

EXAMINER'S NOTICE

Application Number:	24 238122 BLD 00 GS	Notice Date:	March 1, 2026
Property Address:	888 Bathurst St, Toronto, ON	Ward:	Ward 9 — Davenport
Application Type:	New Garden Suite	Examiner File:	BP-202X
Owner/Agent:	DesignStudio Inc.	Zoning:	RD

TO: The Above-Named Owner/Authorized Agent

This notice is issued pursuant to Section 11 of the *Building Code Act, 1992* and Section 2.3.5 of the *Ontario Building Code (OBC) 2012*. The plans and documents submitted in support of the above-referenced building permit application have been reviewed and found to contain the following deficiencies.

SECTION A — ONTARIO BUILDING CODE (OBC)

A-1 — Spatial Separation / Limiting Distance — OBC Article 9.10.14.3

Ontario Building Code 3.2.3.1 requires calculating unprotected openings in an exposing building face. The proposed garden suite east wall is located 0.8 metres from the property line, thus requiring a 45-minute fire-resistance rating with no unprotected openings. Drawing A-202 shows two large windows. Provide non-combustible construction details or remove windows.

SECTION B — FIRE ACCESS

B-1 — Distance to Hydrant and Fire Route

Fire access route must provide uninterrupted access from the principle street face of the dwelling unit to the entry of the garden suite. The principal path of travel is shown as 0.7m width. It must be a minimum 0.9m width without overhanging obstructions lower than 2.1m. Revise site plan to show compliant access path.

SECTION C — LANDSCAPING

C-1 — Soft Landscaping Requirements

If the lot area is greater than 100 square metres, a minimum of 85% of the rear yard area not covered by the ancillary building must be maintained as soft landscaping. The submitted plan shows an extensive concrete patio reducing soft landscaping to 55%. Revise plans to decrease hardscape footprint.