

Tuesday, October 30, 2018

GROPPER LAW PROFESSIONAL CORPORATION
C/O BERNARD GROPPER
2345 YONGE ST SUITE 302
TORONTO ON M4P 2E5

Re: 520 ELLESMERE RD, TORONTO, formerly of Scarborough
Legal Description: NOW RP 64R8153 PART 1 CON 2 PT LOT 31
Roll Number: 1901033490002000000
Requested Address: MPAC ADDRESS: 520-524 ELLESMERE RD

We acknowledge receipt of your letter dated Monday, October 29, 2018. This reply is based on the information available from our records.

ZONING INFORMATION

The property is subject to Scarborough Zoning By-law number 24982 and is zoned M Industrial Zone, MC Industrial Commercial Zone. The property is also subject to site exception number(s) 26; and is also subject to Toronto Zoning By-law 569-2013, as amended and is zoned Not Applicable. The City of Toronto passed a new comprehensive Zoning By-law, no. 569-2013, on May 9, 2013. Currently, and until appeals of the new by-law are resolved, all of the more restrictive requirements from the old by-laws and the new by-law are in effect. If you provided a survey of the property, please be advised that the City is no longer reviewing surveys for zoning compliance.

ACTIVE FILES

In reviewing our current files we find 43 active permits, no active site inspections, 6 active permit applications, no active Committee of Adjustment applications, no active notices of violation, no active orders of violation and no active matters of investigations.

520 ELLESMERE RD

* A Building Permit 10 191818 BLD 00 CP regarding:

Medical/Dental Office. Work proposed: New Building. For further information you may contact the following inspector(s) between 8:30am and 9:30am, Monday to Friday.

- Dan Voikos at (416) 396-7305 re: CP Building Inspection Pt3

* A Building Permit 14 208522 HVA 00 MS regarding:

Medical/Dental Office. Work proposed: Building Permit Related(MS). For further information you may contact the following inspector(s) between 8:30am and 9:30am, Monday to Friday.

- Richard Lee at (416) 396-5018 re: MS HVAC Inspection Pt3

- * A Building Permit 15 222456 HVA 00 MS regarding:
 Medical/Dental Office. Work proposed: Building Permit Related(MS). For further information you may contact the following inspector(s) between 8:30am and 9:30am, Monday to Friday.
 - Richard Lee at (416) 396-5018 re: MS HVAC Inspection Pt3

- * A Building Permit 14 223115 PLB 00 PS regarding:
 Medical/Dental Office. Work proposed: Building Permit Related(PS). For further information you may contact the following inspector(s) between 8:30am and 9:30am, Monday to Friday.
 - Richard Lee at (416) 396-5018 re: PS Plumbing Inspection Pt3

- * A Building Permit 14 220722 BLD 00 BA regarding:
 Retail Store. Work proposed: Interior Alterations. For further information you may contact the following inspector(s) between 8:30am and 9:30am, Monday to Friday.
 - Dan Voikos at (416) 396-7305 re: BA Building Inspection Pt3

- * A Building Permit 14 112416 PLB 00 PS regarding:
 Restaurant Greater Than 30 Seats. Work proposed: Building Permit Related(PS). For further information you may contact the following inspector(s) between 8:30am and 9:30am, Monday to Friday.
 - Richard Lee at (416) 396-5018 re: PS Plumbing Inspection Pt3

- * A Building Permit 11 216468 BLD 01 BA (former/related Building Permit Base bldg. 10 191818) regarding:
 Medical/Dental Office. Work proposed: Interior Alterations. For further information you may contact the following inspector(s) between 8:30am and 9:30am, Monday to Friday.
 - Richard Lee at (416) 396-5018 re: PS Plumbing Inspection Pt3

- * A Building Permit 13 108118 PLB 00 PS regarding:
 Medical/Dental Office. Work proposed: Building Permit Related(PS). For further information you may contact the following inspector(s) between 8:30am and 9:30am, Monday to Friday.
 - Richard Lee at (416) 396-5018 re: PS Plumbing Inspection Pt3

- * A Building Permit 13 216380 BLD 00 BA regarding:
 Medical/Dental Office. Work proposed: Interior Alterations. For further information you may contact the following inspector(s) between 8:30am and 9:30am, Monday to Friday.
 - Dan Voikos at (416) 396-7305 re: BA Building Inspection Pt3

- * A Building Permit 14 130779 PSA 00 PS regarding:
 Office. For further information you may contact the following inspector(s) between 8:30am and 9:30am, Monday to Friday.
 - Richard Lee at (416) 396-5018 re: PS Plumbing Inspection Pt3

- * A Building Permit 14 223115 BLD 00 BA regarding:
 Medical/Dental Office. Work proposed: Interior Alterations. For further information you may contact the following inspector(s) between 8:30am and 9:30am, Monday to Friday.
 - Dan Voikos at (416) 396-7305 re: BA Building Inspection Pt3

- * A Building Permit 15 131681 PLB 00 PS regarding:
 Medical/Dental Office. Work proposed: Building Permit Related(PS). For further information you may contact the following inspector(s) between 8:30am and 9:30am, Monday to Friday.
 - Richard Lee at (416) 396-5018 re: PS Plumbing Inspection Pt3

- * A Building Permit 10 191818 HVA 00 MS regarding:
 Medical/Dental Office. Work proposed: Building Permit Related(MS). For further information you may contact the following inspector(s) between 8:30am and 9:30am, Monday to Friday.
 - Richard Lee at (416) 396-5018 re: MS HVAC Inspection Pt3

- * A Building Permit 13 216380 HVA 00 MS regarding:
 Medical/Dental Office. Work proposed: Building Permit Related(MS). For further information you may contact the following inspector(s) between 8:30am and 9:30am, Monday to Friday.
 - Richard Lee at (416) 396-5018 re: MS HVAC Inspection Pt3

- * A Building Permit 14 220722 PLB 00 PS regarding:
 Retail Store. Work proposed: Building Permit Related(PS). For further information you may contact the following inspector(s) between 8:30am and 9:30am, Monday to Friday.
 - Richard Lee at (416) 396-5018 re: PS Plumbing Inspection Pt3

- * A Building Permit 15 131681 BLD 00 BA regarding:
 Medical/Dental Office. Work proposed: Interior Alterations. For further information you may contact the following inspector(s) between 8:30am and 9:30am, Monday to Friday.
 - Dan Voikos at (416) 396-7305 re: BA Building Inspection Pt3

- * A Building Permit 11 216468 BLD 00 BA (former/related Building Permit Base bldg. 10 191818) regarding:
 Medical/Dental Office. Work proposed: Interior Alterations. For further information you may contact the following inspector(s) between 8:30am and 9:30am, Monday to Friday.
 - Dan Voikos at (416) 396-7305 re: BA Building Inspection Pt3

- * A Building Permit 12 109412 PLB 00 PS regarding:
 Medical/Dental Office. Work proposed: Building Permit Related(PS). For further information you may contact the following inspector(s) between 8:30am and 9:30am, Monday to Friday.
 - Richard Lee at (416) 396-5018 re: PS Plumbing Inspection Pt3

- * A Building Permit 13 108118 BLD 00 BA regarding:
 Medical/Dental Office. Work proposed: Interior Alterations. For further information you may contact the following inspector(s) between 8:30am and 9:30am, Monday to Friday.
 - Dan Voikos at (416) 396-7305 re: BA Building Inspection Pt3

- * A Building Permit 14 220722 HVA 00 MS regarding:
 Retail Store. Work proposed: Building Permit Related(MS). For further information you may contact the following inspector(s) between 8:30am and 9:30am, Monday to Friday.
 - Richard Lee at (416) 396-5018 re: MS HVAC Inspection Pt3

- * A Building Permit 10 191818 BLD 01 CP regarding:
 Medical/Dental Office. Work proposed: New Building. For further information you may contact the following inspector(s) between 8:30am and 9:30am, Monday to Friday.
 - Richard Lee at (416) 396-5018 re: MS HVAC Inspection Pt3

- * A Building Permit 15 222456 PLB 00 PS regarding:
 Medical/Dental Office. Work proposed: Building Permit Related(PS). For further information you may contact the following inspector(s) between 8:30am and 9:30am, Monday to Friday.
 - Richard Lee at (416) 396-5018 re: PS Plumbing Inspection Pt3

- * A Building Permit 11 216468 HVA 00 MS (former/related Building Permit Base bldg. 10 191818) regarding:
 Medical/Dental Office. Work proposed: Building Permit Related(MS). For further information you may contact the following inspector(s) between 8:30am and 9:30am, Monday to Friday.
 - Richard Lee at (416) 396-5018 re: MS HVAC Inspection Pt3

- * A Building Permit 12 109412 HVA 00 MS regarding:
 Medical/Dental Office. Work proposed: Building Permit Related(MS). For further information you may contact the following inspector(s) between 8:30am and 9:30am, Monday to Friday.
 - Richard Lee at (416) 396-5018 re: MS HVAC Inspection Pt3

- * A Building Permit 10 191818 HVA 01 MS regarding:
 Medical/Dental Office. Work proposed: Building Permit Related(MS). For further information you may contact the following inspector(s) between 8:30am and 9:30am, Monday to Friday.
 - Richard Lee at (416) 396-5018 re: MS HVAC Inspection Pt3

- * A Building Permit 12 199216 BLD 00 BA regarding:
 Medical/Dental Office. Work proposed: Interior Alterations. For further information you may contact the following inspector(s) between 8:30am and 9:30am, Monday to Friday.
 - Dan Voikos at (416) 396-7305 re: BA Building Inspection Pt3

- * A Building Permit 14 112416 BLD 00 BA regarding:
 Restaurant Greater Than 30 Seats. Work proposed: Interior Alterations. For further information you may contact the following inspector(s) between 8:30am and 9:30am, Monday to Friday.
 - Dan Voikos at (416) 396-7305 re: BA Building Inspection Pt3

- * A Building Permit 14 130784 BLD 00 BA regarding:
 Medical/Dental Office. Work proposed: Interior Alterations. For further information you may contact the following inspector(s) between 8:30am and 9:30am, Monday to Friday.
 - Dan Voikos at (416) 396-7305 re: BA Building Inspection Pt3

- * A Building Permit 10 191818 STS 00 DR regarding:
 Medical/Dental Office. Work proposed: Inside and Outside Drains. For further information you may contact the following inspector(s) between 8:30am and 9:30am, Monday to Friday.
 - Richard Lee at (416) 396-5018 re: DR Site Service Inspection

- * A Building Permit 15 269604 DST 00 DS regarding:
 First Party. Work proposed: Sign Building Permit Related. For further information you may contact the following inspector(s) between 8:30am and 9:30am, Monday to Friday.
 - Valery Kashelsky at (647) 454-5228 re: DS Sign Inspection

- * A Building Permit 10 191818 DRN 00 DR regarding:
 Medical/Dental Office. Work proposed: Building Permit Related (DR). For further information you may contact the following inspector(s) between 8:30am and 9:30am, Monday to Friday.
 - Richard Lee at (416) 396-5018 re: DR Site Service Inspection

- * A Sign Permit 15 269604 SGN 00 SP regarding:
 Sign. For further information you may contact the following inspector(s) between 8:30 a.m. and 9:30 a.m., Monday to Friday.
 - Valery Kashelsky at (647) 454-5228 re: SP Sign Inspection

- * A Building Permit 12 109412 BLD 00 BA regarding:
 Medical/Dental Office. Work proposed: Interior Alterations. For further information you may contact the following inspector(s) between 8:30am and 9:30am, Monday to Friday.
 - Dan Voikos at (416) 396-7305 re: BA Building Inspection Pt3

- * A Building Permit 13 108118 HVA 00 MS regarding:
 Medical/Dental Office. Work proposed: Building Permit Related(MS). For further information you may contact the following inspector(s) between 8:30am and 9:30am, Monday to Friday.
 - Richard Lee at (416) 396-5018 re: MS HVAC Inspection Pt3

- * A Building Permit 13 216380 PLB 00 PS regarding:
 Medical/Dental Office. Work proposed: Building Permit Related(PS). For further information you may contact the following inspector(s) between 8:30am and 9:30am, Monday to Friday.
 - Richard Lee at (416) 396-5018 re: PS Plumbing Inspection Pt3

- * A Building Permit 14 130784 MSA 00 MS regarding:
 Office. For further information you may contact the following inspector(s) between 8:30am and 9:30am, Monday to Friday.
 - Richard Lee at (416) 396-5018 re: MS HVAC Inspection Pt3

- * A Building Permit 14 208522 BLD 00 BA regarding:
 Medical/Dental Office. Work proposed: Interior Alterations. For further information you may contact the following inspector(s) between 8:30am and 9:30am, Monday to Friday.
 - Dan Voikos at (416) 396-7305 re: BA Building Inspection Pt3

- * A Building Permit 14 223115 HVA 00 MS regarding:
 Medical/Dental Office. Work proposed: Building Permit Related(MS). For further information you may contact the following inspector(s) between 8:30am and 9:30am, Monday to Friday.
 - Richard Lee at (416) 396-5018 re: MS HVAC Inspection Pt3

- * A Building Permit 15 131681 HVA 00 MS regarding:
 Medical/Dental Office. Work proposed: Building Permit Related(MS). For further information you may contact the following inspector(s) between 8:30am and 9:30am, Monday to Friday.
 - Richard Lee at (416) 396-5018 re: MS HVAC Inspection Pt3

- * A Building Permit 15 222456 BLD 00 BA regarding:
 Medical/Dental Office. Work proposed: Interior Alterations. For further information you may contact the following inspector(s) between 8:30am and 9:30am, Monday to Friday.
 - Dan Voikos at (416) 396-7305 re: BA Building Inspection Pt3

- * A Building Permit 10 191818 PLB 00 PS regarding:
 Medical/Dental Office. Work proposed: Building Permit Related(PS). For further information you may contact the following inspector(s) between 8:30am and 9:30am, Monday to Friday.
 - Richard Lee at (416) 396-5018 re: PS Plumbing Inspection Pt3

- * A Building Permit 11 216468 PLB 00 PS (former/related Building Permit Base bldg. 10 191818) regarding:
 Medical/Dental Office. Work proposed: Building Permit Related(PS). For further information you may contact the following inspector(s) between 8:30am and 9:30am, Monday to Friday.
 - Richard Lee at (416) 396-5018 re: PS Plumbing Inspection Pt3

* A Building Permit 14 112416 HVA 00 MS regarding:

Restaurant Greater Than 30 Seats. Work proposed: Building Permit Related(MS). For further information you may contact the following inspector(s) between 8:30am and 9:30am, Monday to Friday.

- Richard Lee at (416) 396-5018 re: MS HVAC Inspection Pt3

* Application 10 191818 BLD 00 NB regarding:

Medical/Dental Office. Work proposed: New Building. For further information regarding this matter you may wish to contact Customer Service at (416) 397-5330

* Application 12 199229 PLB 00 PS regarding:

Medical/Dental Office. Work proposed: Building Permit Related(PS). For further information regarding this matter you may wish to contact Customer Service at (416) 397-5330

* Application 12 199216 PLB 00 PS regarding:

Medical/Dental Office. Work proposed: Building Permit Related(PS). For further information regarding this matter you may wish to contact Customer Service at (416) 397-5330

* Application 12 199216 HVA 00 MS regarding:

Medical/Dental Office. Work proposed: Building Permit Related(MS). For further information regarding this matter you may wish to contact Customer Service at (416) 397-5330

* Application 12 199229 HVA 00 MS regarding:

Medical/Dental Office. Work proposed: Building Permit Related(MS). For further information regarding this matter you may wish to contact Customer Service at (416) 397-5330

* Application 12 199229 BLD 00 BA regarding:

Medical/Dental Office. Work proposed: Interior Alterations. For further information regarding this matter you may wish to contact Customer Service at (416) 397-5330

HISTORY

520 ELLESMERE RD

The Committee of Adjustment application number A124/09SC regarding: Work proposed: New NR Building. This application was Approved on Thursday, October 01, 2009. For further information and copies of the Decision Notice, please contact the Committee of Adjustment at (416) 397-5330.

The Committee of Adjustment application number A300/11SC regarding: Clear Title. This application was Approved on Friday, April 13, 2012. For further information and copies of the Decision Notice, please contact the Committee of Adjustment at (416) 397-5330.

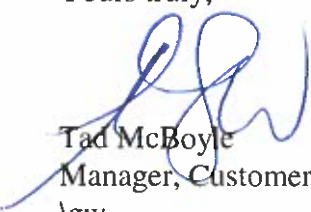
For Residential Property Owners only Re: Front Yard Parking

Front Yard Parking permits are not transferable. Each new owner of the property must apply to the City for his/her own permit, which, if granted will include the payment of certain fees. It is the responsibility of the new owner to ensure that the existing front yard parking pad was legally installed. Please contact Transportation Services by dialling 311 or from outside the City of Toronto (416) 392-CITY(2489) to determine the legal status and validity of any parking pads that may exist within the front yard and adjoining boulevards of the subject property.

The foregoing information pertains only to matters that are within the jurisdiction or related to the activities of the City Planning, Toronto Building and Municipal Licensing and Standards Divisions and is given for convenience purposes only. We recommend that you satisfy yourself as to whether the property and the existing or proposed use thereof is or would be in conformity with all applicable laws and regulations of the City. Copies of Zoning by-laws may be viewed or purchased from Toronto Building at (416) 397-5330. For general zoning information, please visit the Toronto Building Customer Service counter in the district the property is located in. For other matters, please contact the appropriate department, agency or call 311. From outside the City of Toronto call (416) 392-CITY(2489).

If you require further clarification, please contact Grace Watson at (416) 395-7529

Yours truly,



Tad McBoyle
Manager, Customer Service
lgw

Receipt

| | | | |
|-------------------|---------------------|-------------------------|------------------------------|
| Folder No: | 18 249930 000 00 CL | Date & Time: | October 30, 2018 12:03 PM |
|-------------------|---------------------|-------------------------|------------------------------|

| | |
|-----------------|--|
| Paid By: | GROPPER LAW PROFESSIONAL CORPORATION C/O BERNARD GROPPER 2345 YONGE ST SUITE 302 TORONTO ON M4P 2E5 |
|-----------------|--|

| | |
|--------------------------|---|
| Project Location: | 520 ELLESMERE RD TORONTO ON M1R 4E6 |
|--------------------------|---|

| | |
|-----------------------------|--------------------|
| Project Description: | Compliance Letter; |
|-----------------------------|--------------------|

| Fee Description(s): | Cost Centre Number: | Value: |
|---------------------------|-------------------------|-----------------|
| Cheque | 110389 - PAYMENT | \$-198.59 |
| Compliance Letter Fee (N) | 8510 - UA0003 - PAYMENT | \$198.59 |
| Total: | | \$0.00 |
| | | |
| Paid Amount | | \$198.59 |

| | | | | | | | | | |
|---|--|--|--------------------------------------|-------------------------------------|--------------------------------------|---|--|-------------------------------------|--|
| <table style="width: 100%;"> <tr> <td><input type="checkbox"/> Cash</td> <td><input checked="" type="checkbox"/> Cheque</td> </tr> <tr> <td><input type="checkbox"/> Credit Card</td> <td><input type="checkbox"/> Debit Card</td> </tr> <tr> <td><input type="checkbox"/> Money Order</td> <td><input type="checkbox"/> Certified Cheque</td> </tr> <tr> <td><input type="checkbox"/> Journal Entry</td> <td><input type="checkbox"/> Fee Exempt</td> </tr> </table> | <input type="checkbox"/> Cash | <input checked="" type="checkbox"/> Cheque | <input type="checkbox"/> Credit Card | <input type="checkbox"/> Debit Card | <input type="checkbox"/> Money Order | <input type="checkbox"/> Certified Cheque | <input type="checkbox"/> Journal Entry | <input type="checkbox"/> Fee Exempt | _____ Watson. Grace per Treasurer, City of Toronto |
| <input type="checkbox"/> Cash | <input checked="" type="checkbox"/> Cheque | | | | | | | | |
| <input type="checkbox"/> Credit Card | <input type="checkbox"/> Debit Card | | | | | | | | |
| <input type="checkbox"/> Money Order | <input type="checkbox"/> Certified Cheque | | | | | | | | |
| <input type="checkbox"/> Journal Entry | <input type="checkbox"/> Fee Exempt | | | | | | | | |