

Accuracy Review: Location Overview Report

Report Reviewed: 2026-01-15_172500_location_overview_narrative_321_humberline_drive.md

Review Date: January 15, 2026

Reviewer: Quality Control

Verification Summary

Category	Items Checked	Verified ✓	Discrepancies ⚠	Errors
Property Identification	12	11	1	0
Building Specifications	9	7	2	0
Title/Ownership	8	8	0	0
Valuation Data	12	12	0	0
Site Inspection	6	5	1	0
TOTAL	47	43	4	0

Overall Accuracy Score: 91.5% (43/47 fully verified)

Section-by-Section Verification

1. Property Identification

Claim	Source	Status
Address: 321 Humberline Drive, Etobicoke	Property_name.md, GeoWarehouse	✓ Verified
PIN: 073670027	GeoWarehouse p.2	✓ Verified
Roll Number: 1919044460003000000	MPAC Report	✓ Verified
Legal Description: PT LT 37 CON 3...	GeoWarehouse p.2	✓ Verified
Coordinates: 43.7416°N, 79.6197°W	API Module output	✓ Verified
Ward 01 (Etobicoke North)	API Module output	✓ Verified
LRO: Metropolitan Toronto (80)	GeoWarehouse p.2	✓ Verified
Registration Type: Certified (Land Titles)	GeoWarehouse p.2	✓ Verified

Owner: CAD-TEK Holdings Inc.	GeoWarehouse p.2	✓ Verified
Name change: June 2005	Folder Review (AT821206)	✓ Verified
Purchase: Jan 2001 for \$1,250,000	GeoWarehouse p.3	✓ Verified
Postal Code: M9W 5T6	GeoWarehouse p.2 shows M9W5T6; API shows M9W 0A6	⚠ Minor discrepancy

Notes: The postal code discrepancy (M9W 5T6 vs M9W 0A6) is minor - both are valid for the area. GeoWarehouse (2019) used in report.

2. Building Specifications

Claim	Source	Status
Building Area: 27,334 SF	MPAC (25,030 + 2,304 = 27,334), Avison Young	✓ Verified
Lot Size: 1.70 acres	MPAC, GeoWarehouse	✓ Verified
Lot Size: 74,658 SF	GeoWarehouse p.3 (74,658.41 sq.ft)	✓ Verified
Year Built: 1978	MPAC	✓ Verified
Frontage: 186.66 ft	MPAC, GeoWarehouse	✓ Verified
Office Component: ~10%	Image_Index (Avison Young)	✓ Verified
Loading: 3 truck-level + 1 drive-in	Image_Index (Avison Young)	✓ Verified
Clear Height: 18-20 ft	MPAC shows 20 ft; Avison Young shows 18 ft	⚠ Discrepancy
Zoning: IC2	See detailed analysis below	⚠ REQUIRES CORRECTION

Clear Height Discrepancy Analysis:

- **MPAC Report:** Shows main building at 20 ft clear height
- **Avison Young (per Image_Index):** States "Clear Height: 18"
- **Report states:** "18-20 ft" and "Warehouse Clear Height: 18-20 ft"

Assessment: The report's range of "18-20 ft" is a reasonable reconciliation, but the Avison Young report (being a formal valuation from the effective date) should take precedence. **Recommend changing to "18 ft" as primary specification.**

Zoning Discrepancy Analysis - CRITICAL:

Source	Zoning Stated
Image_Index (Avison Young photos, line 44)	"E1 zoning"
Folder Review (line 59)	"IC2"

MPAC Report	Not specified
Report states	"IC2 under the former City of Etobicoke Zoning Code"

Analysis: - **E1** is from City-wide Zoning By-law 569-2013 (harmonized zoning) - **IC2** is from former Etobicoke Zoning Code Chapter 304 (legacy zoning)

The Avison Young valuation report (dated around February 2020) states E1 zoning. This suggests the property may have been harmonized into the City-wide by-law. The Folder Review's "IC2" notation appears to be an error - it was listed under "Key Property Data from MPAC" but MPAC reports don't actually show zoning.

Recommendation: Verify current zoning status with City of Toronto. The report should either: 1. State "E1 (Employment Industrial) under City-wide Zoning By-law 569-2013" per Avison Young, OR 2. Acknowledge both designations: "E1 under City-wide By-law 569-2013 (or IC2 under legacy Etobicoke Code if not harmonized)"

3. Title & Ownership

Claim	Source	Status
Easement EB387062	GeoWarehouse p.2, Folder Review	✓ Verified
Registered August 13, 1971	Folder Review	✓ Verified
Grantor: Kagera Holdings Limited	Folder Review	✓ Verified
Grantee: Canadian National Railway	Folder Review	✓ Verified
Consideration: \$2.00	Folder Review	✓ Verified
Easement area: ~1.008 acres	Folder Review	✓ Verified
RBC Charge: \$4,194,000 (Dec 2017)	Folder Review (AT4764856)	✓ Verified
Previous owner: St. Lawrence Chemical	GeoWarehouse p.3	✓ Verified

4. Valuation Data (from Avison Young photos)

Claim	Image_Index Reference	Status
Opinion of Value: \$6,833,500- \$6,970,170	Line 43, 159	✓ Verified
PSF Range: \$250-\$255	Line 43, 159	✓ Verified
Recommended Listing:	Line 43, 166	

\$7,100,000 (\$260 psf)		✓ Verified
Expected Sale: \$6,900,000 (\$253 psf)	Line 43, 166	✓ Verified
Replacement Cost: \$6,067,761 (\$222 psf)	Line 43, 163	✓ Verified
Comparable avg: \$230 PSF	Line 164	✓ Verified
Comparable range: \$191- \$260 PSF	Line 164	✓ Verified
255 Carrier Drive: 30,571 SF @ \$191	Line 167	✓ Verified
380 Orenda Road: 25,704 SF @ \$243	Line 167	✓ Verified
55 Brydon Drive: 17,080 SF @ \$228	Line 167	✓ Verified
Oxford Street: 22,000 SF @ \$260	Line 167	✓ Verified
Land Value: \$2.1M- \$2.3M/acre	Line 163	✓ Verified

5. Site Inspection Data

Claim	Image_Index Reference	Status
Inspection Date: January 28, 2020	Line 4	✓ Verified
Time Range: 14:52 - 16:05	Line 12	✓ Verified
Weather: Overcast, winter, patchy snow	Line 5	✓ Verified
Tenant: CAD- TEK Holdings Inc.	Line 14	✓ Verified
Equipment: DANLY 250- ton, Bliss, YSD, TAKUMI V22A	Lines 289-296	✓ Verified
Photo Count: 135	Header says 135; body says 122/123	⚠ Source

**photographs
+ 1 video**

inconsistency

Photo Count Analysis: The Image_Index has internal inconsistencies: - Line 6: "Total Files: 135 photographs + 1 video (MOV)" - Line 66-67: Summary table shows "Total: 123" - Line 12: "122 usable photographs"

The report uses "135 photographs and 1 video file" from the Image_Index header. This is acceptable given the source's own inconsistency, but could note "approximately 135 photos" to acknowledge uncertainty.

6. Neighbour Directions

Direction	Report States	Image_Index (line 307)	Status
North	315 Humberline (EFI/Prodigy)	315 Humberline	✓ Matches source
South	Batch plant	Industrial (batch plant)	✓ Matches source
West	Modern warehouse (2018-2019)	Modern Warehouse	✓ Matches source
East	KPMG/Polyair office campus	KPMG/Polyair	✓ Matches source

Note: While 315 being "north" of 321 seems counterintuitive for street numbering, the site inspection documentation explicitly states this configuration. Verified as matching source.

Corrections Required

1. Zoning (HIGH PRIORITY)

Current text (line 59): > "The subject property is zoned IC2 under the former City of Etobicoke Zoning Code (Chapter 304)"

Recommended correction: > "The subject property is zoned E1 (Employment Industrial) under City-wide Zoning By-law 569-2013, as confirmed by the 2020 Avison Young valuation. The property may alternatively be referenced as IC2 under the legacy Etobicoke Zoning Code Chapter 304 for properties not yet harmonized into the City-wide by-law. Verification with the City of Toronto Planning Department is recommended."

2. Clear Height (MEDIUM PRIORITY)

Current text (line 109): > "Warehouse Clear Height: 18-20 ft"

Recommended correction: > "Warehouse Clear Height: 18 ft (per Avison Young valuation)"

Rationale: The Avison Young report from the effective date states 18 ft. MPAC shows 20 ft but MPAC measurements can differ from functional clear heights. Use the valuation report figure.

3. Photo Count (LOW PRIORITY - OPTIONAL)

Current text (line 192): > “producing 135 photographs and 1 video file”

Recommended correction: > “producing approximately 135 photographs and 1 video file (122 usable images per detailed analysis)”

Items NOT Requiring Correction

The following items were specifically verified and require no changes:

1. All valuation figures match Avison Young documentation exactly
 2. All title/ownership information matches GeoWarehouse and registered instruments
 3. All building specifications (except clear height) match MPAC
 4. Equipment and condition observations match Image_Index photo descriptions
 5. Neighbour descriptions match site inspection documentation
 6. Environmental screening results consistent with API data
 7. Market context accurately reflects web research findings
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Conclusion

The location overview report demonstrates **high accuracy (91.5%)** with source documentation. The identified discrepancies are:

1. **Zoning designation** - requires correction from IC2 to E1 (or acknowledgment of both)
2. **Clear height** - recommend standardizing to 18 ft per Avison Young
3. **Photo count** - minor source document inconsistency (informational only)
4. **Postal code** - minor discrepancy between sources (acceptable)

Overall Assessment: The report is suitable for use with the recommended zoning correction applied. All financial, legal, and physical property data has been verified against authoritative sources.

Review completed: January 15, 2026