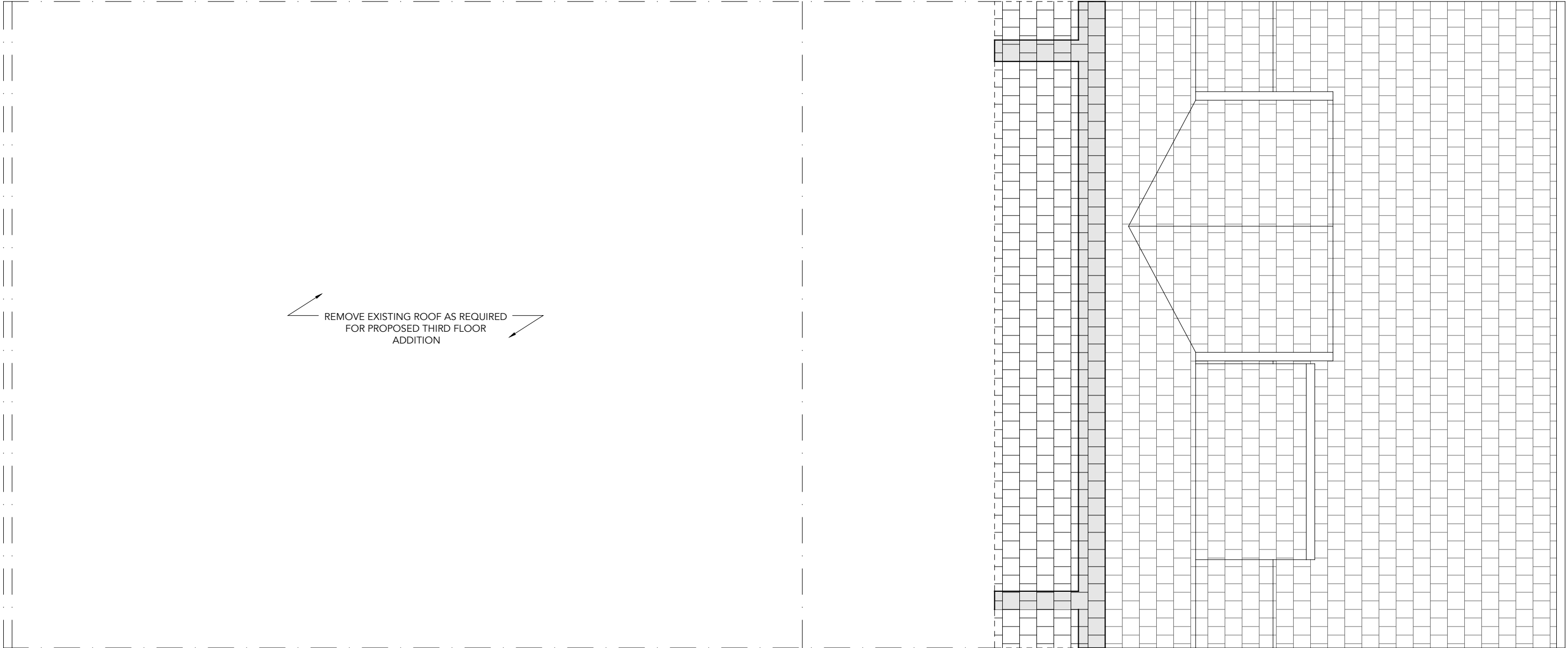
1 SECOND FLOOR DEMOLITION PLAN
SCALE: 1/4"=1'-0"

<p>This drawing is not to be used for construction unless signed and dated by the Architect.</p> <p>This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect.</p> <p>Do not scale drawings.</p> <p>The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.</p>	PROJECT:	ISSUED FOR:	DATE:	DRAWING TITLE:	SHEET NO:			 JOANNE MYERS ARCHITECT joanne@jmarch.ca 416.312.8229	
	48 Mount Royal Avenue Toronto, ON M6H 2S4	C OF A		2021.09.13	SECOND FLOOR DEMOLITION PLAN	A102D			
						DATE: 2021.06.25			
						DRAWN:			CHECKED:
			SCALE: 1/4"=1'-0"						



1 PROPOSED THIRD FLOOR PLAN
SCALE: 1/4"=1'-0"

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	48 Mount Royal Avenue Toronto, ON M6H 2S4	C OF A		2021.09.13	PROPOSED THIRD FLOOR PLAN	A103			
						DATE: 2021.07.08			
						DRAWN:			CHECKED:
						SCALE: 1/4"=1'-0"			



LEGEND

EXIST.WALL TO REMAIN



EXIST.WALL TO BE DEMOLISHED

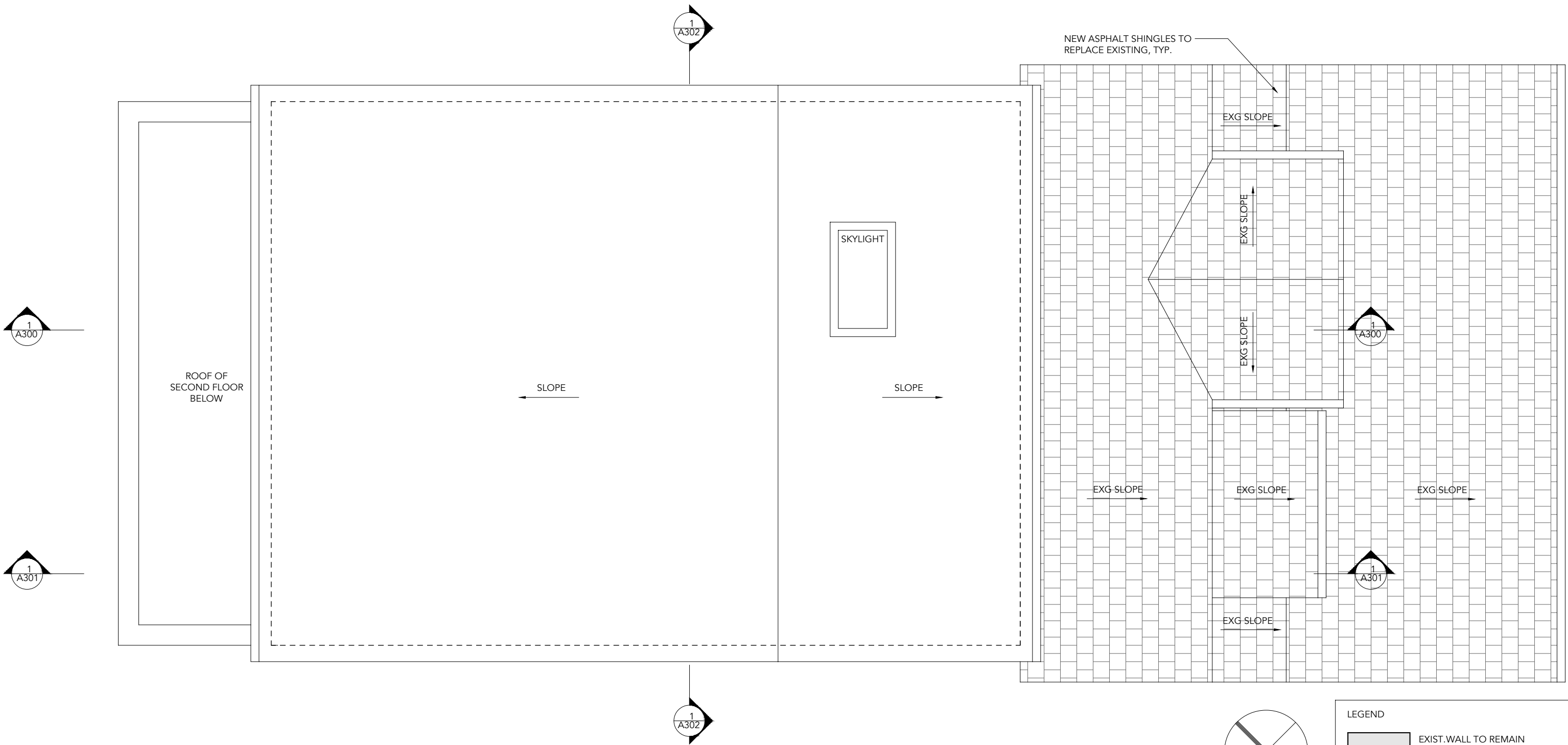
NEW WALL

1



THIRD FLOOR DEMOLITION PLAN

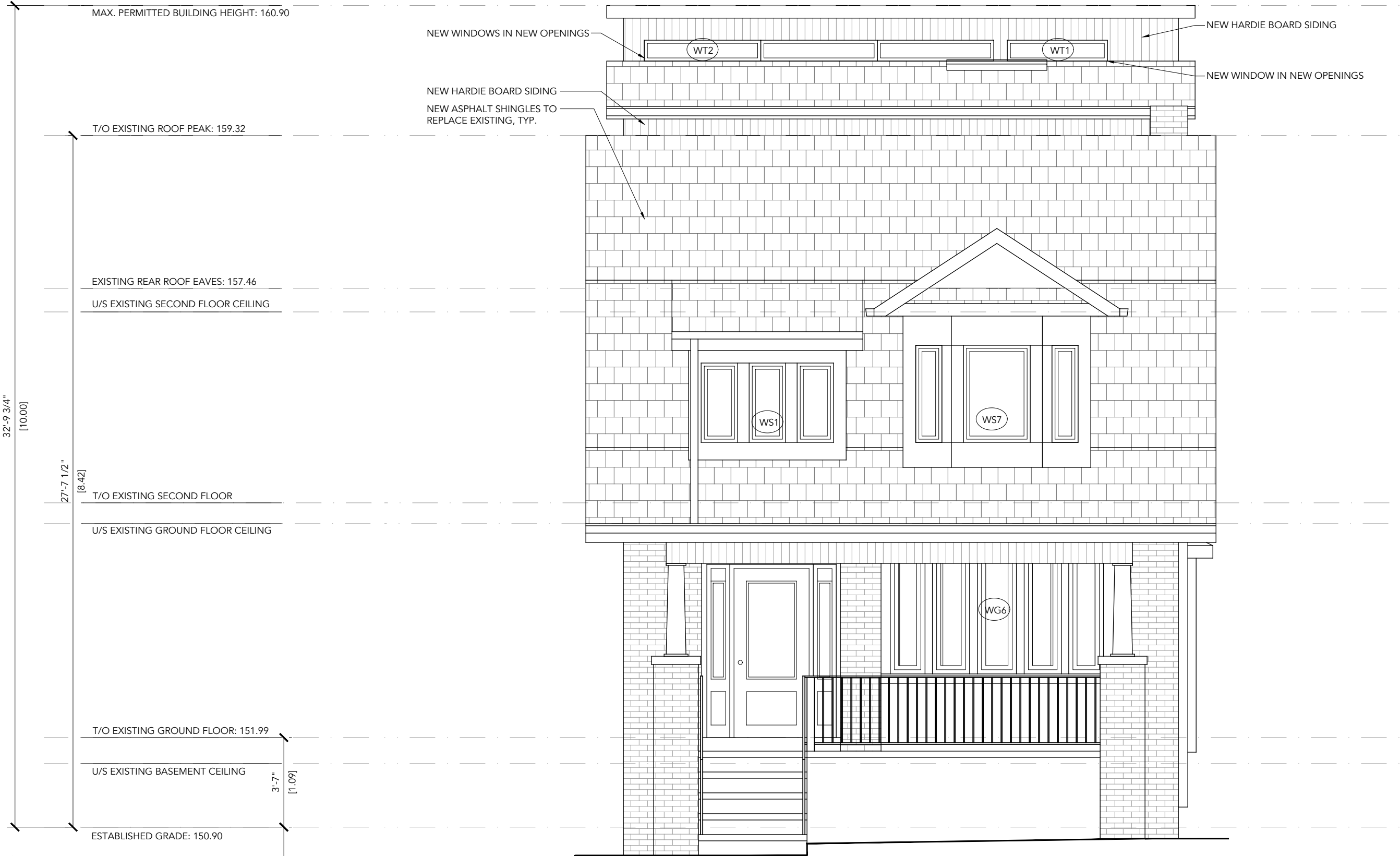
SCALE: 1/4"=1'-0"



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		C OF A	2021.09.13		DATE: 2021.07.08			
					DRAWN:			
					CHECKED:			
					SCALE: 1/4"=1'-0"			

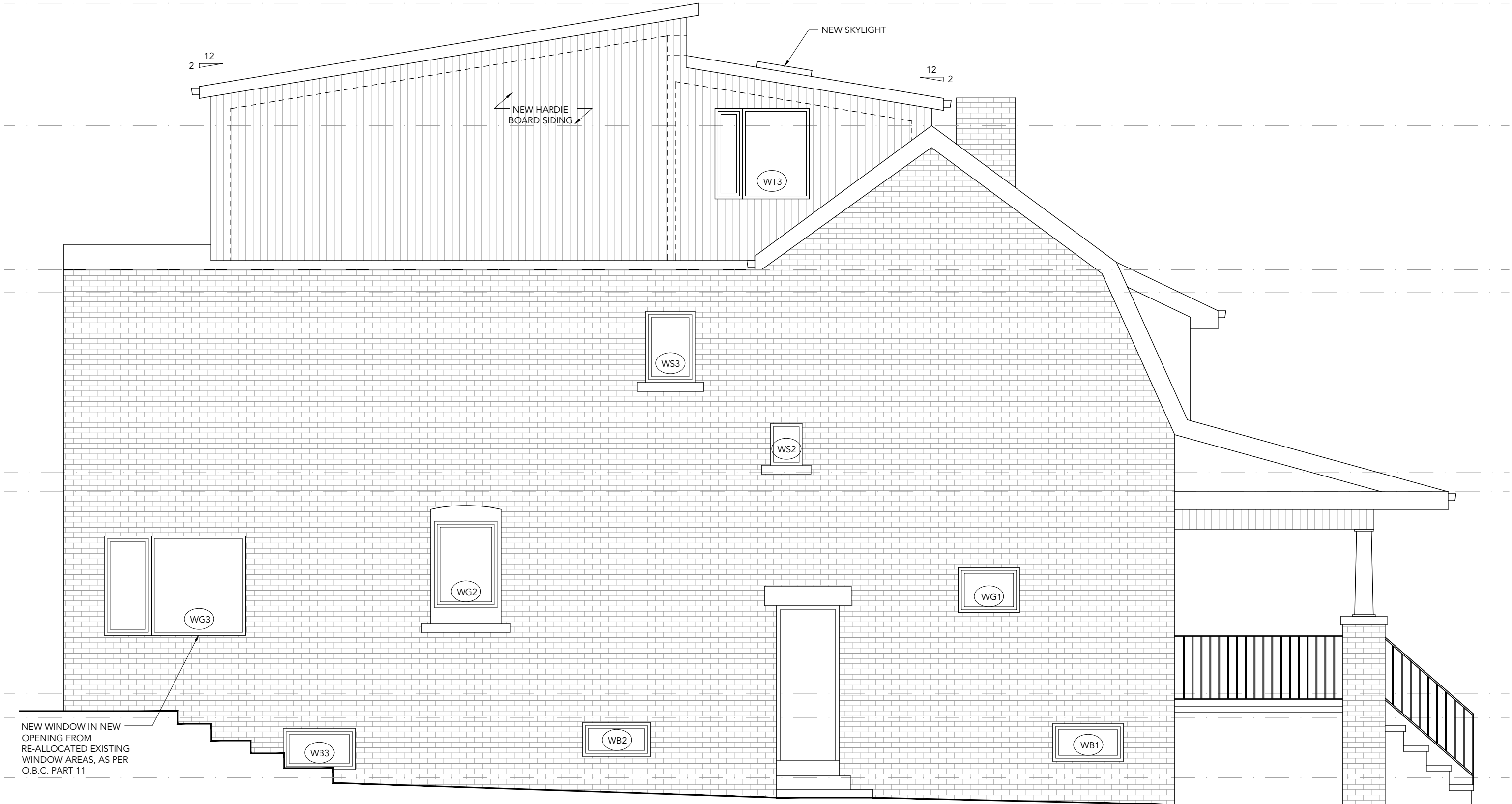




1 PROPOSED ROOF PLAN
SCALE: 1/4"=1'-0"

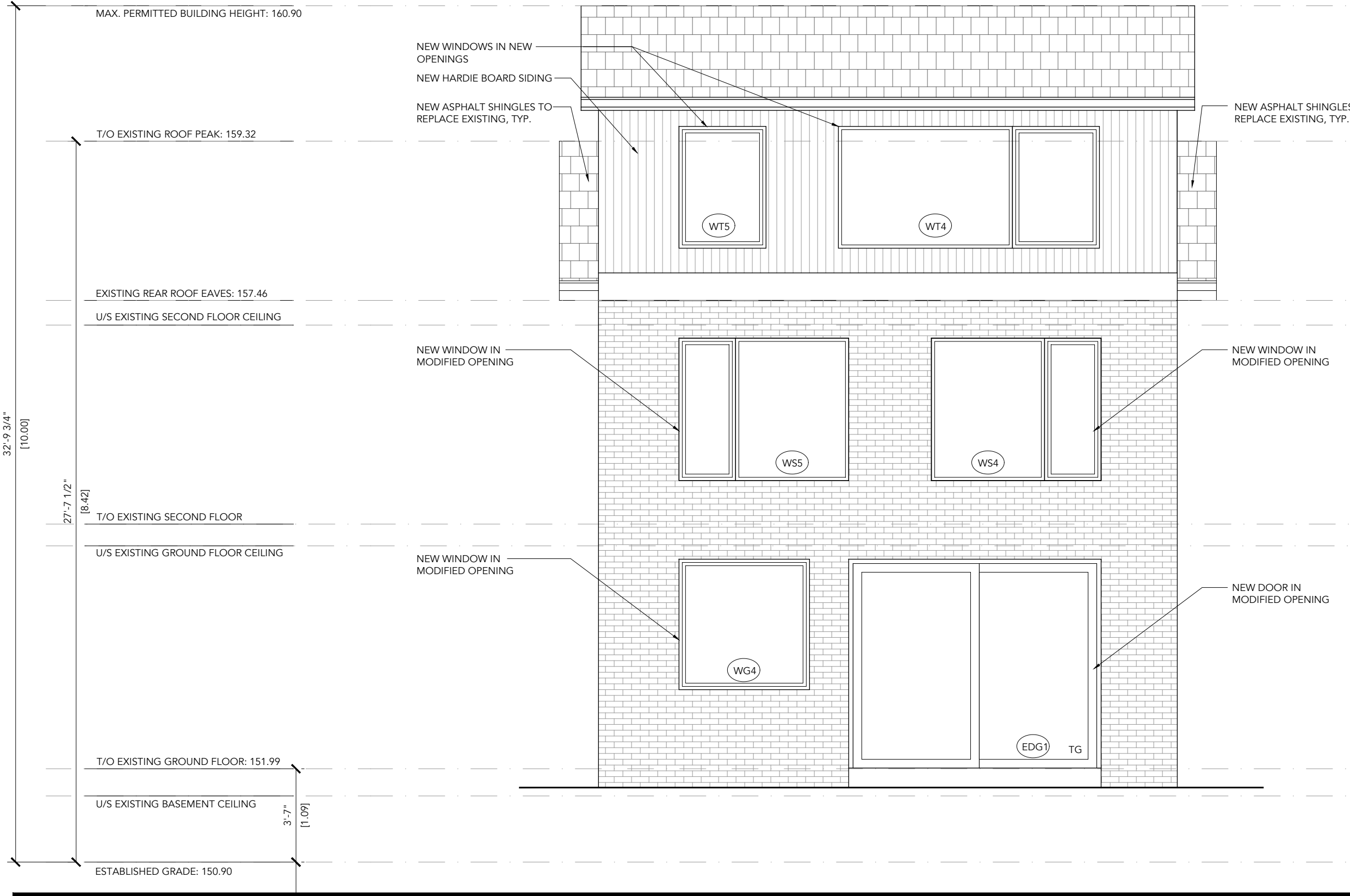
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	48 Mount Royal Avenue Toronto, ON M6H 2S4	C OF A		2021.09.13	PROPOSED ROOF PLAN	A104			
						DATE: 2021.06.25			
						DRAWN:			CHECKED:





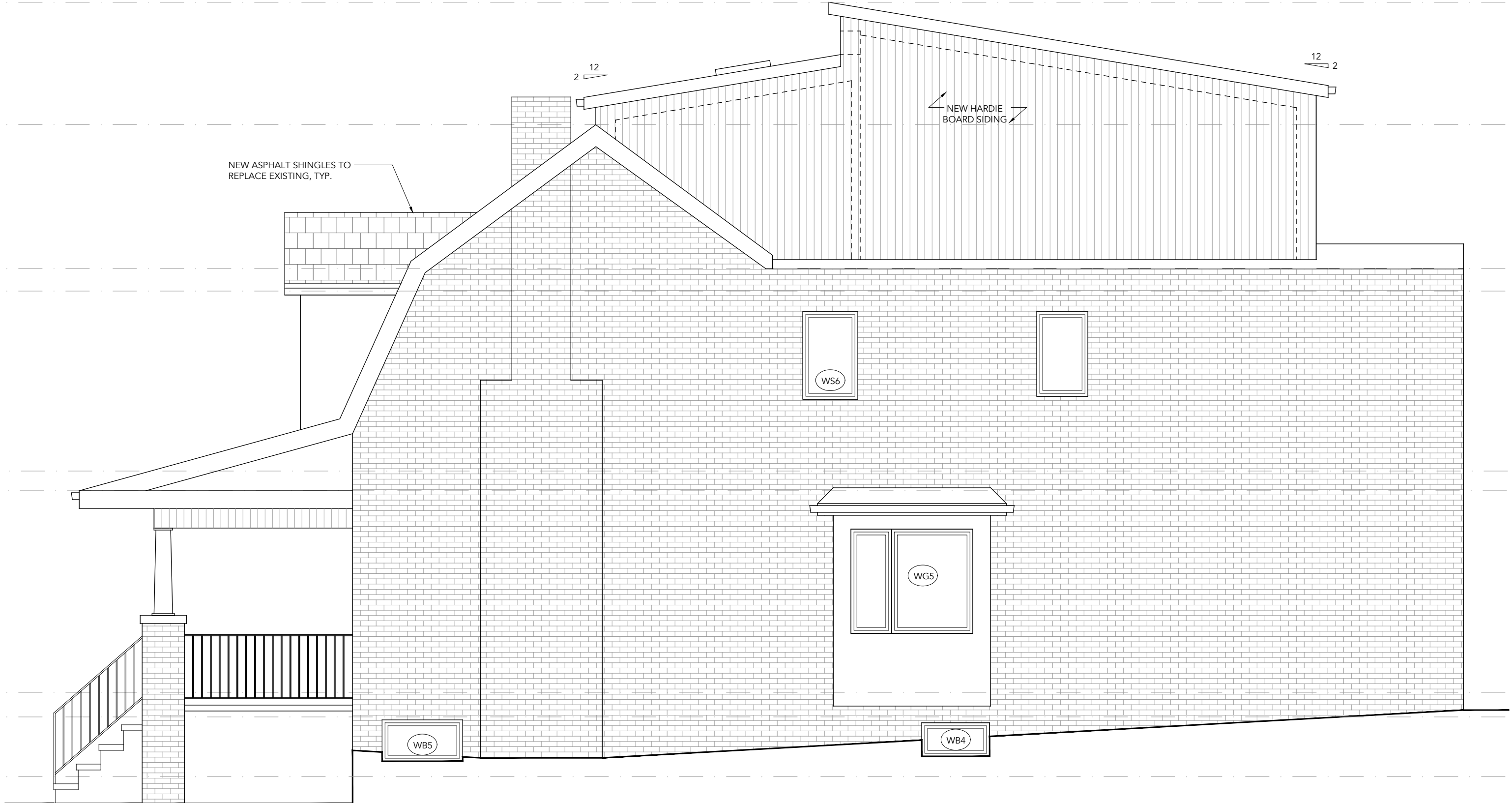
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		C OF A	2021.09.13		DATE: 2021.07.07			
					DRAWN:			
					CHECKED:			



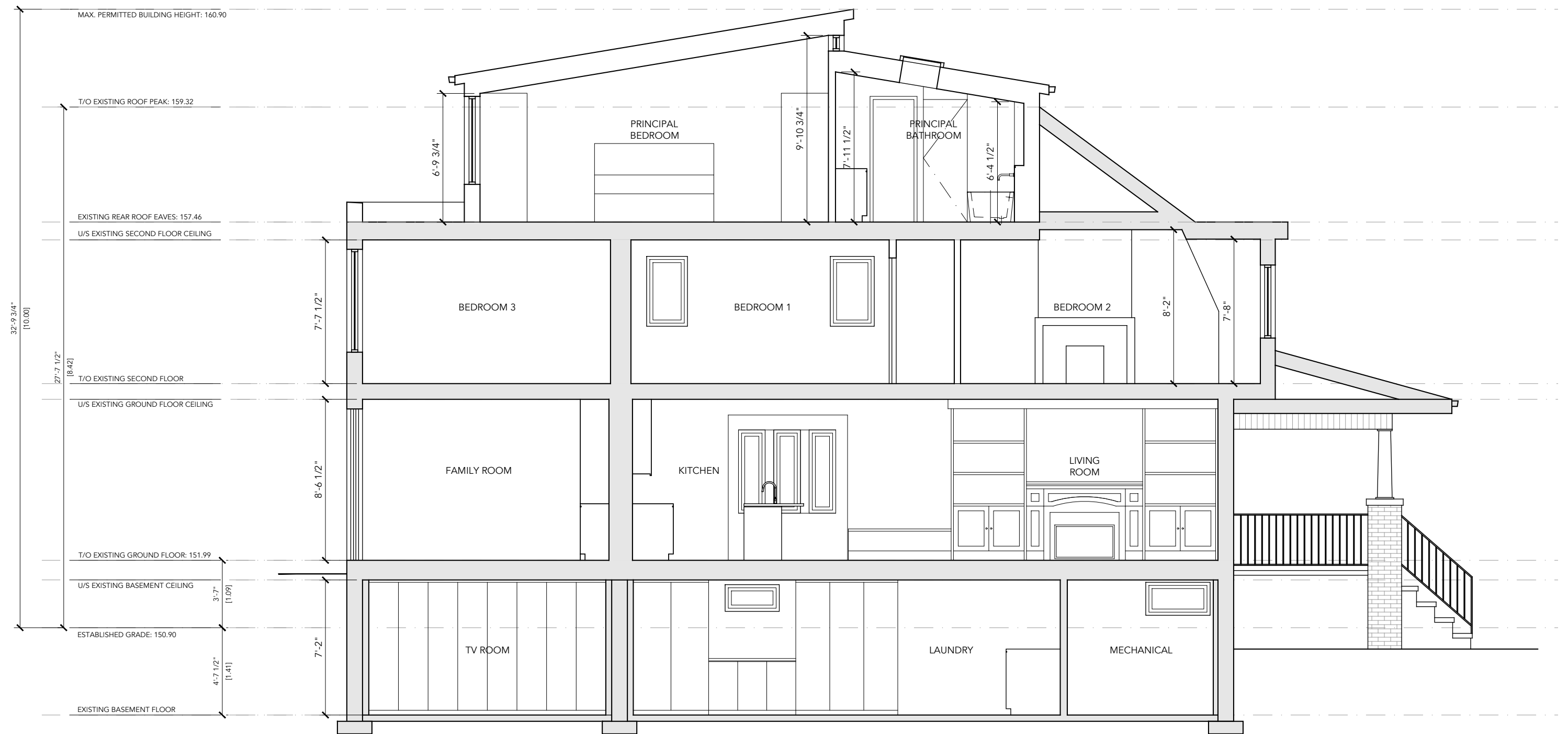
<div>This drawing is not to be used for construction unless signed and dated by the Architect.</div> <div>This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect.</div> <div>Do not scale drawings.</div> <div>The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.</div>	PROJECT:	ISSUED FOR:	DATE:	DRAWING TITLE:	SHEET NO:			 <div>JOANNE MYERS ARCHITECT</div> <div>joanne@jmarch.ca</div> <div>416.312.8229</div>	
	48 Mount Royal Avenue Toronto, ON M6H 2S4	C OF A		2021.09.13	PROPOSED SIDE ELEVATION (SOUTH)	A201			
						DATE: 2021.07.07			
						DRAWN:			CHECKED:
						SCALE: 1/4" = 1'-0"			





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	48 Mount Royal Avenue Toronto, ON M6H 2S4	C OF A	2021.09.13		PROPOSED REAR ELEVATION (WEST)	A202			
						DATE: 2021.07.07			
						DRAWN:			CHECKED:
						SCALE: 1/4"=1'-0"			

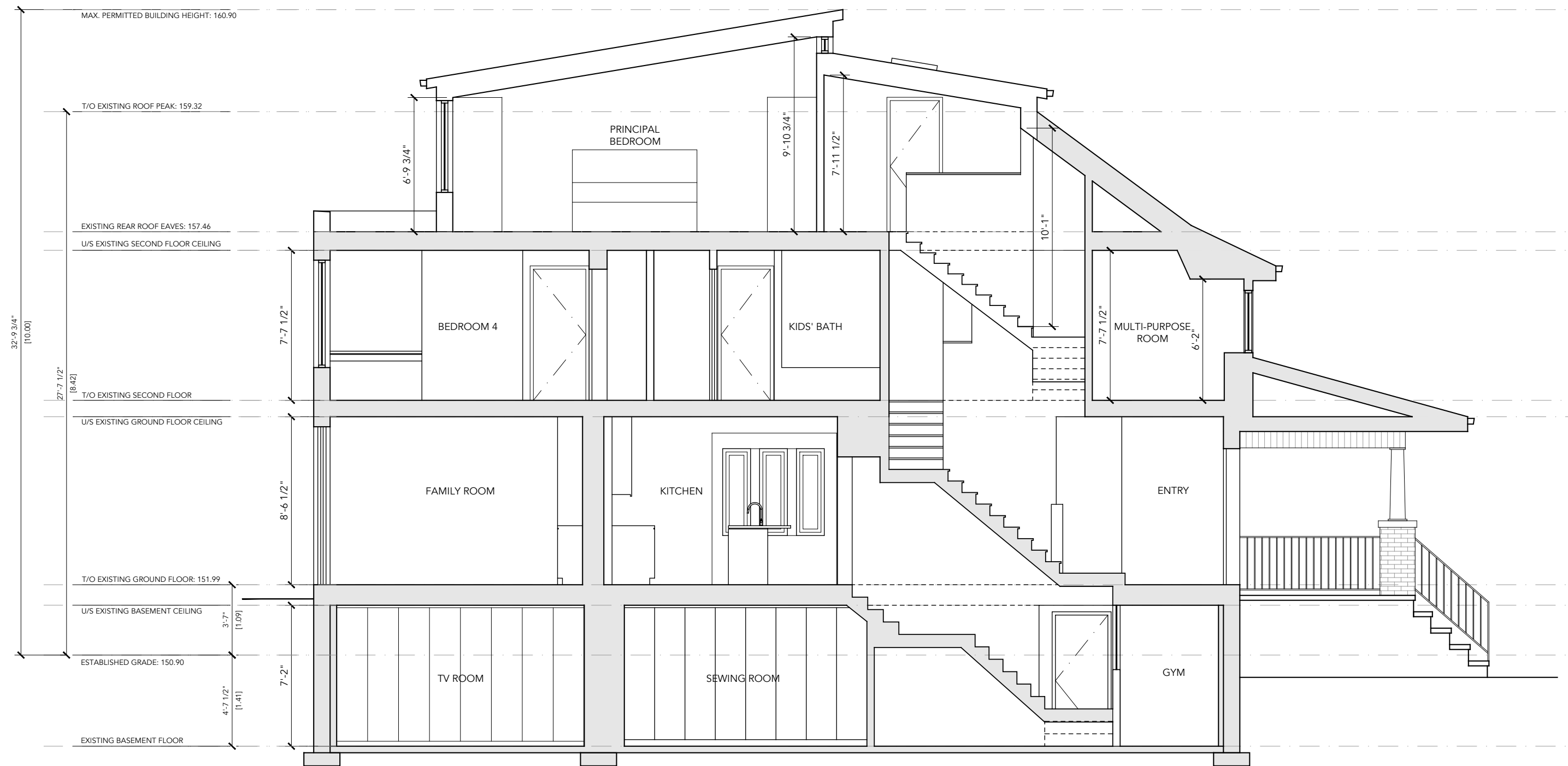


<p>This drawing is not to be used for construction unless signed and dated by the Architect.</p> <p>This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect.</p> <p>Do not scale drawings.</p> <p>The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.</p>	PROJECT:	ISSUED FOR:	DATE:	DRAWING TITLE: PROPOSED SIDE ELEVATION (NORTH) <
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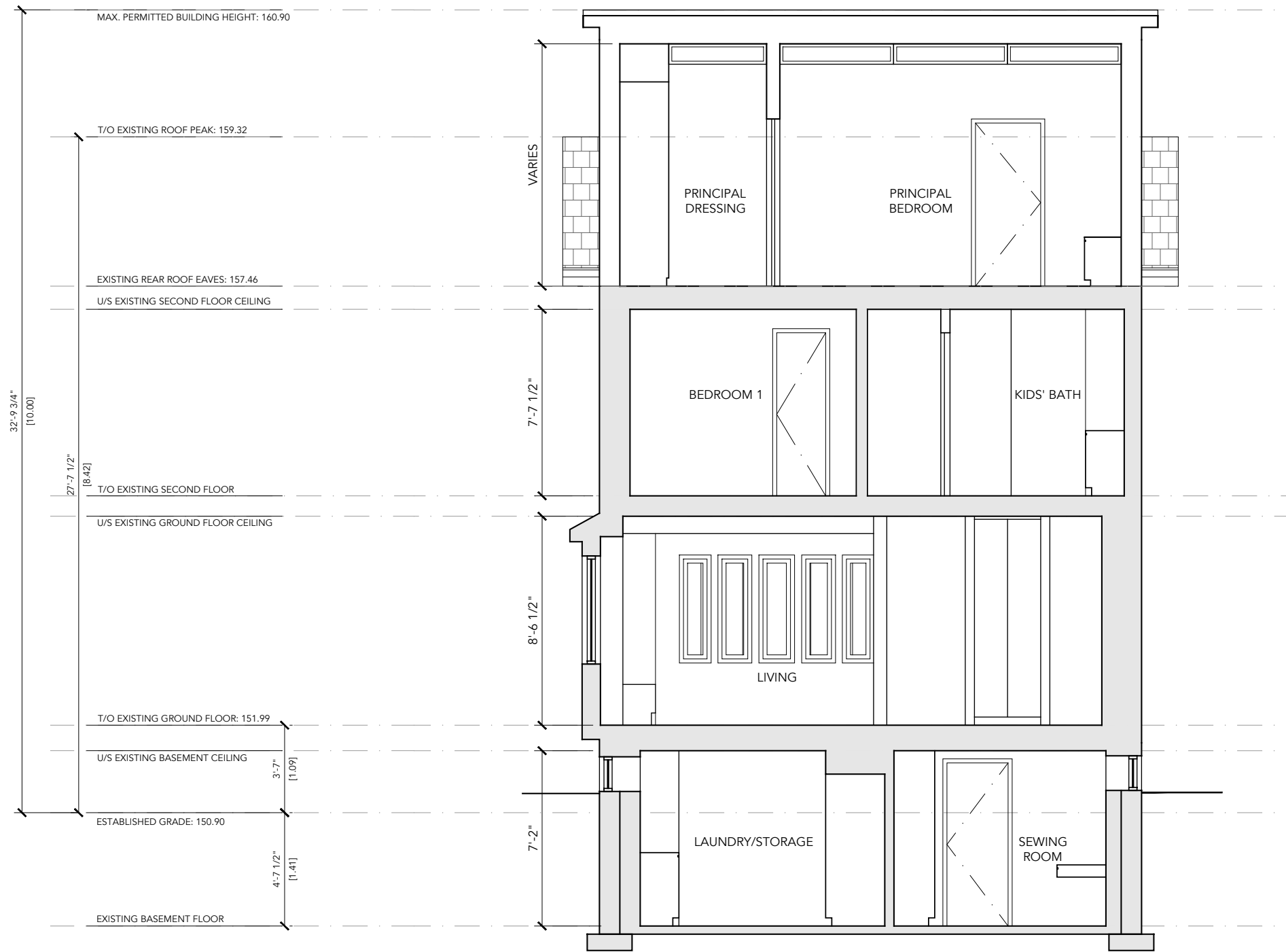
1 PROPOSED BUILDING SECTION
SCALE: 3/16"=1'-0"

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	48 Mount Royal Avenue Toronto, ON M6H 2S4	C OF A	2021.09.13	PROPOSED BUILDING SECTION	A300			
					DATE: 2021.07.07			
					DRAWN:	CHECKED:		
					SCALE: 3/16"=1'-0"			





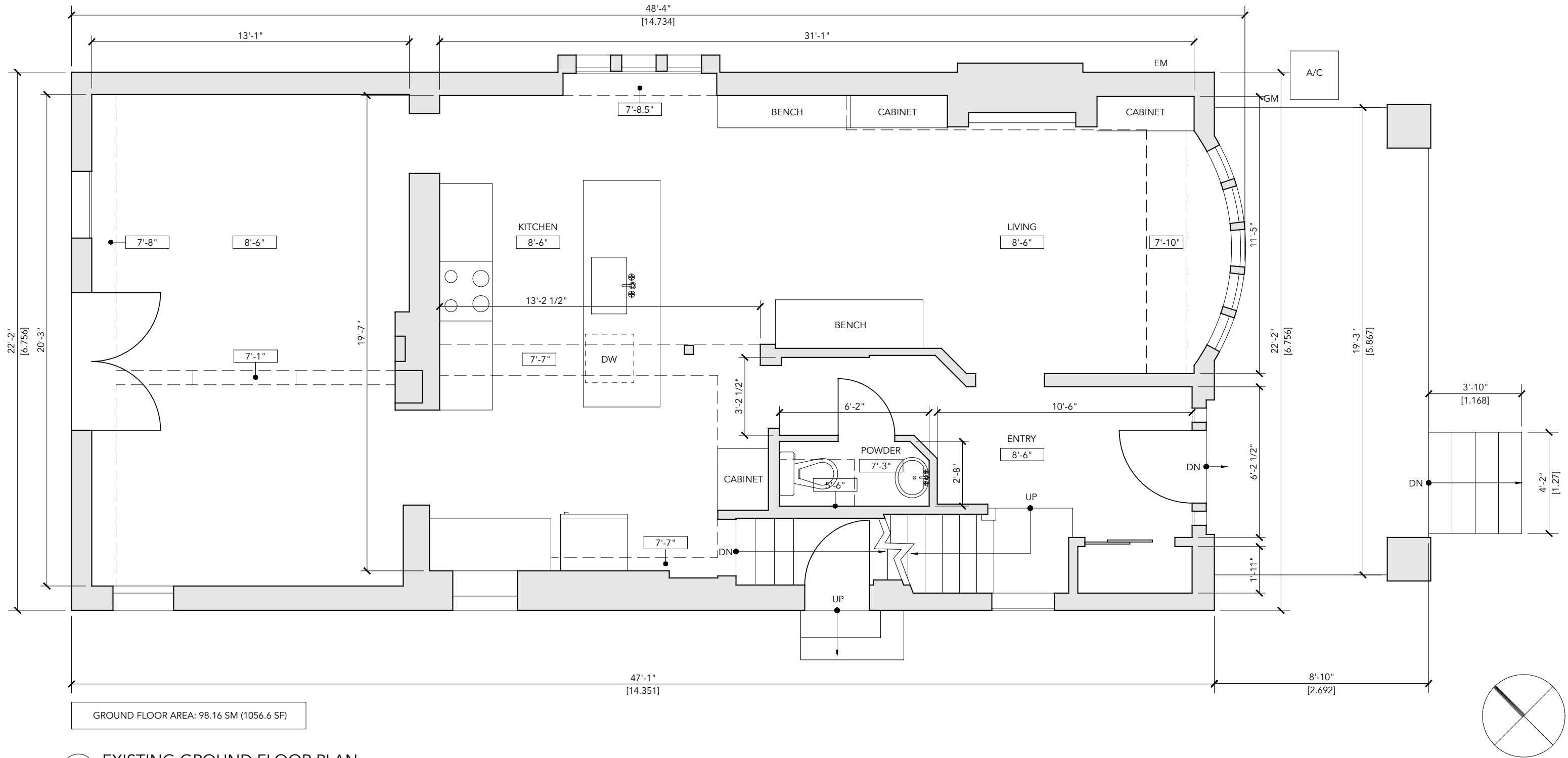
1 PROPOSED BUILDING SECTION
SCALE: 3/16"=1'-0"

<p>This drawing is not to be used for construction unless signed and dated by the Architect.</p> <p>This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect.</p> <p>Do not scale drawings.</p> <p>The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.</p>	PROJECT:	ISSUED FOR:	DATE:	DRAWING TITLE: PROPOSED BUILDING SECTION <
--	----------	-------------	-------	---



1 PROPOSED BUILDING SECTION
SCALE: 3/16"=1'-0"

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	48 Mount Royal Avenue Toronto, ON M6H 2S4	C OF A		2021.09.13	PROPOSED BUILDING SECTION	A302			
						DATE: 2021.07.07			
						DRAWN:			CHECKED:
			SCALE: 3/16"=1'-0"						



1 EXISTING GROUND FLOOR PLAN

SCALE: 1/4"=1'-0"

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PROJECT:

48 Mount Royal Avenue
Toronto, ON M6H 2S4

ISSUED FOR:

C OF A

DATE:

2021.09.13

DRAWING TITLE:

EXISTING GROUND
FLOOR PLAN

SCALE: 1/4"=1'-0"

SHEET NO:

X101

DATE: 2021.04.26

DRAWN:

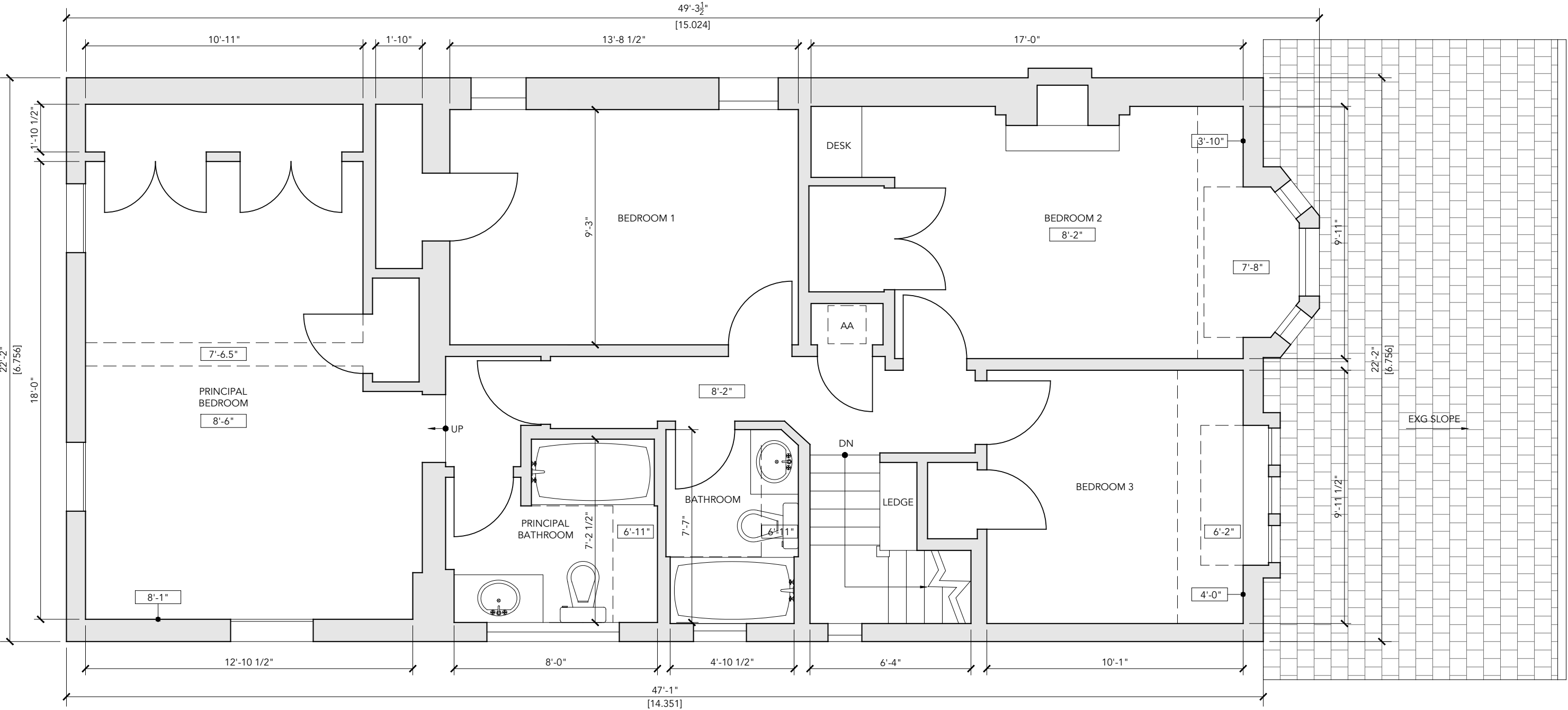
CHECKED:



JMN

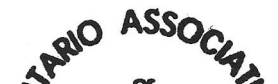

JOANNE MYERS ARCHITECT

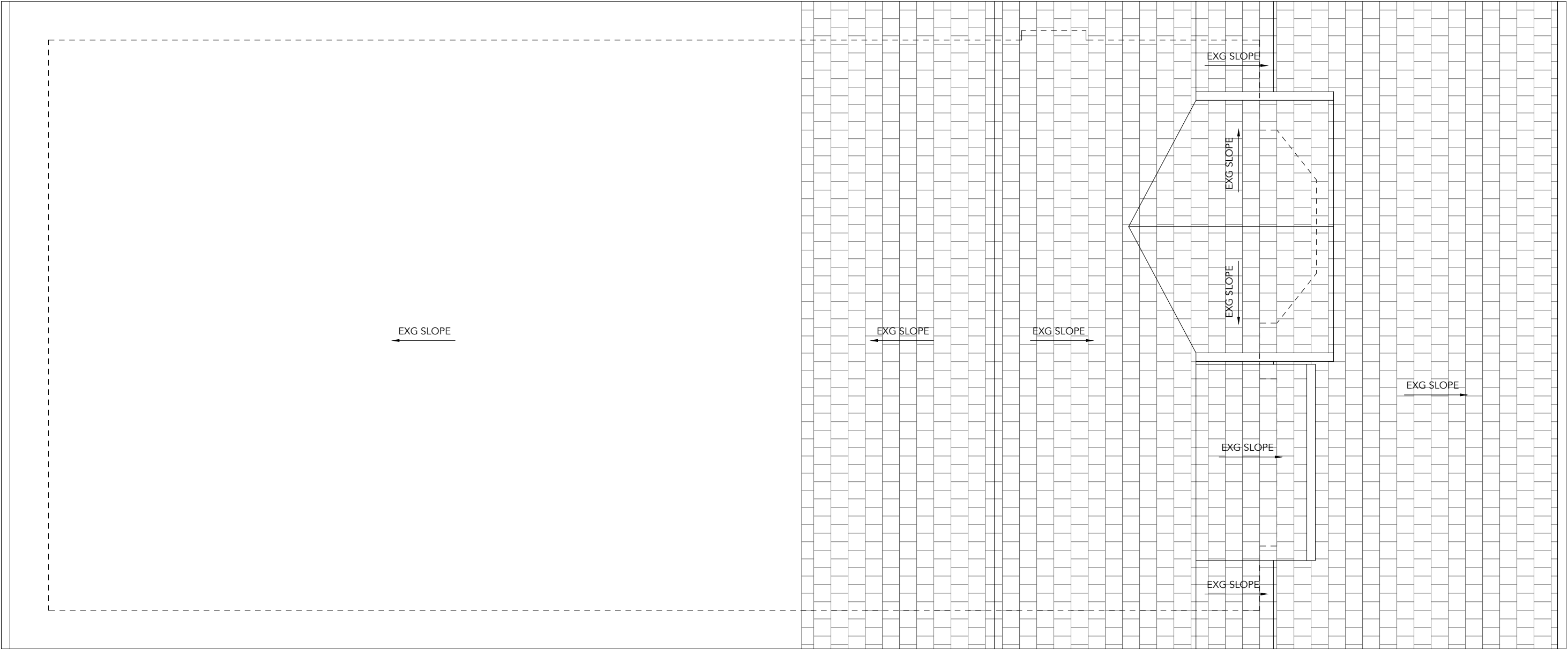
joanne@jmarch.ca
416.312.8229



SECOND FLOOR AREA: 98.71 SM (1062.5 SF)

1 EXISTING SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

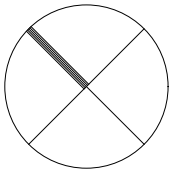
<div>This drawing is not to be used for construction unless signed and dated by the Architect.</div> <div>This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect.</div> <div>Do not scale drawings.</div> <div>The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.</div>	PROJECT:	ISSUED FOR:	DATE:	DRAWING TITLE:	SHEET NO:			 <div>JOANNE MYERS ARCHITECT</div> <div>joanne@jmarch.ca 416.312.8229</div>	
	48 Mount Royal Avenue Toronto, ON M6H 2S4	C OF A		2021.09.13	EXISTING SECOND FLOOR PLAN	X102			
						DATE: 2021.04.26			
						DRAWN:			CHECKED:
						SCALE: 1/4"=1'-0"			





1

EXISTING ROOF PLAN

SCALE: 1/4"=1'-0"



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		C OF A	2021.09.13		DATE: 2021.04.26			
					DRAWN: CHECKED:			



1 EXISTING FRONT ELEVATION (EAST)
SCALE: 1/4"=1'-0"

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PROJECT:

48 Mount Royal Avenue
Toronto, ON M6H 2S4

ISSUED FOR:	DATE:
C OF A	2021.09.13

DRAWING TITLE:

EXISTING FRONT
ELEVATION (EAST)

SCALE: 1/4"=1'-0"

SHEET NO:	
X200	
DATE: 2021.04.22	
DRAWN:	CHECKED:





JMN

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joanne@jmarch.ca
416.312.8229



1 EXISTING SIDE ELEVATION (SOUTH)
SCALE: 1/4"=1'-0"

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	48 Mount Royal Avenue Toronto, ON M6H 2S4	C OF A	2021.09.13	EXISTING SIDE ELEVATION (SOUTH)	X201	DATE: 2021.04.22		
	SCALE: 1/4"=1'-0"	DRAWN:	CHECKED:					



1 EXISTING SIDE ELEVATION (NORTH)
SCALE: 1/4"=1'-0"

<div>This drawing is not to be used for construction unless signed and dated by the Architect.</div> <div>This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect.</div> <div>Do not scale drawings.</div> <div>The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.</div>	PROJECT: 48 Mount Royal Avenue Toronto, ON M6H 2S4	ISSUED FOR:	DATE:	DRAWING TITLE: EXISTING SIDE ELEVATION (NORTH) <
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