

REGISTERED

PLAN

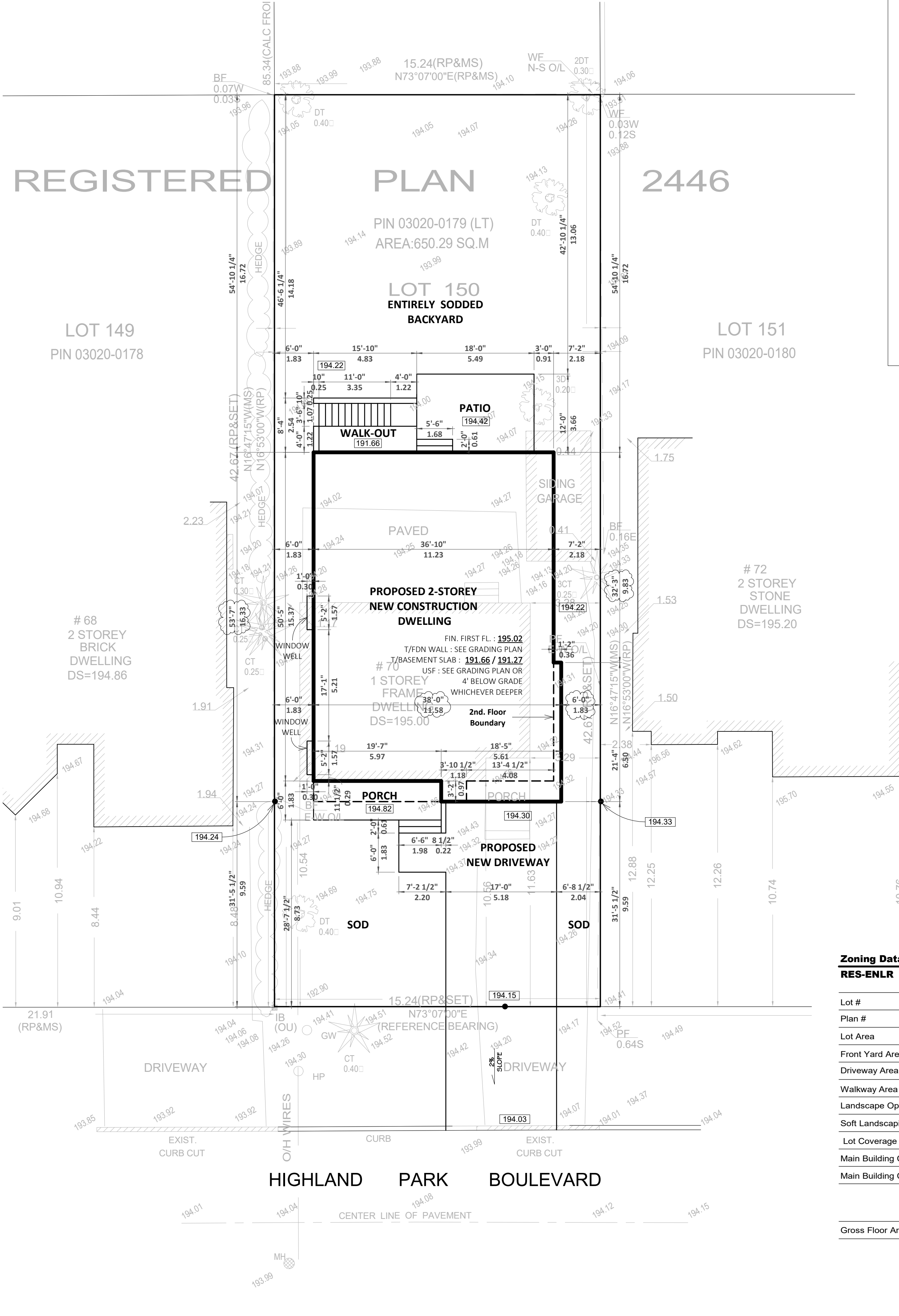
2446

PIN 03020-0179 (LT)
AREA: 650.29 SQ.M

LOT 150
ENTIRELY SODDED
BACKYARD

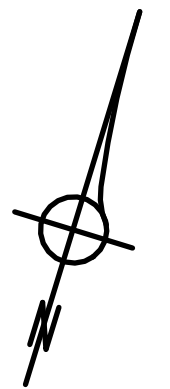
LOT 149
PIN 03020-0178

LOT 151
PIN 03020-0180



Zoning Data Matrix

RES-ENLR	Proposed
Lot #	150
Plan #	2446
Lot Area	6999.66 s.f. - 650.29m ²
Front Yard Area	1523.67 s.f. - 141.55m ²
Driveway Area	534.87 s.f. - 49.69m ²
Walkway Area	43.25 s.f. - 4.02m ²
Landscape Open Space Area	988.80 s.f. - 91.86 m ² (64.90%)
Soft Landscaping Area	945.55 s.f. - 87.84 m ² (95.63%)
Lot Coverage	2205.91 s.f. 204.94 m ² (31.51%)
Main Building Coverage (1st Fl.)	1936.52 s.f. 179.91 m ² (27.67%)
Main Building Coverage (2nd Fl.)	1931.29 s.f. 179.42 m ² (27.59%)
Gross Floor Area	3867.81 s.f. 359.33 m ² (0.553)



ALI SHAKERI
416-821.3960

ARCICA INC.
326 SHEPPARD AVENUE EAST, SUITE 200
TORONTO, ONTARIO, CANADA, M2N 3B4
WWW.ARCICA.COM

project:
70 HIGHLAND PARK BOULEVARD

drawing:
SITE PLAN

scale:
3/32" = 1'-0"

page:
A01

revisions:
SEP 15, 2025 - PERMIT 2
NOV 27, 2025 - ZONING 1
MAR 30, 2026 - ZONING 2



1. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST VERSION OF THE OBC
2. VERIFY ALL DIMENSION BEFORE CONSTRUCTION.
3. DO NOT SCALE DRAWINGS.
4. ALL DIMENSIONS AND INFORMATION SHALL BE CHECKED AND VERIFIED ON THE JOB AND ANY VARIANCES OR DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT BY PHONE AND SUBSEQUENT WRITTEN CONFIRMATION PRIOR TO COMMENCEMENT OF THE WORK.
5. USE ONLY LATEST VERSION OF DRAWINGS
6. ALL STRUCTURAL DESIGN MUST BE REVIEWED AND APPROVED BY CERTIFIED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION



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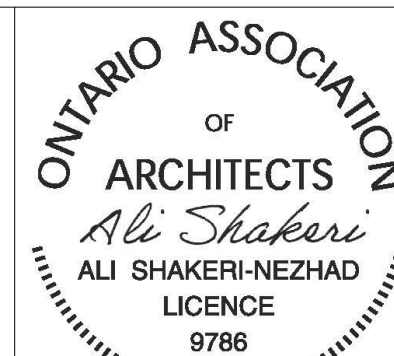
project:
70 HIGHLAND PARK BOULEVARD

drawing:
MAIN ELEVATION

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

page:
A06

revisions:
SEP 15, 2025 - PERMIT 2
NOV 27, 2025 - ZONING 1
MAR 30, 2026 - ZONING 2



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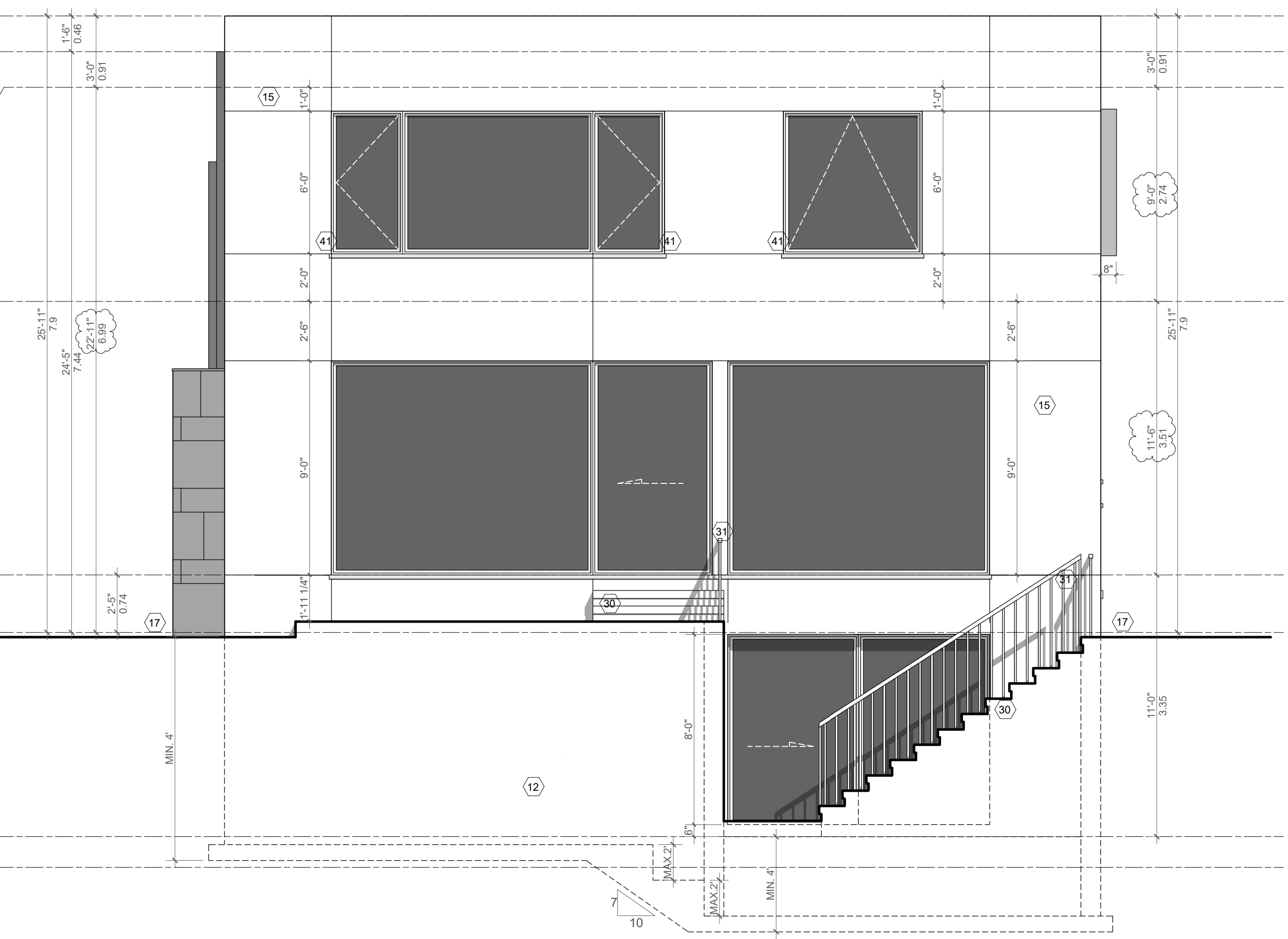
T/PARAPET
23' - 6" 202.18 m
T.ROOF
22' - 0" 201.72 m
U/CLG. & T/PLATE
20' - 6" 201.27 m

FIN. 2ND FL.
11' - 6" 198.52 m

FIN. 1ST FL.
0' - 0" 195.02 m

E.G.
-2' - 5" 194.28 m

T/BASEMENT SLAB
-11' - 0" 191.66 m
T/LOWER BASEMENT SLAB
-12' - 3 1/2" 191.27 m



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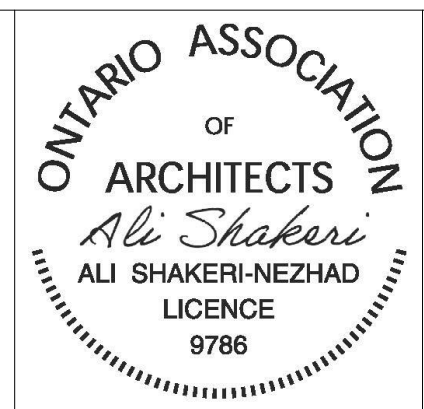
project:
70 HIGHLAND PARK BOULEVARD

drawing:
REAR ELEVATION

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

page:
A07

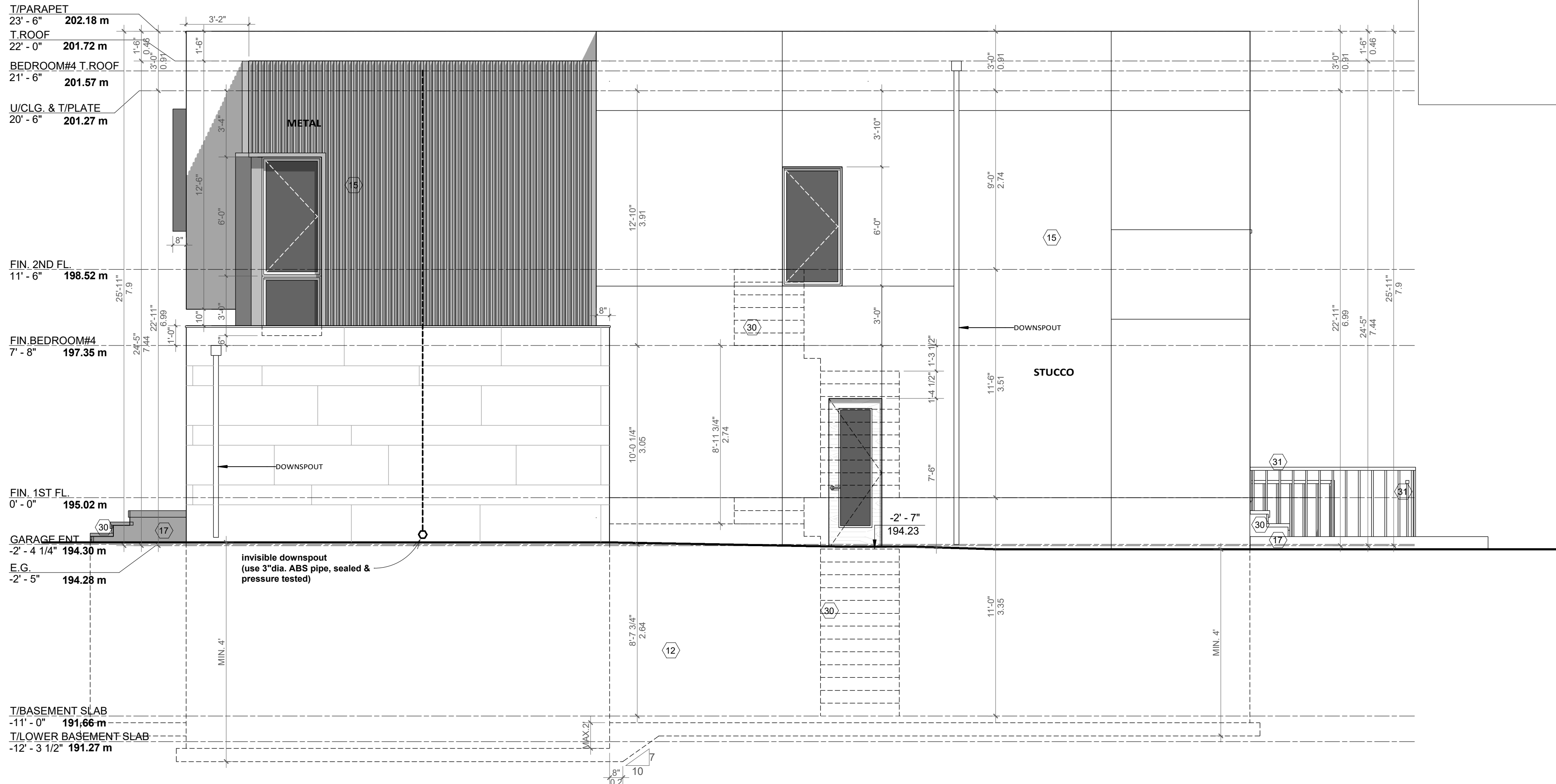
revisions:
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NOV 27, 2025 - ZONING 1



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GLAZED AREAS (Limiting Distance 1.83m):

- 1. AREA OF EXPOSED BUILDING FACE: 1224.79 SQ.FT.
- 2. PROPOSED GLAZED AREA: 58.00 SQ.FT. (4.74%)



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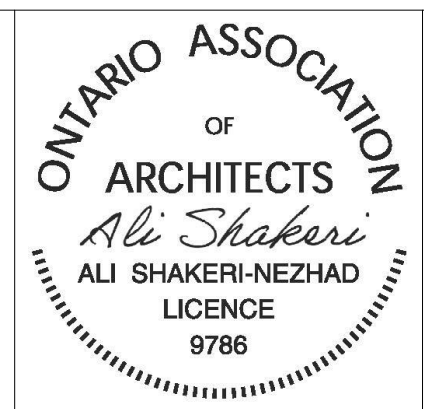
project:
70 HIGHLAND PARK BOULEVARD

drawing:
SIDE ELEVATION(EAST)

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

page:
A08

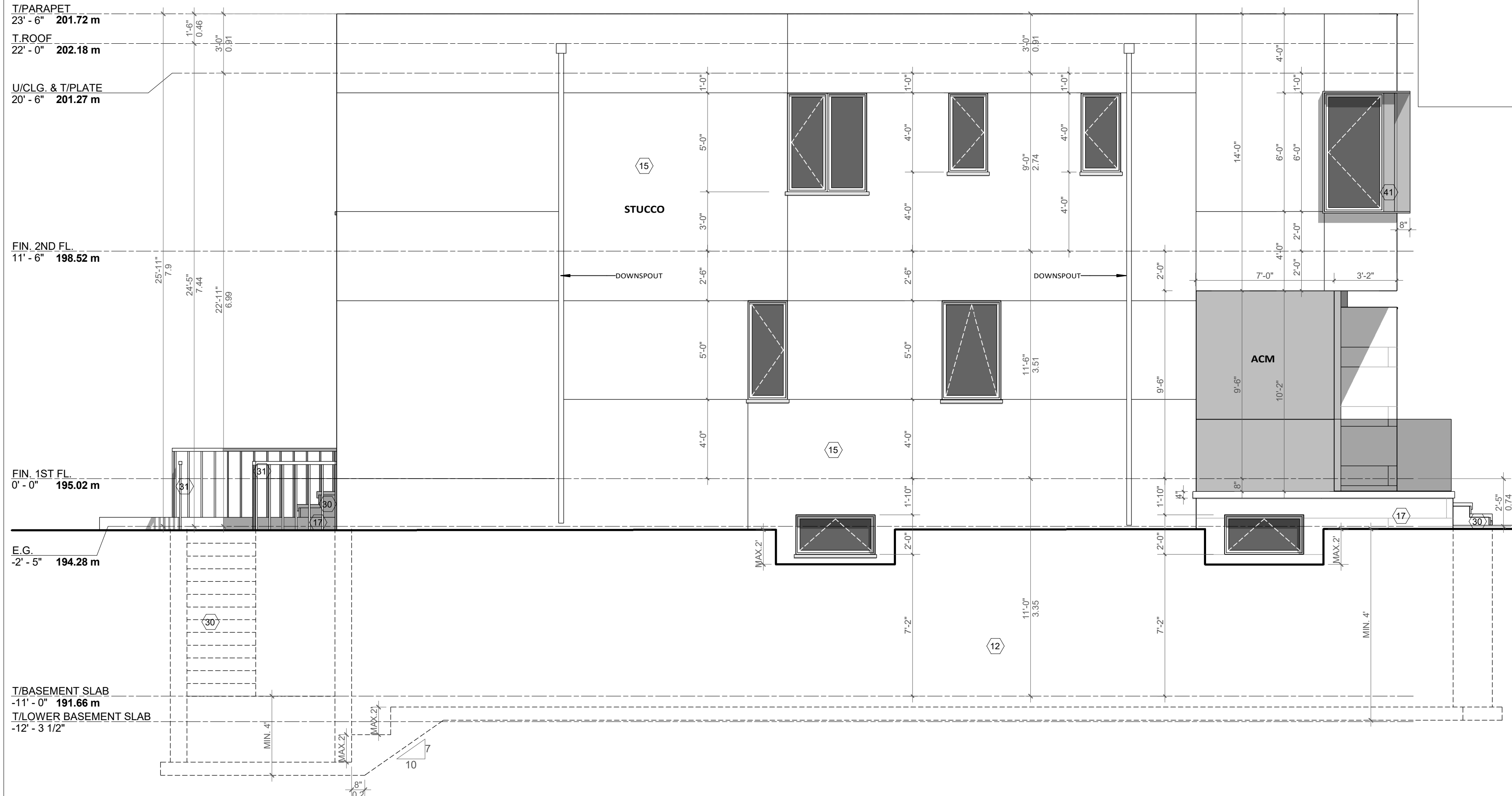
revisions:
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GLAZED AREAS (Limiting Distance 1.83m):

- 1. AREA OF EXPOSED BUILDING FACE: 1248.78 SQ.FT.
- 2. PROPOSED GLAZED AREA: 94.98 SQ.FT. (7.61%)



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70 HIGHLAND PARK BOULEVARD

drawing:
SIDE ELEVATION(WEST)

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

page:
A09

revisions:
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NOV 27, 2025 - ZONING 1
MAR 30, 2026 - ZONING 2

ONTARIO ASSOCIATION
OF
ARCHITECTS
Ali Shakeri
ALI SHAKERI-NEZHAD
LICENCE
9786

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