

TOPOGRAPHIC SURVEY OF
PART OF LOT 237
REGISTERED PLAN 1899
CITY OF TORONTO
(FORMERLY CITY OF NORTH YORK)

SCALE 1:250
10m 5 0 15 METRES

MANDARIN SURVEYORS LIMITED, O.L.S. ©

LEGEND

- PIN DENOTES PROPERTY IDENTIFIER NUMBER
D.S. DENOTES FINISHED SILL ELEVATION AT ENTRY
N,S,E,W DENOTES NORTH, SOUTH, EAST, WEST
B.F. DENOTES BOARD FENCE
C.L.F. DENOTES CHAIN LINK FENCE
OHW DENOTES OVERHEAD WIRES
G.W. DENOTES GUY WIRES
⊙ U.P. DENOTES UTILITY POLE
⊗ W.V. DENOTES WATER VALVE
○ M.H. DENOTES MAN HOLE
■ C.B. DENOTES CATCH BASIN
☼ DENOTES CONIFEROUS TREE
⊙ DENOTES DECIDUOUS TREE

BENCHMARK NOTE

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO THE CITY OF TORONTO BENCHMARK No.NY35028, HAVING AN ELEVATION OF 190.335 M. IN SOUTH WALL OF GARAGE ATTACHED TO THE EAST WALL OF 170 BRIGHTON AVENUE, AT THE NORTH-WEST CORNER OF BRIGHTON AVENUE AND GODDARD STREET, 0.213M WEST OF THE SOUTH-EAST CORNER AND 0.213M ABOVE GRADE

CERTIFICATE

THE FIELD OBSERVATIONS REPRESENTED ON THIS PLAN WERE COMPLETED ON THE 28th DAY OF NOVEMBER, 2016

DECEMBER 5, 2016
DATE

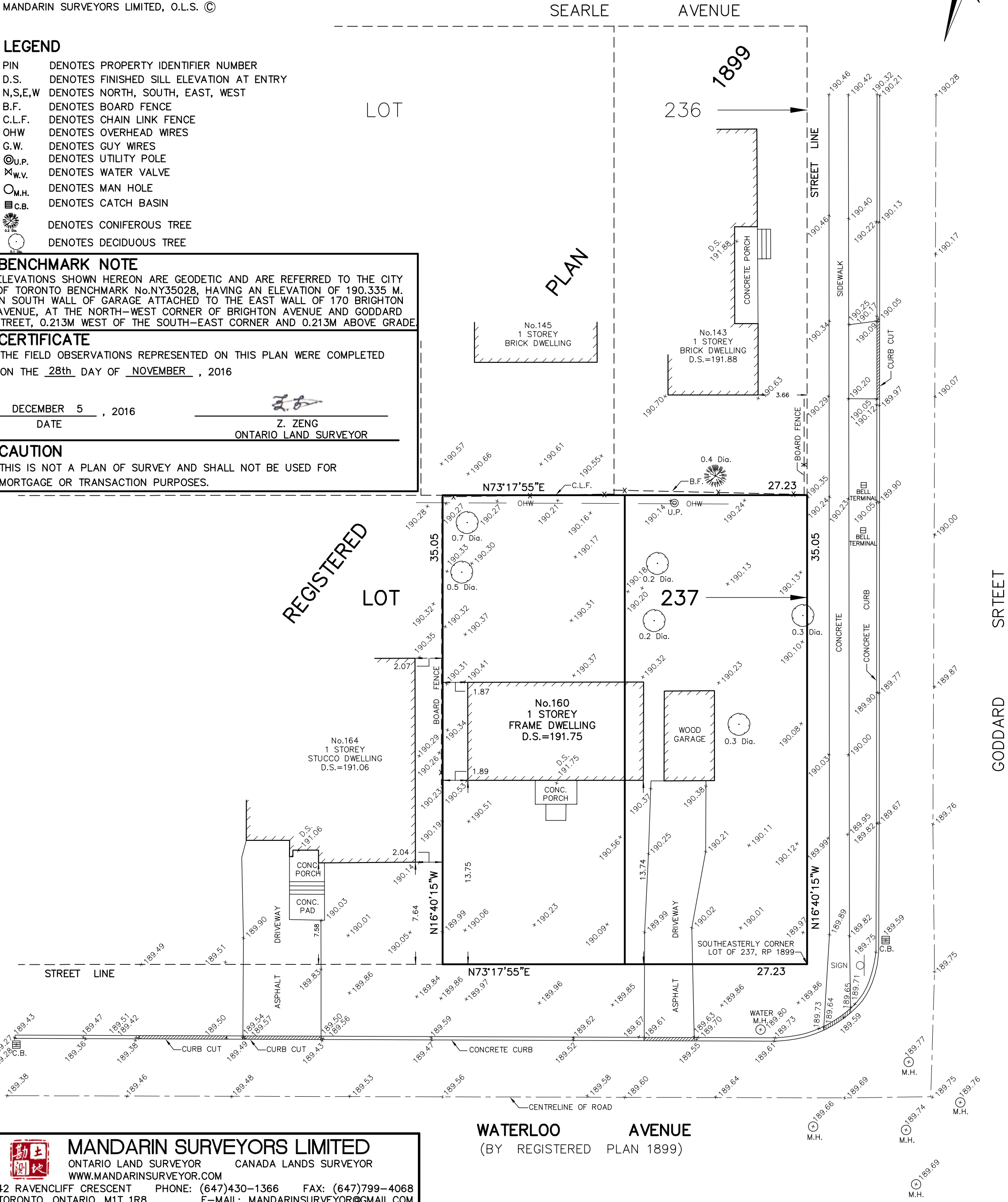
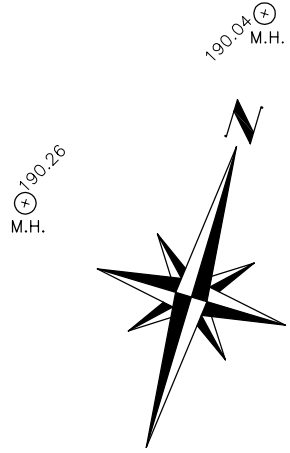
Z. ZENG
ONTARIO LAND SURVEYOR

CAUTION


THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR MORTGAGE OR TRANSACTION PURPOSES.

METRIC

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



GODDARD STREET
(BY REGISTERED PLAN 1899)



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TORONTO, ONTARIO, M1T 1R8 E-MAIL: MANDARINSURVEYOR@GMAIL.COM

SURVEY BY: S.Z. CAD No: 16-304TP JOB No: 2016-304

ELDER STREET
(BY REGISTERED PLAN 1899)

STREETLINE CONFIRMED BY PLAN BA-1100
REGISTERED AS PLAN 1899, INST. NO. N1730925

LOT 234

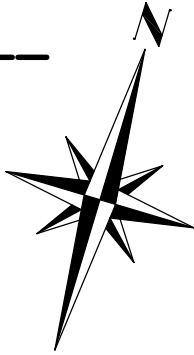
LOT 235

LOT 236

LOT

SEARLE AVENUE
(BY REGISTERED PLAN 1899)

PE



1899

No.143
1 STOREY
BRICK DWELLING

PLAN

236

PIN 10170-0163(LT)

PIN 10170-0164(R)

SRTTEET

GODDARD
(BY REGISTERED PLAN 1899)
PIN 10170-0269(LT)

REGISTERED

LOT

PIN 10170-0166(LT)

PART 1

PART 2

237

PIN 10170

0165(LT)

No.164
1 STOREY
STUCCO DWELLING

No.160
1 STOREY
FRAME DWELLING

LOT 239

SOUTHEASTERLY CORNER
LOT OF 237, RP 1899
13.615

WATERLOO AVENUE
(BY REGISTERED PLAN 1899)
PIN 10170-0271(LT)

I REQUIRE THIS PLAN TO BE
DEPOSITED UNDER THE LAND

DATE _____, 2016

Z. ZENG
ONTARIO LAND SURVEYOR

PLAN 66R-

RECEIVED AND DEPOSITED

DATE _____, 2016

REPRESENTATIVE OF LAND REGISTRAR
FOR THE LAND TITLES DIVISION OF
THE TORONTO REGISTRY OFFICE (No. 66)

SCHEDULE

PART	PART OF LOT	REGISTERED PLAN	ALL OF PIN	AREA(m ²)
1	237	1899	10170-0165(LT)	477.2
2				477.2

PLAN OF SURVEY OF
PART OF LOT 237
REGISTERED PLAN 1899
CITY OF TORONTO
(FORMERLY THE CITY OF NORTH YORK)

SCALE 1:250

10m 5 0 15 METRES

MANDARIN SURVEYORS LIMITED, O.L.S.

METRIC

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

LEGEND

- DENOTES MONUMENT SET
- DENOTES MONUMENT FOUND
- IB DENOTES IRON BAR
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- RP DENOTES REGISTERED PLAN 1899
- P1 DENOTES PLAN OF SURVEY BY PAUL WINARSKI, O.L.S.
DATED MARCH 29, 1955
- P2 DENOTES PLAN OF SURVEY BY C. REUBEN, O.L.S.
DATED OCTOBER 19, 1959
- BA DENOTES PLAN BA-1110
- NI DENOTES NOT IDENTIFIABLE
- N,S,E,W DENOTES NORTH, SOUTH, EAST, WEST
- B.F. DENOTES BOARD FENCE
- C.L.F. DENOTES CHAIN LINK FENCE
- SCP DENOTES SPECIFIED CONTROL POINTS
- M DENOTES MEASURED

BEARINGS ARE M.T.M. GRID DERIVED FROM SPECIFIED CONTROL
POINTS 020754530 AND 020774108, M.T.M. ZONE 10, NAD83 (2000.0)
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY
MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99987055

SPECIFIED CONTROL POINTS (SCP's)
M.T.M. ZONE 10, NAD83 (2000.0)
COORDINATES TO URBAN ACCURACY PER SEC. 14(2) OF O.REG.216/10

POINT ID	NORTHING	EASTING
SCP 020754530	4846335.109	308660.178
SCP 020774108	4846389.637	308845.170
1	4846404.48	308839.09
2	4846396.66	308813.01

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

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE
WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE
LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 - THE SURVEY WAS COMPLETED ON THE 28th DAY OF NOVEMBER, 2016

DECEMBER 5, 2016
DATE

Z. ZENG
ONTARIO LAND SURVEYOR



MANDARIN SURVEYORS LIMITED

ONTARIO LAND SURVEYOR CANADA LANDS SURVEYOR

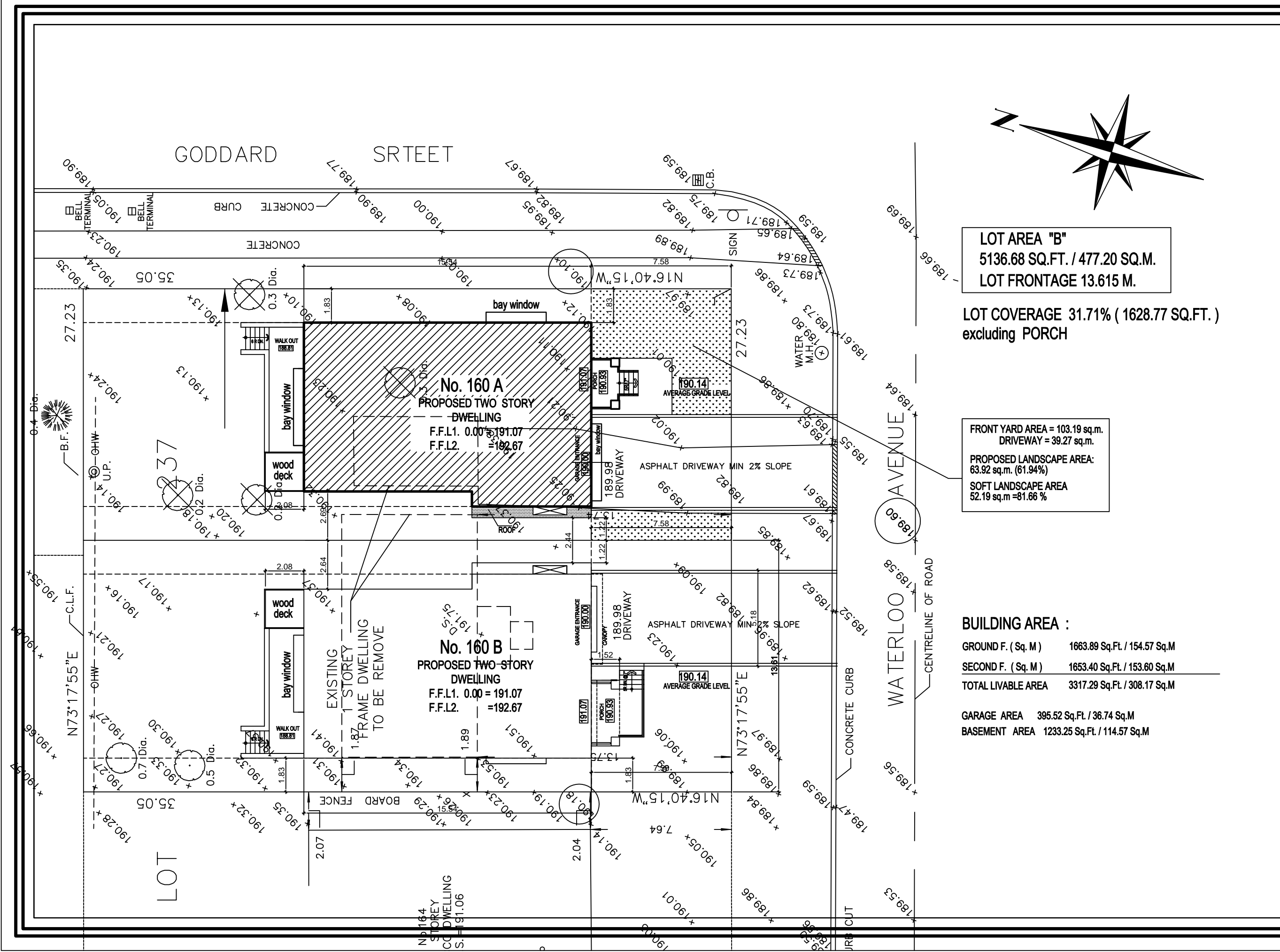
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SURVEY BY: S.Z.

CAD No: 16-304RPLAN

JOB No: 2016-304



LOT AREA "B"
5136.68 SQ.FT. / 477.20 SQ.M.
LOT FRONTAGE 13.615 M.

LOT COVERAGE 31.71% (1628.77 SQ.FT.)
excluding PORCH

FRONT YARD AREA = 103.19 sq.m.
DRIVEWAY = 39.27 sq.m.
PROPOSED LANDSCAPE AREA:
63.92 sq.m. (61.94%)
SOFT LANDSCAPE AREA
52.19 sq.m =81.66 %

BUILDING AREA :

GROUND F. (Sq. M) 1663.89 Sq.Ft. / 154.57 Sq.M
SECOND F. (Sq. M) 1653.40 Sq.Ft. / 153.60 Sq.M
TOTAL LIVABLE AREA 3317.29 Sq.Ft. / 308.17 Sq.M

GARAGE AREA 395.52 Sq.Ft. / 36.74 Sq.M
BASEMENT AREA 1233.25 Sq.Ft. / 114.57 Sq.M

REVISION NOTES

MARK	DATE	DESCRIPTION
1.	24 03 2017	APPROVED BY CLIENT
2.	21 04 2017	ISSUED FOR ZONING REVIEW

DESIGN

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Code to be a designer.

Qualification Information
Required unless design is exempted under Division C-3.2.5.1. of the 2006 Ontario Building Code

Name	Zoran Paar	24546
Registration Information	BCIN / BCDN	
Required unless design is exempted under Division C-3.2.4.1. of the 2006 Ontario Building Code		
PAAR Architecture and Interior Design Inc.		31765
Firm Name	BCIN / BCDN	

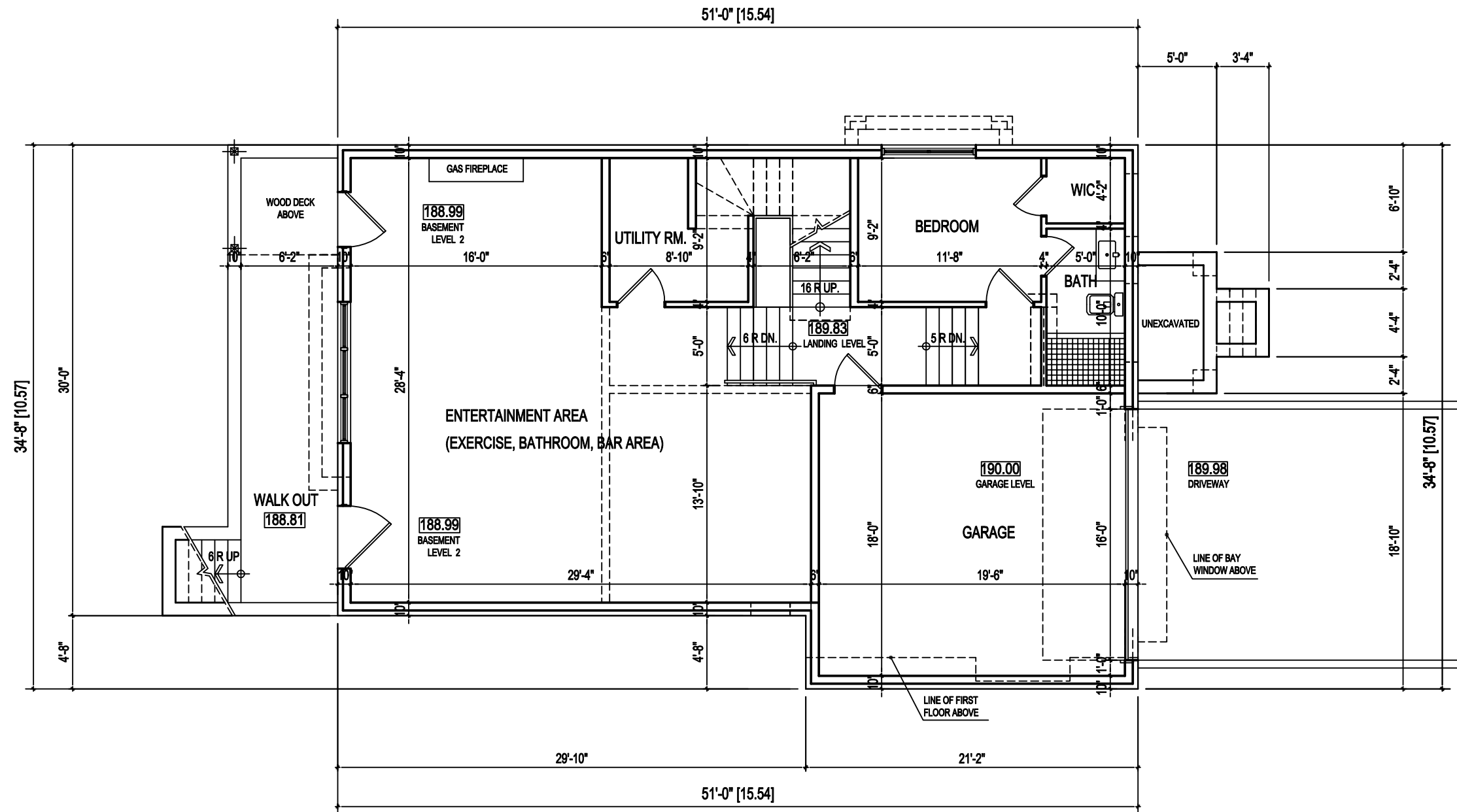
PROJECT :

No. 160
BUILDING "A"
WATERLOO AVENUE
2 STOREY DWELLING
SITE PLAN
scale 1/16"=1'-0"

PAAR DESIGN

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22 BLUE FOREST DR.
TORONTO ON M3H 4W2
p: 416 630 2106
www.paardesign.com
info.paardesign.com

A 02



MARK	DATE	DESCRIPTION
1.	04 04 2017	APPROVED BY CLIENT
2.	21 04 2017	ISSUED FOR ZONING REVIEW

DESIGN		
The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Code to be a designer.		
Qualification Information Required unless design is exempted under Division C-3.2.5.1. of the 2006 Ontario Building Code		
Zoran Paar	24546	BCIN / BCDN
Name Registration Information Required unless design is exempted under Division C-3.2.4.1. of the 2006 Ontario Building Code		
PAAR Architecture and Interior Design Inc.	31765	BCIN / BCDN
Firm Name		

PROJECT:

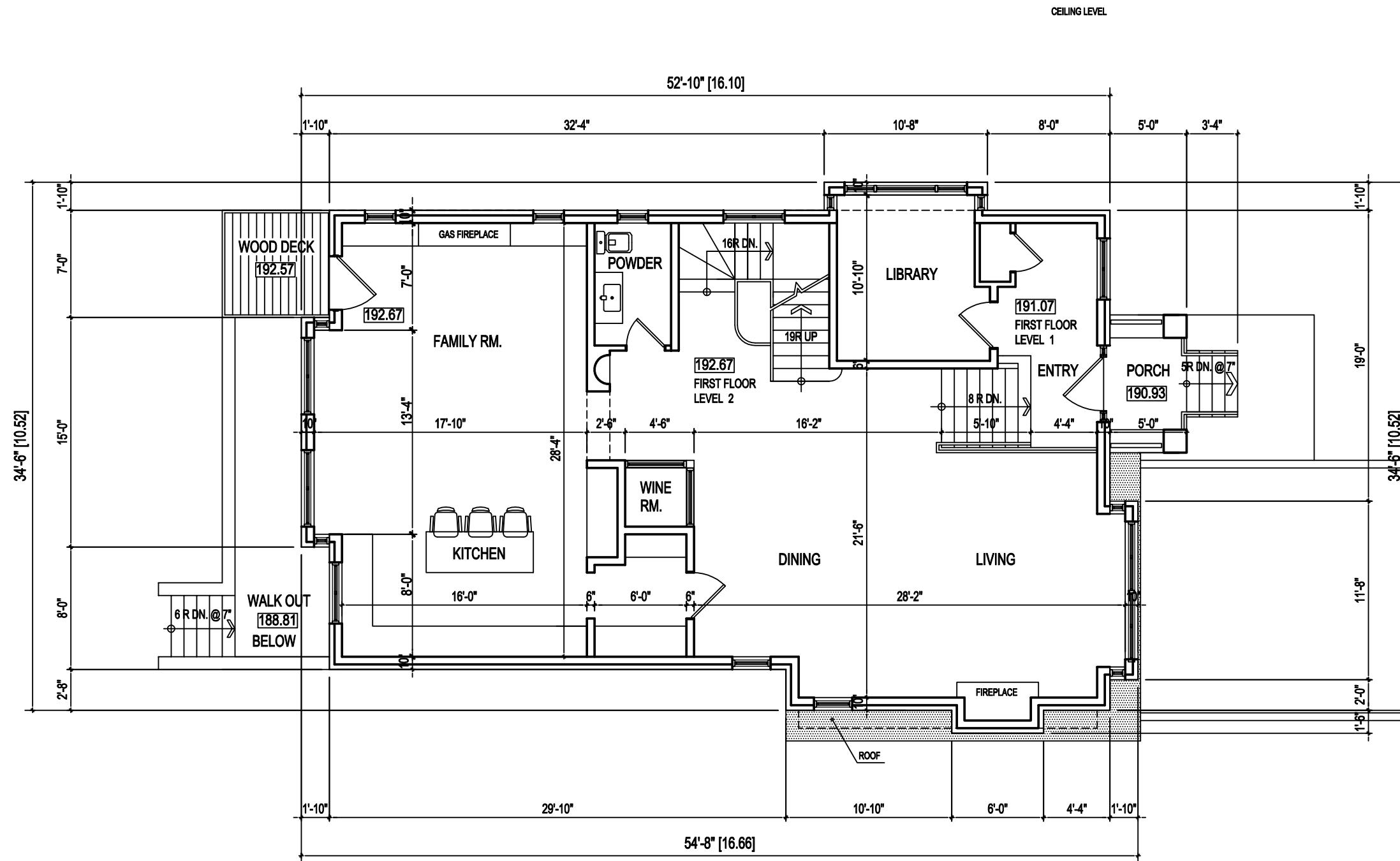
No. 160 A
WATERLOO AVENUE
2 STOREY DWELLING

BASEMENT FLOOR PLAN

scale 1/8"=1'-0"



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2.	21 04 2017	ISSUED FOR ZONING REVIEW

DESIGN		
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Zoran Paar	24546	
Name	BCIN / BCDN	
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PAAR Architecture and Interior Design Inc.	31765	
Firm Name	BCIN / BCDN	

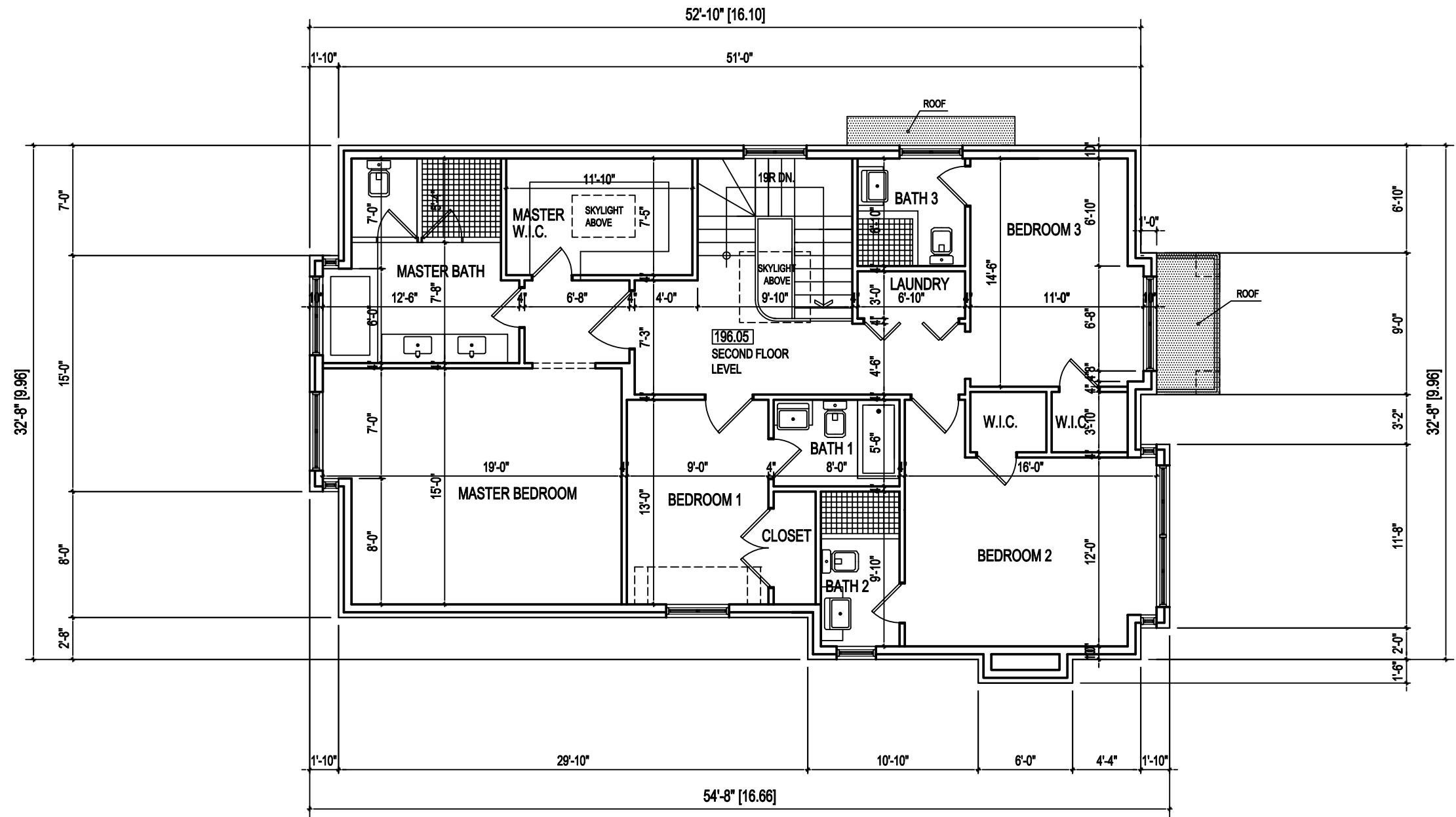
PROJECT:

No. 160 A
WATERLOO AVENUE
2 STOREY DWELLING
FIRST FLOOR PLAN

scale 1/8"=1'-0"

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A 04



MARK	DATE	DESCRIPTION
1.	04 04 2017	APPROVED BY CLIENT
2.	21 04 2017	ISSUED FOR ZONING REVIEW

DESIGN

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Qualification Information
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Name	Zoran Paar	24546
Registration Information	BCIN / BCDN	

Required unless design is exempted under Division C-3.2.4.1. of the 2006 Ontario Building Code

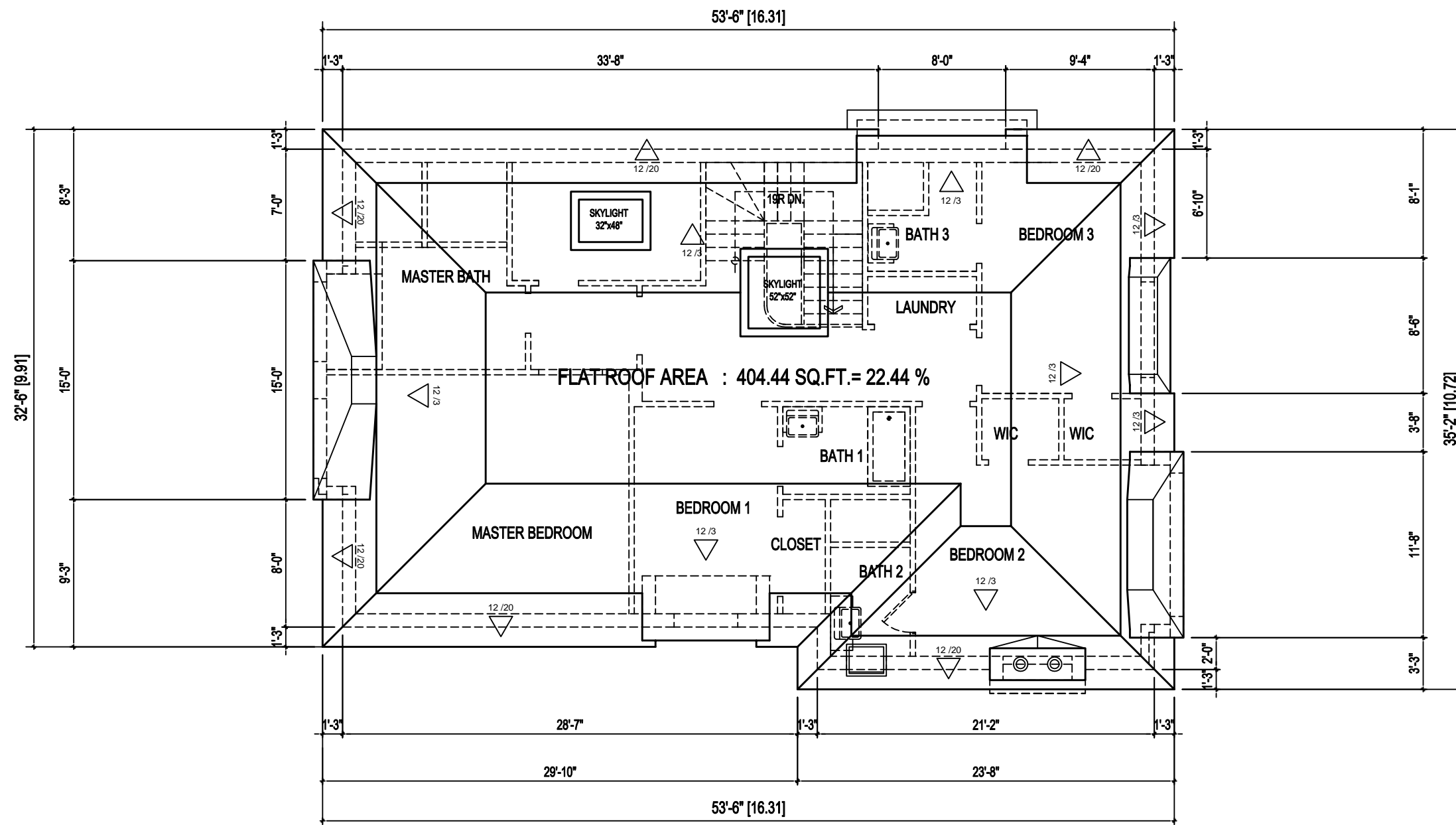
PAAR Architecture and Interior Design Inc.	31765
Firm Name	BCIN / BCDN

PROJECT :

**No. 160 A
WATERLOO AVENUE
2 STOREY DWELLING
SECOND FLOOR PLAN**

scale 1/8"=1'-0"

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ROOF AREA : 1801.86 SQ.FT.
SLOPED 12/3 and 12/20 ROOF AREA : 1397.42 SQ.FT. (77.56 %)
FLAT ROOF AREA : 404.44 SQ.FT.= 22.44 %

MARK	DATE	DESCRIPTION
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Registration Information Required unless design is exempted under Division C-3.2.4.1. of the 2006 Ontario Building Code		
Firm Name	PAAR Architecture and Interior Design Inc.	31765
BCIN / BCDN		

PROJECT :

No. 160 A
WATERLOO AVENUE
2 STOREY DWELLING

ROOF PLAN

scale 1/8"=1'-0"

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A 06

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1.	04 04 2017	APPROVED BY CLIENT
2.	21 04 2017	ISSUED FOR ZONING REVIEW

DESIGN

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Qualification Information
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Zoran Paar

24546

Name

Registration Information

BCIN / BCDN

Required unless design is exempted under Division C-3.2.4.1. of the 2006 Ontario Building Code

PAAR Architecture and Interior Design Inc.

31765

Firm Name

BCIN / BCDN

PROJECT :

No. 160 A

WATERLOO AVENUE

2 STOREY DWELLING

FRONT/ ELEVATION

scale 1/8"=1'-0"

PAAR

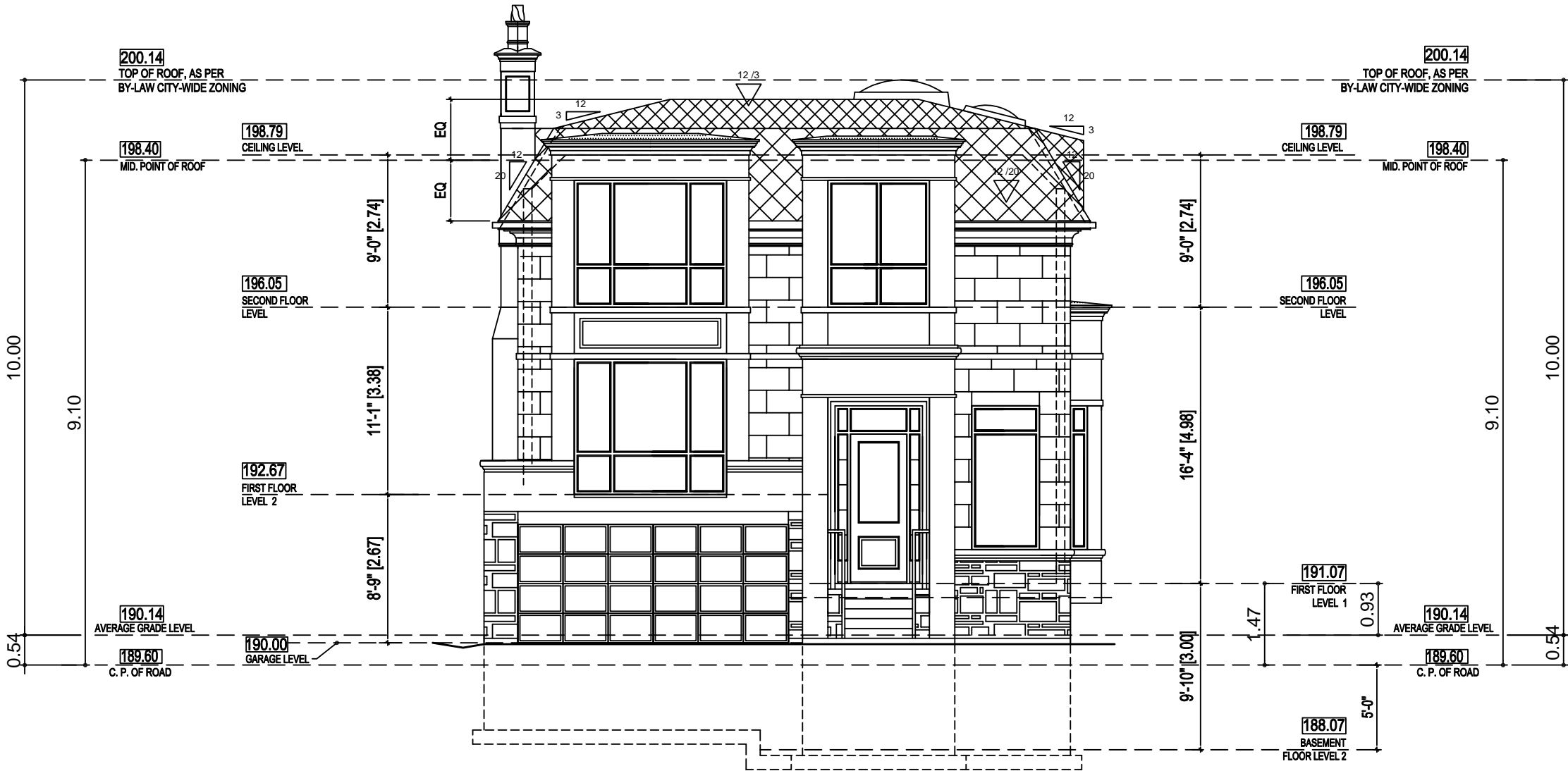
DESIGN

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M3H 4W2

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Zoran Paar 24546
Name Registration Information BCIN / BCDN

Required unless design is exempted under Division C-3.2.4.1. of the 2006 Ontario Building Code

PAAR Architecture
and
Interior Design Inc. 31765
Firm Name BCIN / BCDN

PROJECT :

No. 160 A
WATERLOO AVENUE
2 STOREY DWELLING
REAR/ NORTH ELEVATION

scale 1/8"=1'-0"

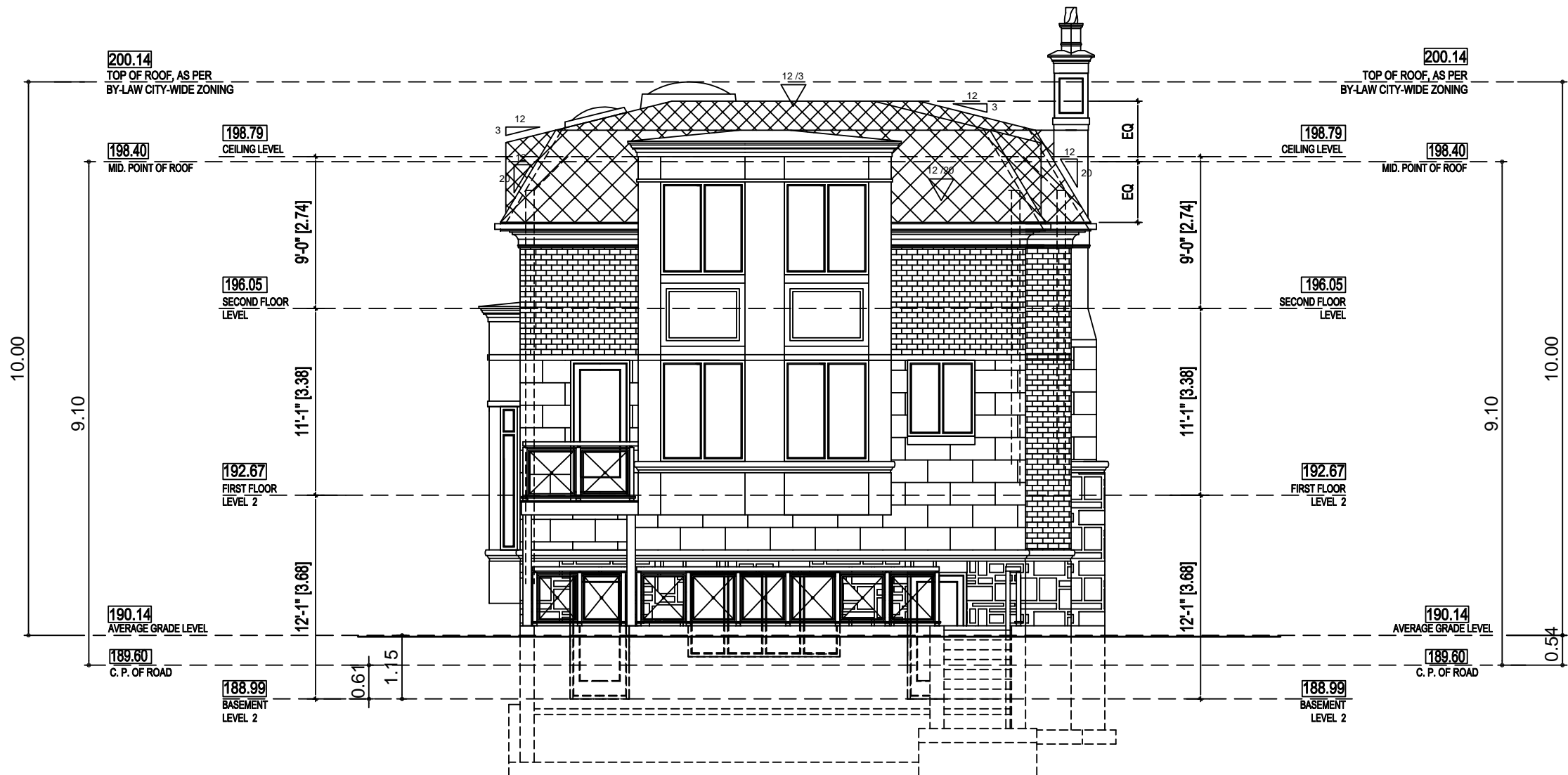


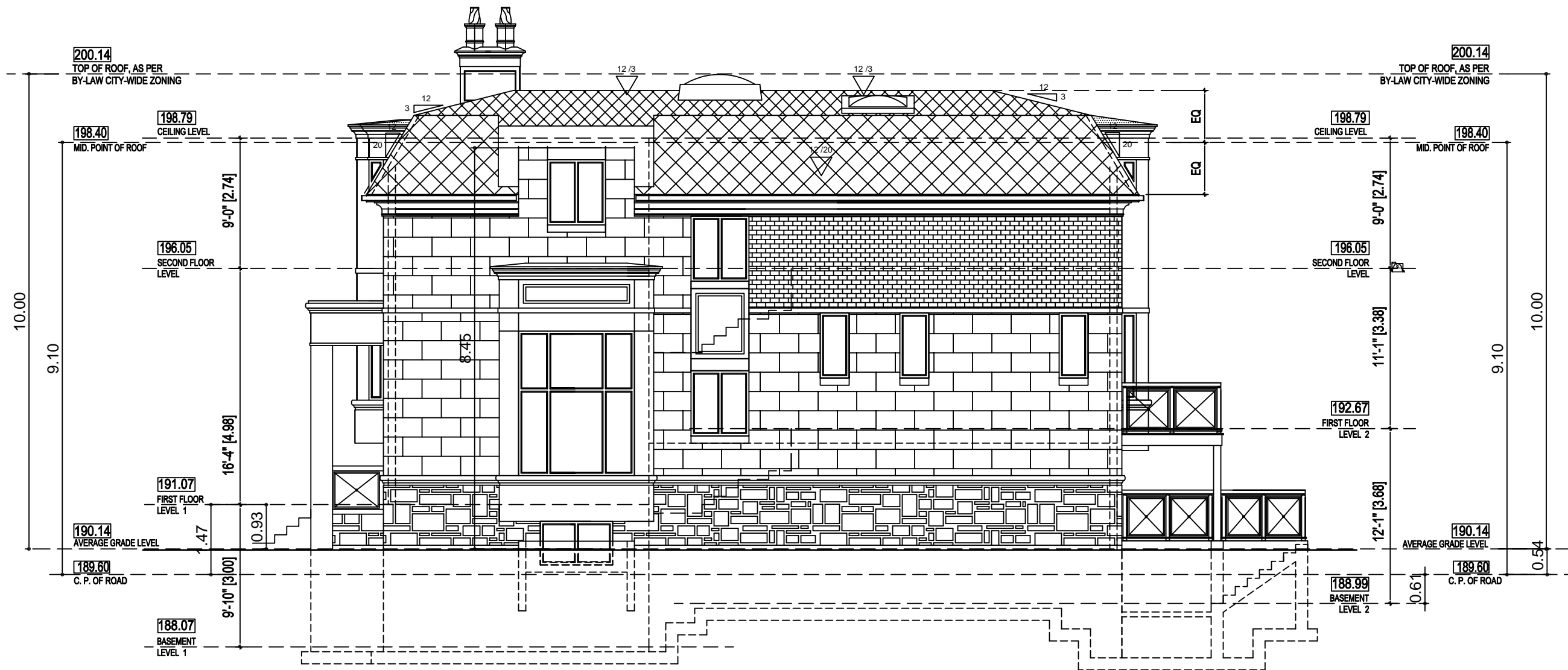
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A 08





MARK	DATE	DESCRIPTION
1.	04 04 2017	APPROVED BY CLIENT
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Name	Registration Information	
Required unless design is exempted under Division C-3.2.4.1. of the 2006 Ontario Building Code		
PAAR Architecture and Interior Design Inc.	31765	BCIN / BCDN
Firm Name		

PROJECT :

No. 160 A
WATERLOO AVENUE
2 STOREY DWELLING
SIDE/ EAST ELEVATION

scale 1/8"=1'-0"

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A 09

MARK	DATE	DESCRIPTION
1.	04 04 2017	APPROVED BY CLIENT
2.	21 04 2017	ISSUED FOR ZONING REVIEW

REVISION NOTES

DESIGN

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Qualification Information
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Name: Zoran Paar 24546 BCIN / BCDN

Registration Information
Required unless design is exempted under Division C-3.2.4.1. of the 2006 Ontario Building Code

PAAR Architecture and Interior Design Inc. 31765 BCIN / BCDN
Firm Name

PROJECT:

No. 160 A
WATERLOO AVENUE
2 STOREY DWELLING
SIDE/ WEST ELEVATION

scale 1/8"=1'-0"



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A 10

