

Thursday, April 20, 2017

**NOTICE OF DECISION
MINOR VARIANCE/PERMISSION
(Section 45 of the Planning Act)**

File Number:	A0195/17EYK	Zoning	RD & R5
Owner(s):	JASBIR SINGH	Ward:	York West (07)
Agent:	MIRKA KULESZA	Heritage:	Not Applicable
Property Address:	53 OMAGH AVE	Community:	

Legal Description: PLAN 1817 LOT 49 LOT 50

Notice was given and a Public Hearing was held on Thursday, April 20, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:

Section 10.5.80.40.(3)(B), By-law 569-2013

Vehicle access to a parking space on a corner lot must be from a flanking street that is not a major street. The proposed vehicle access to a parking space is not from the flanking street.

The Committee of Adjustment considered the written submissions relating to the application made to the Committee before its decision and oral submissions relating to the application made at the hearing. In so doing, **IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

The Minor Variance Application is Approved on Condition

It is the decision of the Committee of Adjustment to authorize this variance application for the following reasons:

- The general intent and purpose of the Official Plan is maintained.
- The general intent and purpose of the Zoning By-law is maintained.
- The variance(s) is considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is minor.

This decision is subject to the following condition(s):

1. Submission of a complete application for a permit to injure or destroy a City-owned tree(s). A *Contractor's Agreement to Perform Work on City-owned Trees* will be required prior to the removal/injure of the subject tree(s). Form located at www.toronto.ca/trees/pdfs/contractor_services_agreement_information.pdf.

Submission of a tree protection guarantee security deposit to guarantee the protection of City-owned trees according to the *Tree Protection Policy and Specifications for Construction Near Trees* or as otherwise approved by Urban Forestry. Accepted methods of payment include debit or card, certified cheque or money order payable to the *Treasurer of the City of Toronto*, or Letter of Credit.

2. The following conditions shall be fulfilled to the satisfaction of Traffic Planning / Right of Way Management:
 - 2.1 The site plan must be revised to illustrate the proposed new driveway and curb cut within the abutting Omagh Avenue municipal boulevards, the removal of the redundant portions of the existing driveway and restoration of the redundant curb cut with raised concrete curb in accordance to City of Toronto Design Standard No. T-600.05-1;
 - 2.2 The site plan must be revised to include a notation on the drawing stating: "The proposed new driveway shall be constructed to the applicable City of Toronto Design Standard(s)";
 - 2.3 The site plan must be revised to include a notation on the drawing stating: "The applicant must provide a Municipal Road Damage Deposit (MRDD) for the proposed driveway construction within the municipal boulevard." The applicant must contact Ms. Joanne Vecchiarelli of our Right-of-Way Management Section at 416-338-1045 in this regard;
 - 2.4 The site plan must be revised to include a notation on the drawing stating: "The applicant must obtain all required permits for work within the public road allowance from the Right-of-Way Management Section of Transportation Services".

SIGNATURE PAGE

File Number:	A0195/17EYK	Zoning	RD & R5
Owner:	JASBIR SINGH	Ward:	York West (07)
Agent:	MIRKA KULESZA	Heritage:	Not Applicable
Property Address:	53 OMAGH AVE	Community:	
Legal Description:	PLAN 1817 LOT 49 LOT 50		

Allan Smithies (signed)

Dominic Gulli (signed)

Douglas Colbourne (signed)

Edwin (Ted) Shepherd
(signed)

Rick Ross (signed)

DATE DECISION MAILED ON: Friday, April 28, 2017

LAST DATE OF APPEAL: Wednesday, May 10, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

Appeal Information

All appeals must be filed with the Deputy Secretary Treasurer, Committee of Adjustment by the last date of appeal as shown above.

Appeals filed prior to May 3, 2017: Please submit your appeal in accordance with the **Ontario Municipal Board Appeal Information** below.

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- there is a related appeal to the OMB for the same matter. A related appeal is an appeal under section 114 of the City of Toronto Act, under sections 17, 22, 34, 36, 38, 41 or 51 of the Planning Act or under a regulation made under section 70.2 of the Planning Act.**

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Thursday, April 20, 2017

**NOTICE OF DECISION
MINOR VARIANCE/PERMISSION
(Section 45 of the Planning Act)**

File Number:	A0202/17EYK	Zoning	EL & M1
Owner(s):	CANADIAN ISLAMIC CENTRE	Ward:	York West (07)
Agent:	ANTHONY CESARIO	Heritage:	Not Applicable
Property Address:	172 MILVAN DR	Community:	

Legal Description: PLAN 6527 PT BLK Q

Notice was given and a Public Hearing was held on Thursday, April 20, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To convert the existing building into a cultural community centre and a place of worship with after school drop off programs.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:**Section 60.10.20.10.(1), By-law 569-2013**

A culture centre is not a permitted use in an EL Zone.

The Committee of Adjustment considered the written submissions relating to the application made to the Committee before its decision and oral submissions relating to the application made at the hearing. In so doing, **IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

The Minor Variance Application is Approved

It is the decision of the Committee of Adjustment to authorize this variance application for the following reasons:

- The general intent and purpose of the Official Plan is maintained.
- The general intent and purpose of the Zoning By-law is maintained.
- The variance(s) is considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is minor.

SIGNATURE PAGE

File Number:	A0202/17EYK	Zoning	EL & M1
Owner:	CANADIAN ISLAMIC CENTRE	Ward:	York West (07)
Agent:	ANTHONY CESARIO	Heritage:	Not Applicable
Property Address:	172 MILVAN DR	Community:	
Legal Description:	PLAN 6527 PT BLK Q		

Allan Smithies (signed)

Dominic Gulli (signed)

Douglas Colbourne (signed)

Edwin (Ted) Shepherd
(signed)

Rick Ross (signed)

DATE DECISION MAILED ON: Friday, April 28, 2017

LAST DATE OF APPEAL: Wednesday, May 10, 2017

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NOTICE OF DECISION
MINOR VARIANCE/PERMISSION
(Section 45 of the Planning Act)

File Number:	A0215/17EYK	Zoning	RD & R4
Owner(s):	RAFAELLE PALMISANO	Ward:	York West (07)
Agent:	VULCAN DESIGN INC	Heritage:	Not Applicable
Property Address:	19 KNOX AVE	Community:	

Legal Description: PLAN 2388 PT LOT 72

Notice was given and a Public Hearing was held on Thursday, April 20, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an integral garage.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:

- Section 900.3.10.(5)(A), By-law 569-2013 and Section 13.2.3(b), By-law 7625**
The minimum required side yard setback is 1.8 m.
The proposed dwelling will be located 1.25 m from the south side lot line and 1.33 from the north side lot line.
- Section 13.2.5A, By-law 7625**
The maximum permitted dwelling length is 16.8 m.
The proposed dwelling will have a length of 17.92 m.
- Section 10.20.40.10(1)(A), By-law 569-2013**
The maximum permitted dwelling height is 10 m.
The proposed dwelling will have a height of 10.9 m.
Section 13.2.6, By-law 7625
The maximum permitted dwelling height is 8.8 m.
The proposed dwelling will have a height of 9.23 m.
- Section 10.20.40.10.(6) By-law 569-2013**
The maximum permitted height of the first floor above established grade is 1.2 m.
The first floor height of the proposed dwelling will be 1.4 m above established grade.
- Section 6(30)a, By-law 7625**
The maximum permitted height of the finished first floor is 1.5 m.
The finished first floor height of the proposed dwelling will be 1.54 m.

The Committee of Adjustment considered the written submissions relating to the application made to the Committee before its decision and oral submissions relating to the application made at the hearing. In so doing, **IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

The Minor Variance Application is Approved on Condition

It is the decision of the Committee of Adjustment to authorize this variance application for the following reasons:

- The general intent and purpose of the Official Plan is maintained.
- The general intent and purpose of the Zoning By-law is maintained.
- The variance(s) is considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is minor.

This decision is subject to the following condition(s):

Submission of a complete application for a permit to injure or destroy a City-owned tree(s). A *Contractor's Agreement to Perform Work on City-owned Trees* will be required prior to the removal/injure of the subject tree(s). Form located at www.toronto.ca/trees/pdfs/contractor_services_agreement_information.pdf.

Submission of a tree protection guarantee security deposit to guarantee the protection of City-owned trees according to the *Tree Protection Policy and Specifications for Construction Near Trees* or as otherwise approved by Urban Forestry. Accepted methods of payment include debit or card, certified cheque or money order payable to the *Treasurer of the City of Toronto*, or Letter of Credit.

SIGNATURE PAGE

File Number:	A0215/17EYK	Zoning	RD & R4
Owner:	RAFAELLE PALMISANO	Ward:	York West (07)
Agent:	VULCAN DESIGN INC	Heritage:	Not Applicable
Property Address:	19 KNOX AVE	Community:	
Legal Description:	PLAN 2388 PT LOT 72		

Allan Smithies (signed)

Dominic Gulli (signed)

Douglas Colbourne (signed)

Edwin (Ted) Shepherd
(signed)

Rick Ross (signed)

DATE DECISION MAILED ON: Friday, April 28, 2017

LAST DATE OF APPEAL: Wednesday, May 10, 2017

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Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

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**NOTICE OF DECISION
MINOR VARIANCE/PERMISSION
(Section 45 of the Planning Act)**

File Number:	A0148/17EYK	Zoning	RS & R2
Owner(s):	GREG WHITFIELD TEGAN WHITFIELD	Ward:	Parkdale-High Park (13)
Agent:	GREG WHITFIELD	Heritage:	Not Applicable
Property Address:	100 VARSITY RD	Community:	

Legal Description: PLAN 5443 PT LOT 22

Notice was given and a Public Hearing was held on Thursday, April 20, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a two-storey side addition that will include an attached garage along the south side.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:

- Section 10.40.40.70.(1), By-law 569-2013 and Section 8.(3)(f), By-law 1-83**
The minimum required front yard setback is 8.08 m.
The altered dwelling will be located 7.58 m from the front lot line.
- Section 10.40.40.70.(3)(C), By-law 569-2013**
The minimum required side yard setback is 1.5 m.
Section 8.(3)(g), By-law 1-83 and Section 8.3.(a), By-law 3623-97
The minimum required side yard setback is 1.2 m.
Section 10.40.40.70.(3)(C), By-law 569-2013 and Section 8.(3)(g), By-law 1-83 and Section 8.3.(a), By-law 3623-97
The altered dwelling will be located 0.91 m from the south side lot line.

The Committee of Adjustment considered the written submissions relating to the application made to the Committee before its decision and oral submissions relating to the application made at the hearing. In so doing, **IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

The Minor Variance Application is Approved

It is the decision of the Committee of Adjustment to authorize this variance application for the following reasons:

- The general intent and purpose of the Official Plan is maintained.
- The general intent and purpose of the Zoning By-law is maintained.
- The variance(s) is considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is minor.

SIGNATURE PAGE

File Number:	A0148/17EYK	Zoning	RS & R2
Owner:	GREG WHITFIELD TEGAN WHITFIELD	Ward:	Parkdale-High Park (13)
Agent:	GREG WHITFIELD	Heritage:	Not Applicable
Property Address:	100 VARSITY RD	Community:	
Legal Description:	PLAN 5443 PT LOT 22		

Allan Smithies (signed)

Dominic Gulli (signed)

Douglas Colbourne (signed)

Edwin (Ted) Shepherd
(signed)

Rick Ross (signed)

DATE DECISION MAILED ON: Friday, April 28, 2017

LAST DATE OF APPEAL: Wednesday, May 10, 2017

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Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

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Thursday, April 20, 2017

NOTICE OF DECISION
MINOR VARIANCE/PERMISSION
(Section 45 of the Planning Act)

File Number:	A0160/17EYK	Zoning:	E1
Owner(s):	CANADIAN PACIFIC RAILWAY	Ward:	York South-Weston (11)
Agent:	DREAM	Heritage:	Not Applicable
Property Address:	2575 ST CLAIR AVE W	Community:	

Legal Description: PLAN 518Y BLK A PT LOTS 1 2 4 TO 7 PT LANE PT RESERVE PLAN 885Y
LOTS 57 TO 71 PT LOTS 1 TO 19 AND 56 PT LANE PT HENRY ST PT BLK A
RP

Notice was given and a Public Hearing was held on Thursday, April 20, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct three new buildings (containing retail, restaurant and office uses).

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:

Section 3.1, By-Law 650-2008

The exterior walls of buildings located parallel to and within 10 metres of the St. Clair Avenue West front lot line shall have a total length of no less than 50% of the total length of the lot frontage of the lands.

The building exterior walls within 10 m of St. Clair Avenue West are 42% of the lot frontage.

The Committee of Adjustment considered the written submissions relating to the application made to the Committee before its decision and oral submissions relating to the application made at the hearing. In so doing, **IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

The Minor Variance Application is Approved on Condition

It is the decision of the Committee of Adjustment to authorize this variance application for the following reasons:

- The general intent and purpose of the Official Plan is maintained.
- The general intent and purpose of the Zoning By-law is maintained.
- The variance(s) is considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is minor.

This decision is subject to the following condition(s):

Where there are no existing street trees, the owner shall provide payment in lieu of planting one street tree on the City road allowance abutting each of the sites involved in the application. The current cost of planting a tree is \$583, subject to changes.

If either one of these exceptions apply, please submit your appeal in accordance with the **Ontario Municipal Board Appeal Information** below.

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**NOTICE OF DECISION
MINOR VARIANCE/PERMISSION
(Section 45 of the Planning Act)**

File Number:	A0171/17EYK	Zoning	RD & R4
Owner(s):	FRANCESCO CONTI ANGELA CONTI	Ward:	York South-Weston (12)
Agent:	FRANK BANDIERA ARCHITECT INC	Heritage:	Not Applicable
Property Address:	17 VALENCIA CRES	Community:	

Legal Description: PLAN 5082 L 72

Notice was given and a Public Hearing was held on Thursday, April 20, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To replace the existing detached garage with an attached garage along the east side of the dwelling.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:

Section 900.3.10.(5)(A), By-law 569-2013 and Section 13.2.3.(b), By-law 7625

The minimum required side yard setback is 1.8 m.

The altered dwelling will be located 0.55 m from the east side lot line.

The Committee of Adjustment considered the written submissions relating to the application made to the Committee before its decision and oral submissions relating to the application made at the hearing. In so doing, **IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

The Minor Variance Application is Approved

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- In the opinion of the Committee, the variance(s) is minor.

SIGNATURE PAGE

File Number:	A0171/17EYK	Zoning	RD & R4
Owner:	FRANCESCO CONTI ANGELA CONTI	Ward:	York South-Weston (12)
Agent:	FRANK BANDIERA ARCHITECT INC	Heritage:	Not Applicable
Property Address:	17 VALENCIA CRES	Community:	
Legal Description:	PLAN 5082 L 72		

Allan Smithies (signed)

Dominic Gulli (signed)

Douglas Colbourne (signed)

Edwin (Ted) Shepherd
(signed)

Rick Ross (signed)

DATE DECISION MAILED ON: Friday, April 28, 2017

LAST DATE OF APPEAL: Wednesday, May 10, 2017

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Thursday, April 20, 2017

NOTICE OF DECISION
MINOR VARIANCE/PERMISSION
(Section 45 of the Planning Act)

File Number:	A0183/17EYK	Zoning	RD & R4
Owner(s):	MARIAANGELA MELECA DOMENIC PRIMERANO	Ward:	York South-Weston (12)
Agent:	DIGITECH DESIGNS	Heritage:	Not Applicable
Property Address:	115 GRACEFIELD AVE	Community:	

Legal Description: PLAN 5082 LOT 27

Notice was given and a Public Hearing was held on Thursday, April 20, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a second storey addition over the existing dwelling, a two-storey west side addition, a new front porch and a rear deck. The two-storey addition will include an attached garage.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:

- Section 10.5.40.70 (1) (B), By-Law 569-2013**
The minimum required front yard setback is 7.74 m.
Section 13.2.3(a), By-Law 7625
The minimum required front yard setback is 6.5 m.
Section 10.5.40.70 (1) (B), By-Law 569-2013 and Section 13.2.3(a), By-Law 7625
The altered dwelling will be located 5.9 m from the front lot line.
- Section 900.3.10(5), By-Law 569-2013 and Section 13.2.3(b), By-Law 7625**
The minimum required side yard setback is 1.8 m.
The altered dwelling will be located 0.9 m from the west side lot line.
- Section 13.2.6, By-Law 7625**
The maximum permitted height is 8.8 m.
The altered dwelling will have a height of 9.1 m

The Committee of Adjustment considered the written submissions relating to the application made to the Committee before its decision and oral submissions relating to the application made at the hearing. In so doing, **IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

The Minor Variance Application is Approved on Condition

It is the decision of the Committee of Adjustment to authorize this variance application for the following reasons:

- The general intent and purpose of the Official Plan is maintained.
- The general intent and purpose of the Zoning By-law is maintained.
- The variance(s) is considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is minor.

This decision is subject to the following condition(s):

1. The proposal shall be constructed substantially in accordance with the plans submitted and held on file by the Committee of Adjustment office, to the satisfaction of the Director, Community Planning, Etobicoke York District. Any other variances that may appear on these plans but are not listed in the written decision are NOT authorized.
2. The following conditions shall be fulfilled to the satisfaction of the Transportation Services Division:
 - 2.1 The site plan must be revised to include a notation indicating that "The applicant must submit a Municipal Road Damage Deposit (MRDD) for the project, as determined by Transportation Services." The applicant must contact Ms. Joanne Vecchiarelli of the Right-of-Way Management Section of Transportation Services at 416-338-1045 in order to obtain the exact requirements related to the MRDD.
 - 2.2 The site plan must be revised to include a notation indicating that "The applicant must obtain all required permits for work within the public road allowance from the Right-of-Way Management Section of Transportation Services."

SIGNATURE PAGE

File Number:	A0183/17EYK	Zoning	RD & R4
Owner:	MARIAANGELA MELECA DOMENIC PRIMERANO	Ward:	York South-Weston (12)
Agent:	DIGITECH DESIGNS	Heritage:	Not Applicable
Property Address:	115 GRACEFIELD AVE	Community:	
Legal Description:	PLAN 5082 LOT 27		

Allan Smithies (signed)

Dominic Gulli (signed)

Douglas Colbourne (signed)

Edwin (Ted) Shepherd
(signed)

Rick Ross (signed)

DATE DECISION MAILED ON: Friday, April 28, 2017

LAST DATE OF APPEAL: Wednesday, May 10, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

Appeal Information

All appeals must be filed with the Deputy Secretary Treasurer, Committee of Adjustment by the last date of appeal as shown above.

Appeals filed prior to May 3, 2017: Please submit your appeal in accordance with the **Ontario Municipal Board Appeal Information** below.

Appeals filed on or after May 3, 2017: Please submit your appeal in accordance with the **Toronto Local Appeal Body Appeal Information** below unless one of these exceptions apply:

- the Committee of Adjustment decision was already appealed before May 3, 2017*; or
- there is a related appeal to the OMB for the same matter. A related appeal is an appeal under section 114 of the City of Toronto Act, under sections 17, 22, 34, 36, 38, 41 or 51 of the Planning Act or under a regulation made under section 70.2 of the Planning Act.**

If either one of these exceptions apply, please submit your appeal in accordance with the **Ontario Municipal Board Appeal Information** below.

* To learn if this decision has already been appealed before May 3, 2017, please contact the Committee of Adjustment Case Manager.

** To learn if there is a related appeal to the OMB, search community planning applications in the [Application Information Centre](#) and contact the assigned planner if necessary.

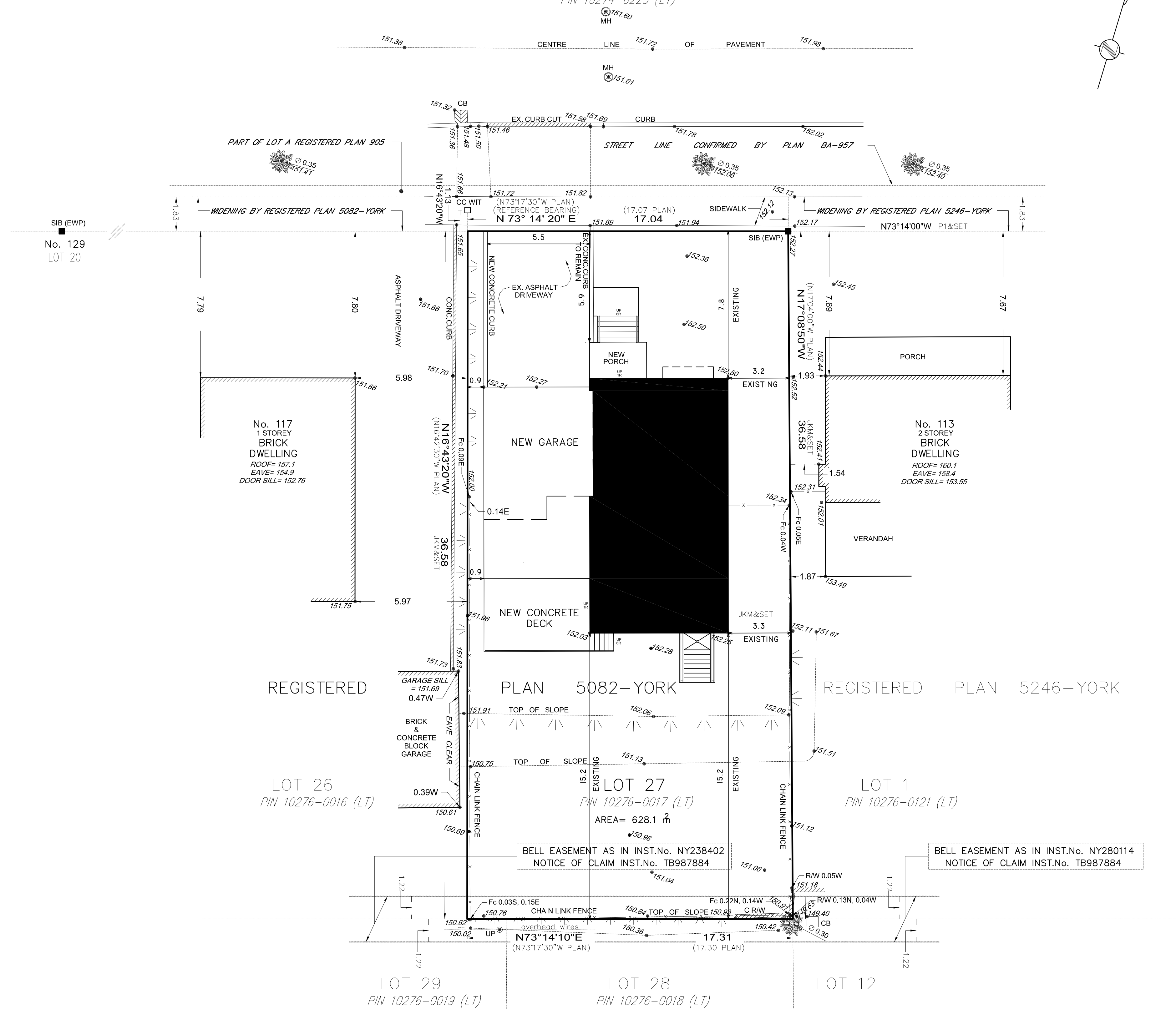
Ontario Municipal Board Appeal Information: To appeal this decision to the Ontario Municipal Board (OMB), submit a completed OMB Appellant Form (A1) to the Manager & Deputy Secretary-Treasurer, Committee of Adjustment. You must pay a filing fee of \$300.00, by certified cheque or money order, in Canadian funds, payable to the Minister of Finance. An additional reduced fee of \$25.00 is required for each connected appeal filed by the same appellant. To obtain a copy of Appellant Form (A1) and other information about the appeal process please visit the Ontario Municipal Board web site at www.omb.gov.on.ca.

Toronto Local Appeal Body Appeal Information: To appeal this decision to the Toronto Local Appeal Body (TLAB), submit a completed TLAB Notice of Appeal (Form 1) in digital format on a CD/DVD to the Manager & Deputy Secretary Treasurer of the Committee of Adjustment with the required fee. The fee is \$300 for each appeal filed regardless if related and submitted by the same appellant. Fees are payable by cash, certified cheque or money order, in Canadian funds. A certified cheque or money order must be made payable to the City of Toronto. To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB web site at www.toronto.ca/tlab

GRACEFIELD AVENUE

FORMERLY GRANDVIEW AVENUE
BY REGISTERED PLAN 905
PIN 10274-0223 (LT)

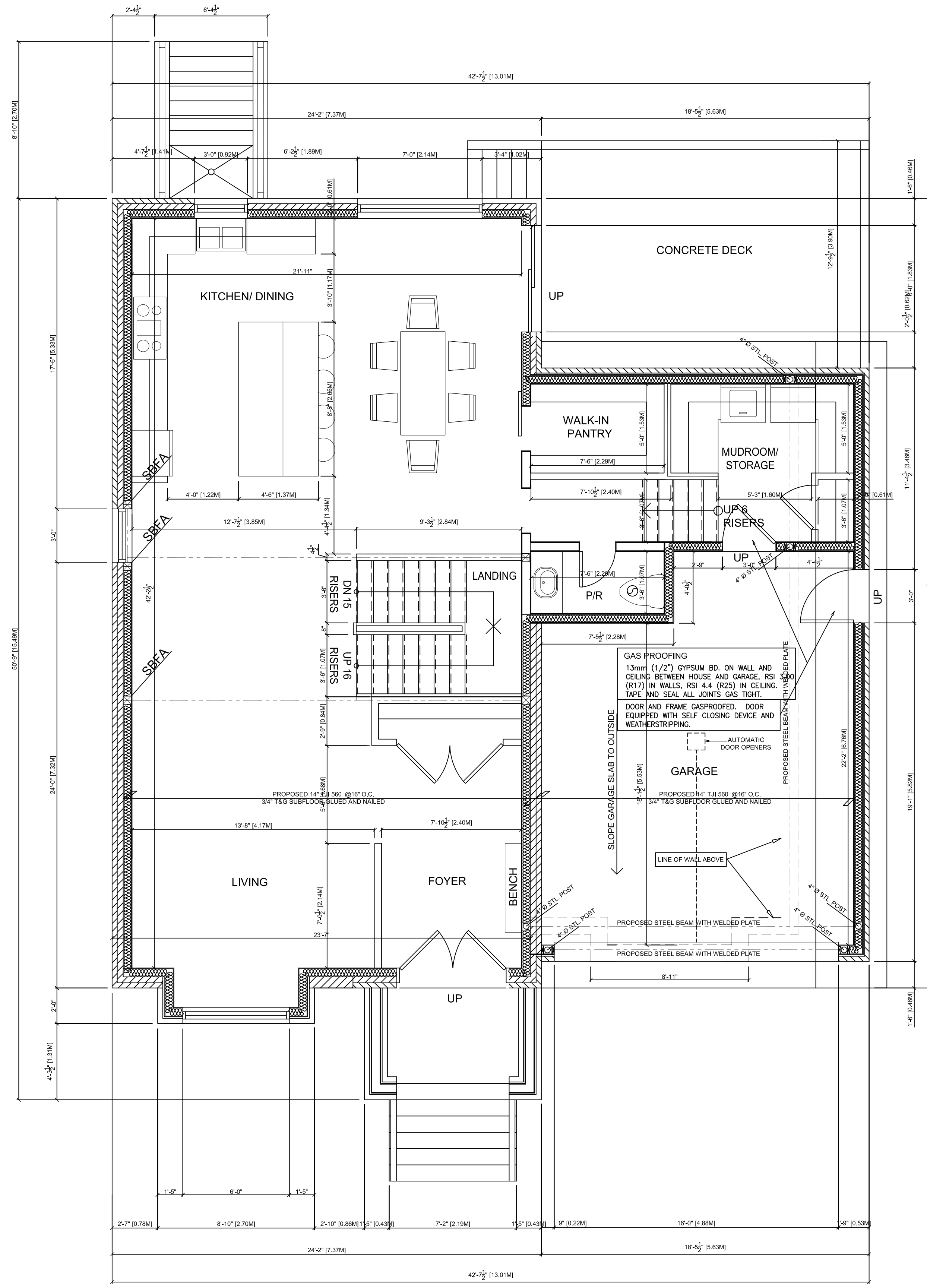
SURVEYOR'S REAL PROPERTY REPORT
PART 1:
PLAN OF LOT 27
REGISTERED PLAN 5082-YORK
CITY OF TORONTO
FORMERLY CITY OF NORTH YORK



SITE STATISTICS

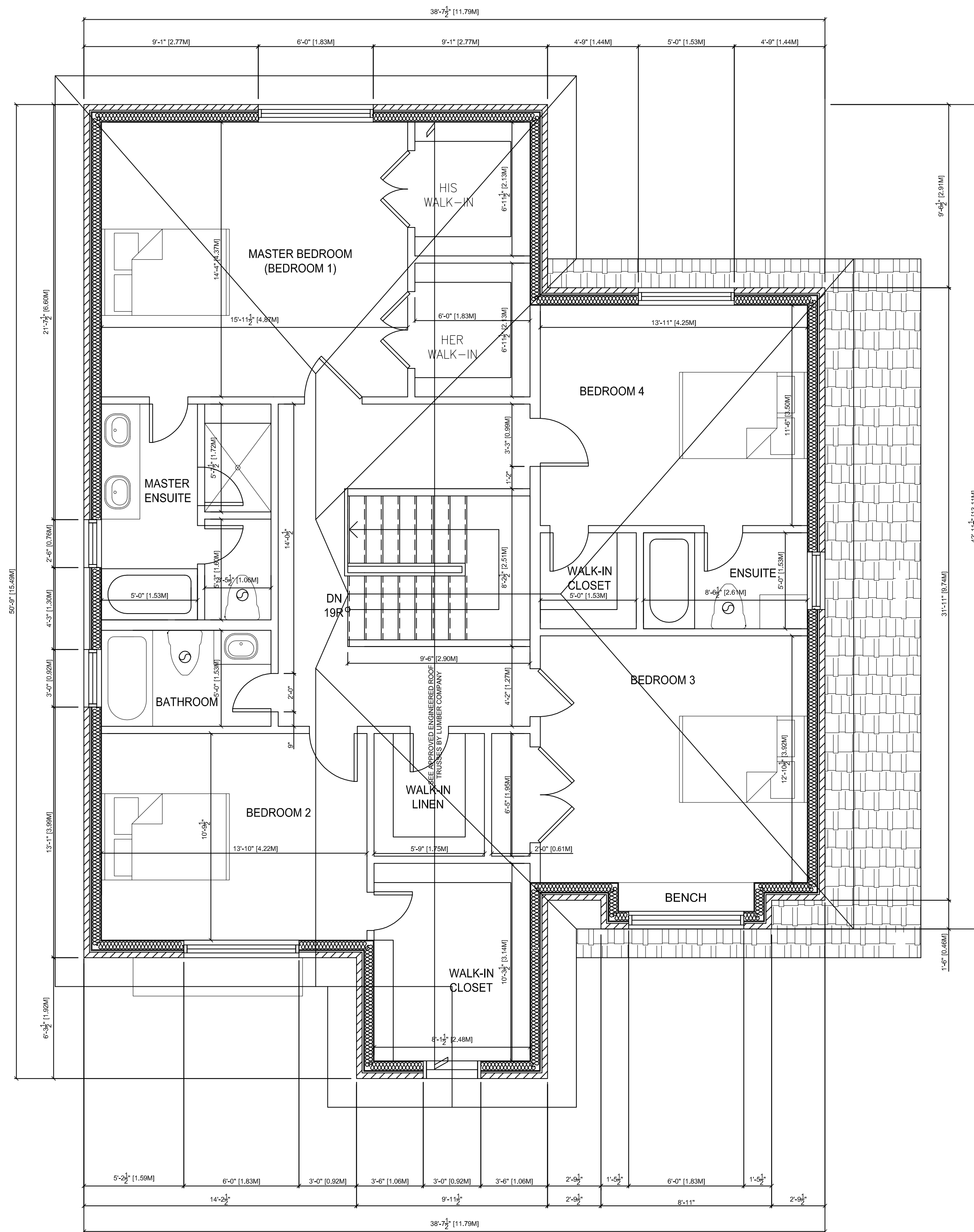
LOT AREA	=	6761 SQ FT	628.11 SQ M	
FOOT PRINT	=	1754 SQ FT	162.94 SQ M	25.94%
EXIST. 1ST FLOOR	=	1047 SQ FT	97.33 SQ M	
PROP. 1ST FLOOR	=	237 SQ FT	22.01 SQ M	
PROP. GARAGE	=	406 SQ FT	37.77 SQ M	
PROP. 2ND FLOOR	=	1598 SQ FT	148.51 SQ M	
TOTAL GFA	=	2882 SQ FT	267.75 SQ M	
FRONT LOT AREA	=	1373 SQ FT	127.56 SQ M	100%
SOFT LANDSCAPE	=	814 SQ FT	75.66 SQ M	57.89%
HARD LANDSCAPE	=	31 SQ FT	3.64 SQ M	02.26%
DRIVEWAY AREA	=	528 SQ FT	49.05 SQ M	39.85%
CONCRETE DECK	=	235 SQ FT	21.79 SQ M	

<p>The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents.</p> <p>Required unless design is exempted under 2.17.4.1. of the building code</p>		<p>8 FRIMETTE CRESCENT Toronto, On M6N 4W6 416.846.3082 EMAIL digitechdesigns@rogers.com</p>	
<p>NAME: <i>A. GRISOLIA</i></p> <p>REGISTRATION INFORMATION</p> <p>DIGITECH DESIGNS INC. 31397</p> <p>FIRM NAME BCRN</p>		<p>DIGITECH DESIGNS INC</p>	
<p>DATE: NOV. 2016</p> <p>DRAWN BY: A. GRISOLIA</p> <p>SCALE: 3/32" = 1'-0"</p>		<p>CLIENT: DOMENIC PRIMARANO</p> <p>DRAWING NUMBER: SP-1</p>	



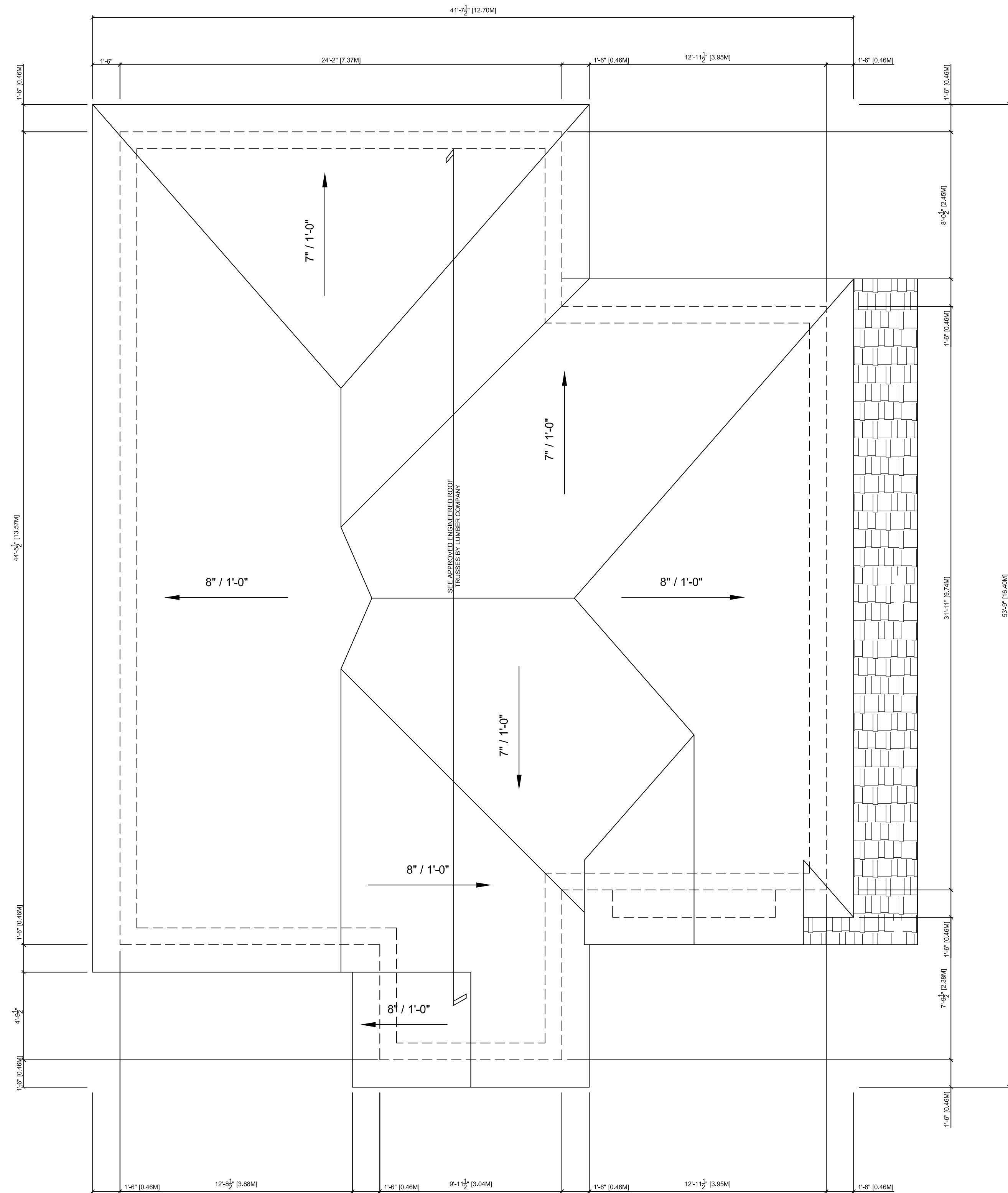
PROPOSED MAIN FLOOR PLAN

<p>The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents.</p> <p>Required unless design is exempted under 2.17.4.1. of the building code</p>		<p>8 FRIMETTE CRESCENT Toronto, On M6N 4W6 416.846.3082 EMAIL digitechdesigns@rogers.com</p>	
<p>ANTHONY STRONACH NAME</p>	<p>14750 BCN</p>	<p>DIGITECH DESIGNS INC</p>	
<p>REGISTRATION INFORMATION</p>		<p>CLIENT: DOMENIC PRIMARANO</p>	
<p>DIGITECH DESIGNS INC. FIRM NAME</p>		<p>DATE: NOV. 2016</p>	
<p>31397 BCN</p>		<p>DRAWN BY: A. GRISOLIA</p>	
		<p>SCALE: 1/2" = 1'-0"</p>	
		<p>DRAWING NUMBER: A-2</p>	



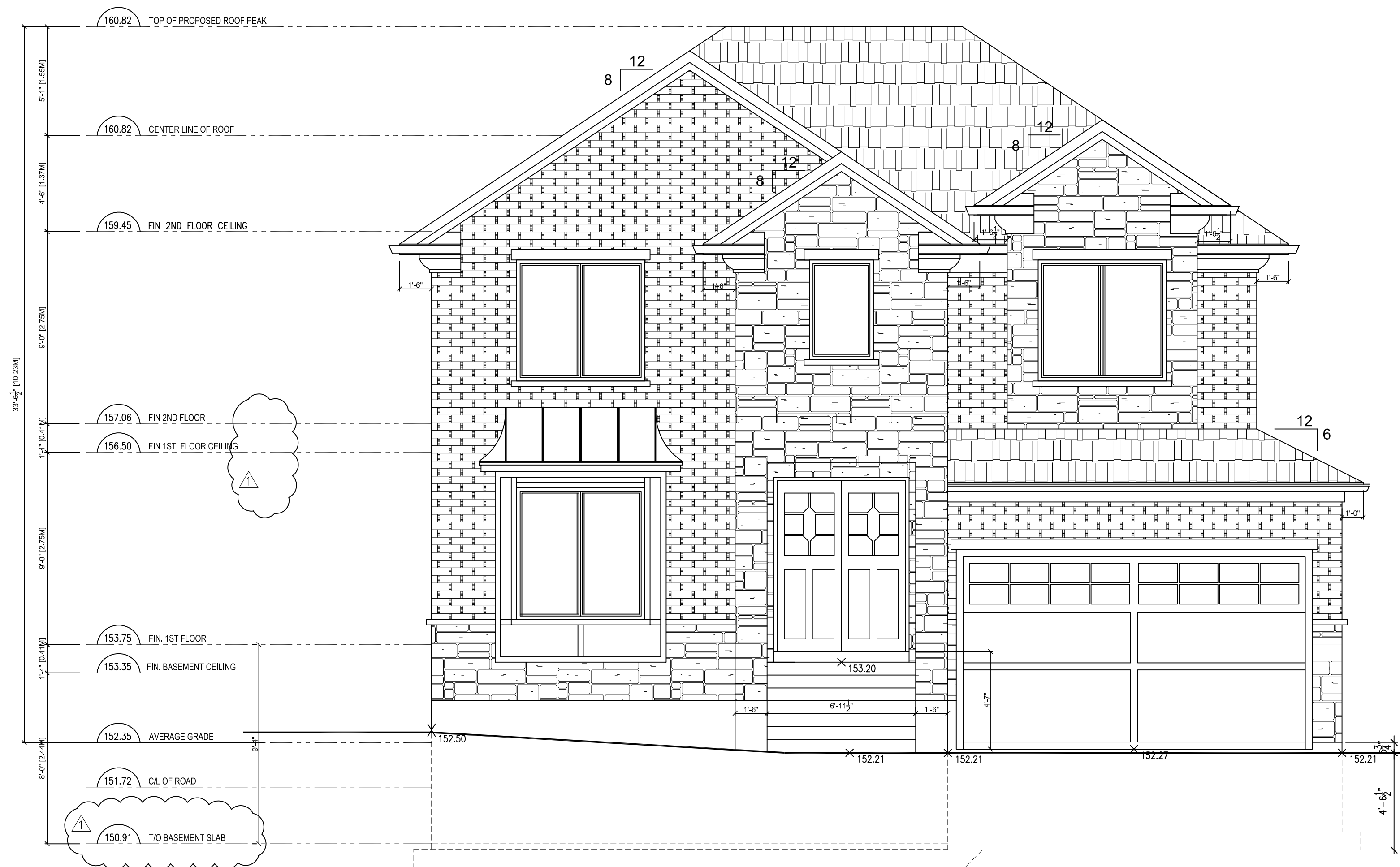
PROPOSED 2ND FLOOR PLAN

<p>The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents.</p> <p>Required unless design is exempted under 2.17.5.1. of the building code</p>		<p>8 FRIMETTE CRESCENT Toronto, On M6N 4W6 416.846.3082 EMAIL digitechdesigns@rogers.com</p>	
<p>ANDREW STRONACH NAME</p>	<p>14750 BCN</p>	<p>DIGITECH DESIGNS INC</p>	
<p>REGISTRATION INFORMATION</p> <p>Required unless design is exempted under 2.17.4.1. of the building code</p>		<p>CLIENT: DOMENIC PRIMARANO</p>	
<p>DIGITECH DESIGNS INC. FIRM NAME</p>		<p>DATE: NOV. 2016</p>	
<p>31397 BCN</p>		<p>DRAWN BY: A. GRISOLIA</p>	
		<p>SCALE: 1/2" = 1'-0"</p>	
			<p>DRAWING NUMBER: A-3</p>

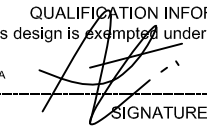


PROPOSED ROOF PLAN

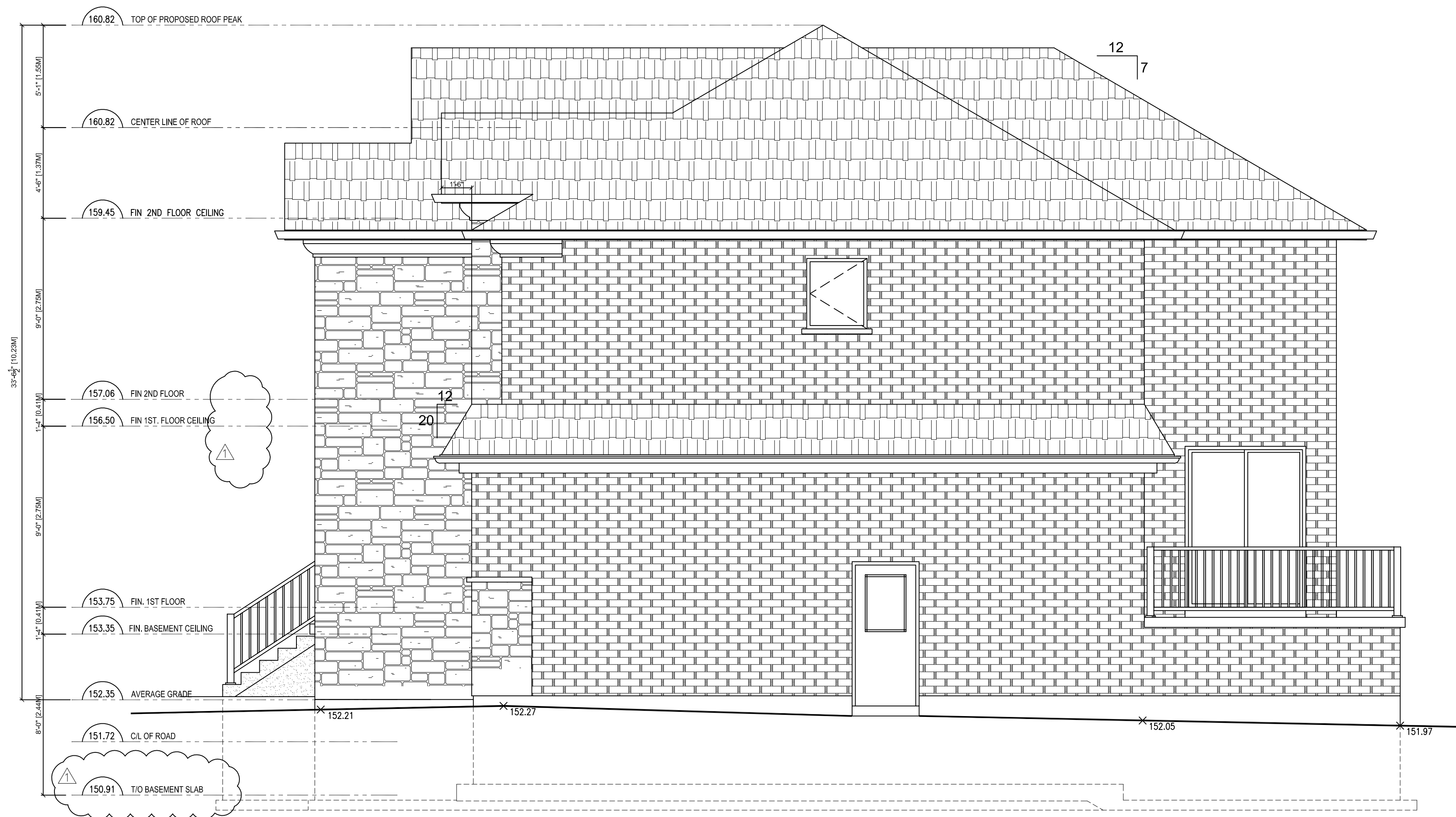
<p>The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents.</p> <p>Required unless design is exempted under 2.17.4.1. of the building code</p>		<p>8 FRIMETTE CRESCENT Toronto, On M6N 4W6 416.846.3082 EMAIL digitechdesigns@rogers.com</p>	
<p>QUALIFICATION INFORMATION Required unless design is exempted under 2.17.4.1. of the building code</p> <p>NAME: <i>[Signature]</i> BCN: 14750</p>		<p>DIGITECH DESIGNS INC</p>	
<p>REGISTRATION INFORMATION Required unless design is exempted under 2.17.4.1. of the building code</p> <p>DIGITECH DESIGNS INC. 31397 FIRM NAME BCN</p>		<p>TITLE: PROPOSED 2 STOREY ADDITION OVER EXISTING FOOT PRINT, ATTACHED GARAGE WITH HABITABLE SPACE ABOVE, REAR WALKOUT AND REAR CONCRETE DECK FOR 15 GRACEFIELD AVENUE</p> <p>CLIENT: DOMENIC PRIMARANO</p> <p>DATE: NOV. 2016</p> <p>DRAWN BY: A. GRISOLIA</p> <p>SCALE: 1/2" = 1'-0"</p>	
			<p>DRAWING NUMBER: A-4</p>



PROPOSED FRONT ELEVATION

<small>The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents.</small> <small>Required unless design is exempted under 2.17.4.1. of the building code</small>		DIGITECH DESIGNS INC <small>14750</small> <small>BCIN</small>	
<small>QUALIFICATION INFORMATION</small> <small>Required unless design is exempted under 2.17.4.1. of the building code</small>		<small>REGISTRATION INFORMATION</small> <small>Required unless design is exempted under 2.17.4.1. of the building code</small>	
<small>ANTHONY STRONACH</small> <small>NAME</small>	 <small>SIGNATURE</small>	<small>31397</small> <small>BCIN</small>	<small>31397</small> <small>BCIN</small>
<small>DIGITECH DESIGNS INC.</small> <small>FIRM NAME</small>		<small>31397</small> <small>BCIN</small>	
<small>TITLE: PROPOSED 2 STOREY ADDITION OVER EXISTING FOOT PRINT, ATTACHED GARAGE WITH HABITABLE SPACE ABOVE, REAR WALKOUT AND REAR CONCRETE DECK FOR 85 GRACEFIELD AVENUE</small>		<small>CLIENT: DOMENIC PRIMARANO</small>	
<small>DATE: NOV. 2016</small>		<small>DRAWN BY: A. GRISOLIA</small>	
<small>SCALE: 1/2" = 1'-0"</small>		<small>DRAWING NUMBER: A-5</small>	

8 FRIMETTE CRESCENT
 Toronto, On
 M6N 4W6
 416.846.3082
 EMAIL digitechdesigns@rogers.com



PROPOSED WEST ELEVATION
 WALL AREA = 898.34 S.F. UNPROTECTED OPENINGS=29.5 S.F.= 3.3%

<small>The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents.</small> <small>Required unless design is exempted under 2.17.4.1. of the building code</small> <small>QUALIFICATION INFORMATION</small> <small>Required unless design is exempted under 2.17.4.1. of the building code</small>	<small>14750</small> <small>BCIN</small>
	<small>REGISTRATION INFORMATION</small> <small>Required unless design is exempted under 2.17.4.1. of the building code</small> <small>DIGITECH DESIGNS INC.</small>

8 FRIMETTE CRESCENT
 Toronto, On
DIGITECH DESIGNS INC
 M6N 4W6
 416.846.3082
 EMAIL digitechdesigns@rogers.com

TITLE: PROPOSED 2 STOREY ADDITION OVER EXISTING FOOT PRINT, ATTACHED GARAGE WITH HABITABLE SPACE ABOVE, REAR WALKOUT AND REAR CONCRETE DECK FOR 115 GRACEFIELD AVENUE

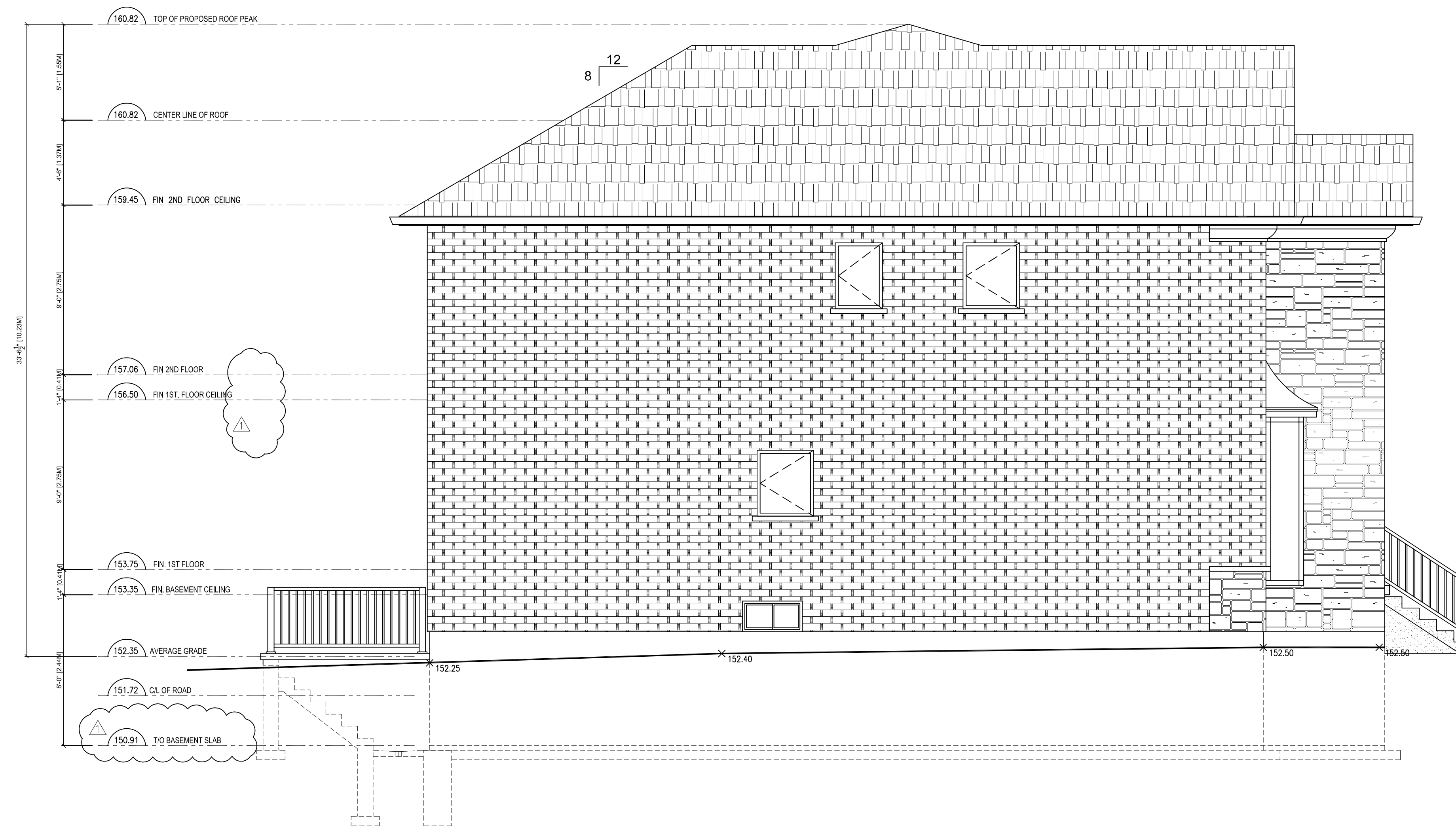
CLIENT: DOMENIC PRIMARANO

DATE: NOV. 2016

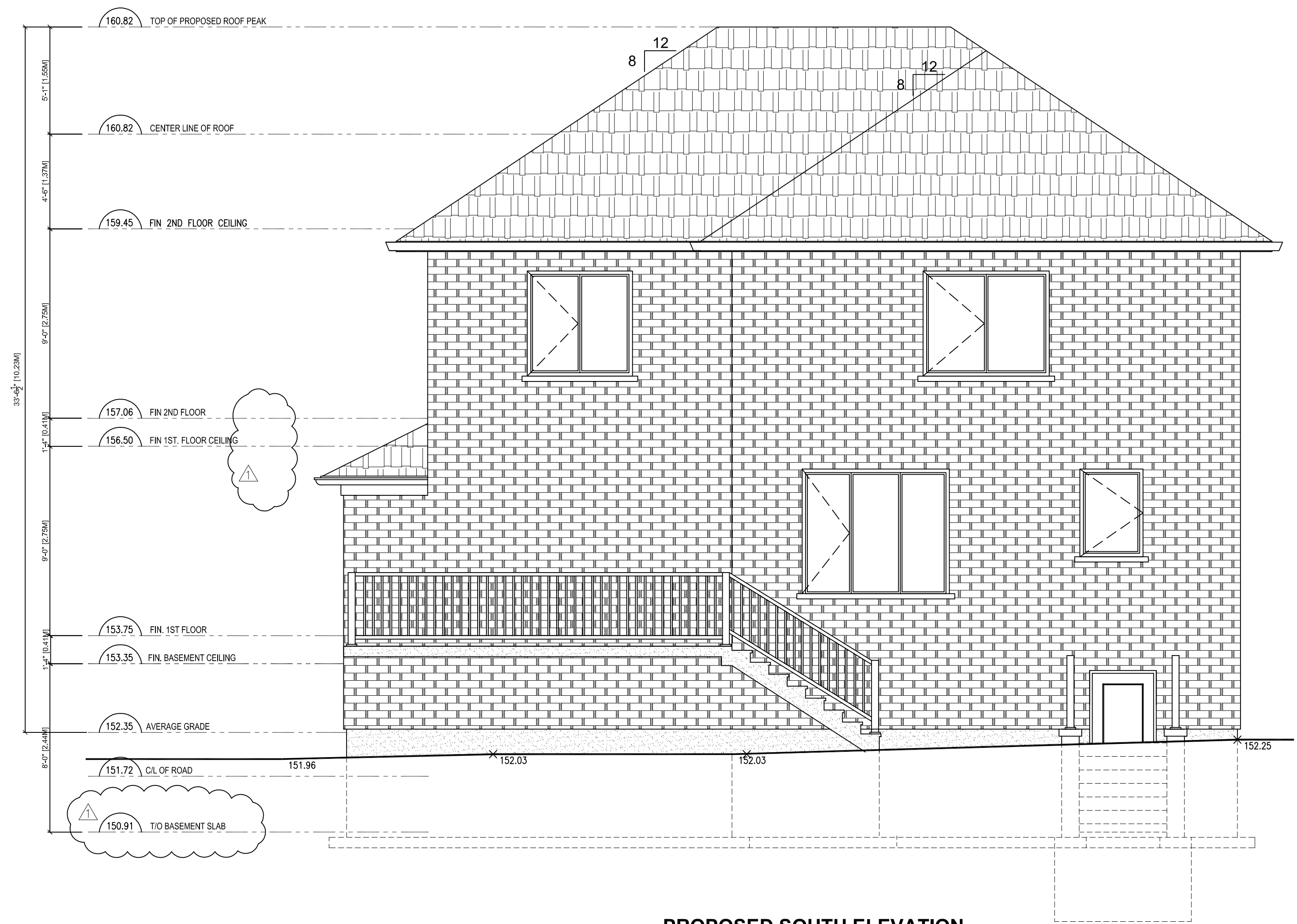
DRAWN BY: A. GRISOLIA

SCALE: 1/2" = 1'-0"

DRAWING NUMBER:
A-6

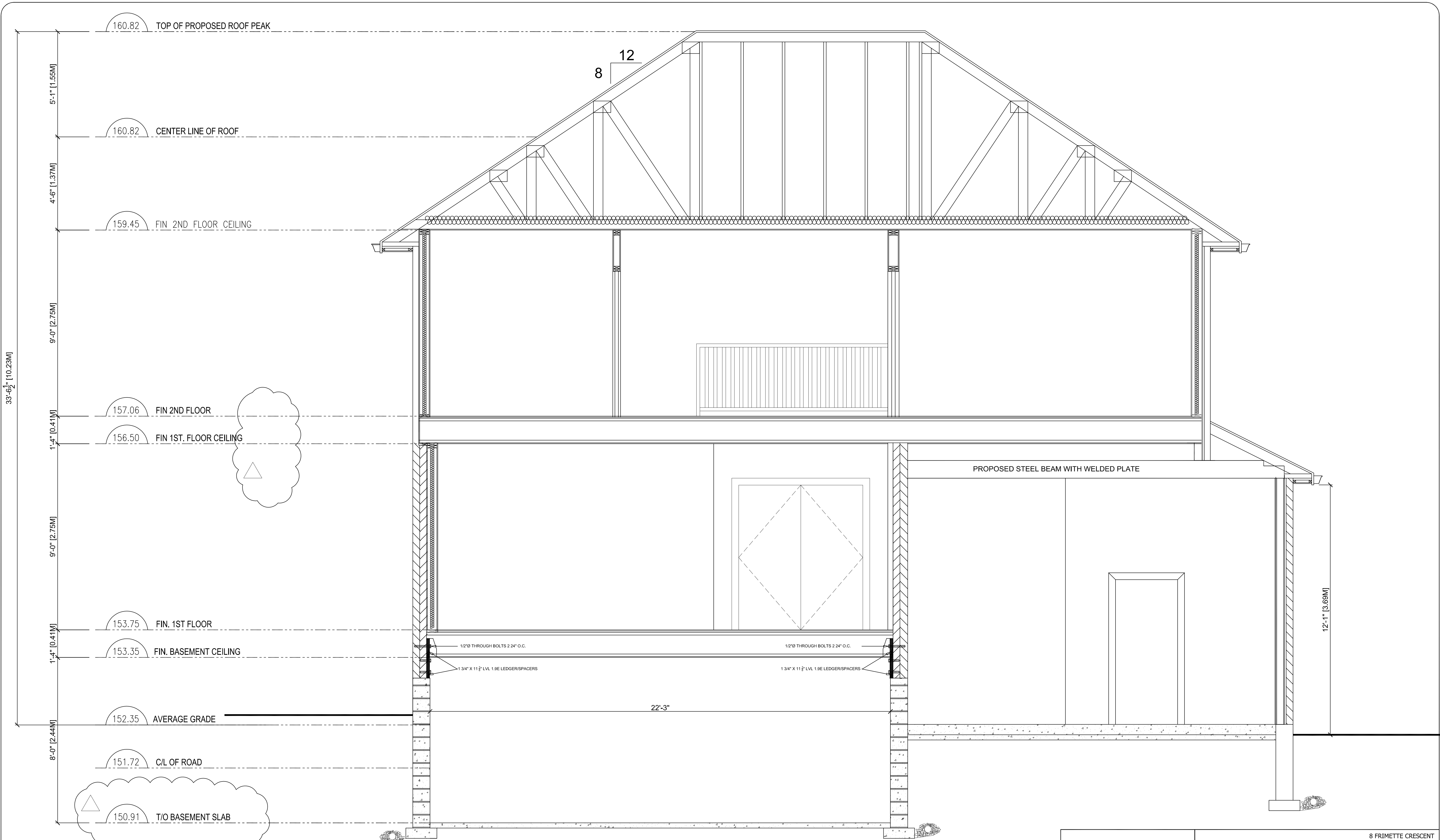


<small>The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents.</small> <small>Required unless design is exempted under 2.17.4.1. of the building code</small> <small>QUALIFICATION INFORMATION</small> <small>Required unless design is exempted under 2.17.4.1. of the building code</small>		8 FRIMETTE CRESCENT Toronto, On M6N 4W6 416.846.3082 EMAIL digitechdesigns@rogers.com
<small>ANTHONY STRASSER</small> <small>NAME</small> <small>SIGNATURE</small> <small>REGISTRATION INFORMATION</small> <small>DIGITECH DESIGNS INC.</small> <small>FIRM NAME</small>	<small>14750</small> <small>BCIN</small> <small>31397</small> <small>BCIN</small>	DIGITECH DESIGNS INC TITLE: PROPOSED 2 STOREY ADDITION OVER EXISTING FOOT PRINT, ATTACHED GARAGE WITH HABITABLE SPACE ABOVE, REAR WALKOUT AND REAR CONCRETE DECK FOR 15 GRACEFIELD AVENUE CLIENT: DOMENIC PRIMARANO DATE: NOV. 2016 DRAWN BY: A. GRISOLIA SCALE: 1/2" = 1'-0"
		DRAWING NUMBER: A-7



PROPOSED SOUTH ELEVATION

<p>The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents.</p> <p>Required unless design is exempted under 2.17.4.1. of the building code</p> <p>NAME: <i>[Signature]</i> REGISTRATION INFORMATION: 14750</p> <p>BCN: _____</p>		<p>8 FRIMETTE CRESCENT Toronto, On M6N 4W6 416.846.3082 EMAIL digitechdesigns@rogers.com</p>	
<p>Required unless design is exempted under 2.17.4.1. of the building code</p> <p>DIGITECH DESIGNS INC. 31397</p> <p>FIRM NAME: _____ BCN: _____</p>		<p>DIGITECH DESIGNS INC</p> <p>TITLE: PROPOSED 2 STOREY ADDITION OVER EXISTING FOOT PRINT, ATTACHED GARAGE WITH HABITABLE SPACE ABOVE, REAR WALKOUT AND REAR CONCRETE DECK FOR 15 GRACEFIELD AVENUE</p> <p>CLIENT: DOMENIC PRIMARANO</p> <p>DATE: NOV. 2016</p> <p>DRAWN BY: A. GRISOLIA</p> <p>SCALE: 1/2" = 1'-0"</p>	
			<p>DRAWING NUMBER: A-8</p>



SECTION A-A

<small>The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents.</small> <small>Required unless design is exempted under 2.17.5.1. of the building code</small> <small>QUALIFICATION INFORMATION</small> <small>ANTHONY STRANDBERG</small>		<small>8 FRIMETTE CRESCENT Toronto, On M6N 4W6 416.846.3082 EMAIL digitechdesigns@rogers.com</small>	
<small>Required unless design is exempted under 2.17.4.1. of the building code</small> <small>REGISTRATION INFORMATION</small> <small>DIGITECH DESIGNS INC.</small>		DIGITECH DESIGNS INC	
<small>NAME</small> <small>SIGNATURE</small>		<small>14750</small> <small>BCIN</small>	
<small>Required unless design is exempted under 2.17.4.1. of the building code</small> <small>FIRM NAME</small>		<small>31397</small> <small>BCIN</small>	
<small>TITLE: PROPOSED 2 STOREY ADDITION OVER EXISTING FOOT PRINT, ATTACHED GARAGE WITH HABITABLE SPACE ABOVE, REAR WALKOUT AND REAR CONCRETE DECK FOR 15 GRACEFIELD AVENUE</small>		<small>CLIENT: DOMENIC PRIMARANO</small>	
<small>DATE: NOV. 2016</small>		<small>DRAWING NUMBER:</small>	
<small>DRAWN BY: A. GRISOLIA</small>		A-9	
<small>SCALE: 1/2" = 1'-0"</small>			

Thursday, April 20, 2017

NOTICE OF DECISION
MINOR VARIANCE/PERMISSION
(Section 45 of the Planning Act)

File Number:	A0197/17EYK	Zoning:	R
Owner(s):	ALEXANDRA FRANCES DEVLIN	Ward:	Parkdale-High Park (13)
Agent:	KATE HARRISON	Heritage:	Not Applicable
Property Address:	58 A LAVINIA AVE	Community:	

Legal Description: PLAN 551 PT LOT 2 BLK B

Notice was given and a Public Hearing was held on Thursday, April 20, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a two-storey rear addition and a new rear deck.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:

- Section 10.10.40.70.(4), By-law 569-2017 & Section 6(3) Part II 3.C(I), By-law 438-86**
The minimum required side yard setback is 0.45 m.
The altered dwelling will be located 0 m from the south side lot line.
- Section 10.10.40.30.(1), By-law 569-2013 & Section 6(3) Part VI 1 (V), By-law 438-86**
The maximum permitted dwelling depth is 17 m.
The altered dwelling will have a depth of 17.97 m.
- Section 200.5.10.1.(1), By-law 569-2013 & Section 4(5)(B), By-law 438-86**
A minimum of 1 parking space is required.
A total of 0 parking spaces will be provided.

The Committee of Adjustment considered the written submissions relating to the application made to the Committee before its decision and oral submissions relating to the application made at the hearing. In so doing, **IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

The Minor Variance Application is Approved on Condition

It is the decision of the Committee of Adjustment to authorize this variance application for the following reasons:

- The general intent and purpose of the Official Plan is maintained.
- The general intent and purpose of the Zoning By-law is maintained.
- The variance(s) is considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is minor.

This decision is subject to the following condition(s):

1. The following conditions shall be fulfilled to the satisfaction of Traffic Planning / Right of Way Management:
 - 1.1 The site plan must clearly identify the dimensions of the front yard parking space as being a minimum of 2.44 metres in width by 6.21 metres in length.
 - 1.2 The site plan drawing must include a notation indicating that "The driveway and front yard parking space shall be paved with permeable materials."
 - 1.3 The site plan must be revised to illustrate the proposed new driveway and curb cut within the abutting Lavinia Avenue municipal boulevard, the removal of the redundant portions of the existing curb cut and restoration of the redundant curb cut with raised concrete curb in accordance with City of Toronto Design Standard No. T-600.05-1.
 - 1.4 The site plan must be revised to include a notation indicating that "The proposed new driveway shall be constructed to the applicable City of Toronto Design Standard(s)."
 - 1.5 The site plan must be revised to include a notation indicating that "The applicant must submit a Municipal Road Damage Deposit (MRDD) for the project, as determined by Transportation Services." The applicant must contact Ms. Joanne Vecchiarelli of the Right-of-Way Management Section of Transportation Services at 416-338-1045 in order to obtain the exact requirements related to the MRDD.
 - 1.6 The site plan must be revised to include a notation indicating that "The applicant must obtain all required permits for work within the public road allowance from the Right-of-Way Management Section of Transportation Services."
2. The proposal shall be constructed substantially in accordance with the plans submitted and held on file by the Committee of Adjustment. Any other variances that may appear on these plans but are not listed in the written decision are NOT authorized.

SIGNATURE PAGE

File Number:	A0197/17EYK	Zoning	R
Owner:	ALEXANDRA FRANCES DEVLIN	Ward:	Parkdale-High Park (13)
Agent:	KATE HARRISON	Heritage:	Not Applicable
Property Address:	58 A LAVINIA AVE	Community:	
Legal Description:	PLAN 551 PT LOT 2 BLK B		

Allan Smithies (signed)

Dominic Gulli (signed)

Douglas Colbourne (signed)

Edwin (Ted) Shepherd
(signed)

Rick Ross (signed)

DATE DECISION MAILED ON: Friday, April 28, 2017

LAST DATE OF APPEAL: Wednesday, May 10, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

Appeal Information

All appeals must be filed with the Deputy Secretary Treasurer, Committee of Adjustment by the last date of appeal as shown above.

Appeals filed prior to May 3, 2017: Please submit your appeal in accordance with the **Ontario Municipal Board Appeal Information** below.

Appeals filed on or after May 3, 2017: Please submit your appeal in accordance with the **Toronto Local Appeal Body Appeal Information** below unless one of these exceptions apply:

- the Committee of Adjustment decision was already appealed before May 3, 2017*; or
- there is a related appeal to the OMB for the same matter. A related appeal is an appeal under section 114 of the City of Toronto Act, under sections 17, 22, 34, 36, 38, 41 or 51 of the Planning Act or under a regulation made under section 70.2 of the Planning Act.**

If either one of these exceptions apply, please submit your appeal in accordance with the **Ontario Municipal Board Appeal Information** below.

* To learn if this decision has already been appealed before May 3, 2017, please contact the Committee of Adjustment Case Manager.

** To learn if there is a related appeal to the OMB, search community planning applications in the [Application Information Centre](#) and contact the assigned planner if necessary.

Ontario Municipal Board Appeal Information: To appeal this decision to the Ontario Municipal Board (OMB), submit a completed OMB Appellant Form (A1) to the Manager & Deputy Secretary-Treasurer, Committee of Adjustment. You must pay a filing fee of \$300.00, by certified cheque or money order, in Canadian funds, payable to the Minister of Finance. An additional reduced fee of \$25.00 is required for each connected appeal filed by the same appellant. To obtain a copy of Appellant Form (A1) and other information about the appeal process please visit the Ontario Municipal Board web site at www.omb.gov.on.ca.

Toronto Local Appeal Body Appeal Information: To appeal this decision to the Toronto Local Appeal Body (TLAB), submit a completed TLAB Notice of Appeal (Form 1) in digital format on a CD/DVD to the Manager & Deputy Secretary Treasurer of the Committee of Adjustment with the required fee. The fee is \$300 for each appeal filed regardless if related and submitted by the same appellant. Fees are payable by cash, certified cheque or money order, in Canadian funds. A certified cheque or money order must be made payable to the City of Toronto. To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB web site at www.toronto.ca/tlab

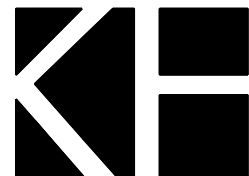
58A LAVINIA AVENUE

EXTENSIVE RENOVATION & ADDITION

THESE DOCUMENTS DESCRIBE CONSTRUCTION OF A TWO-STOREY PLUS BASEMENT REAR ADDITION ON A LEGALLY EXISTING TWO STOREY SEMI-DETACHED DWELLING.

ARCHITECTURAL

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A500	EAST-WEST SECTION - EXISTING
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A512	NORTH-SOUTH SECTION - PROPOSED



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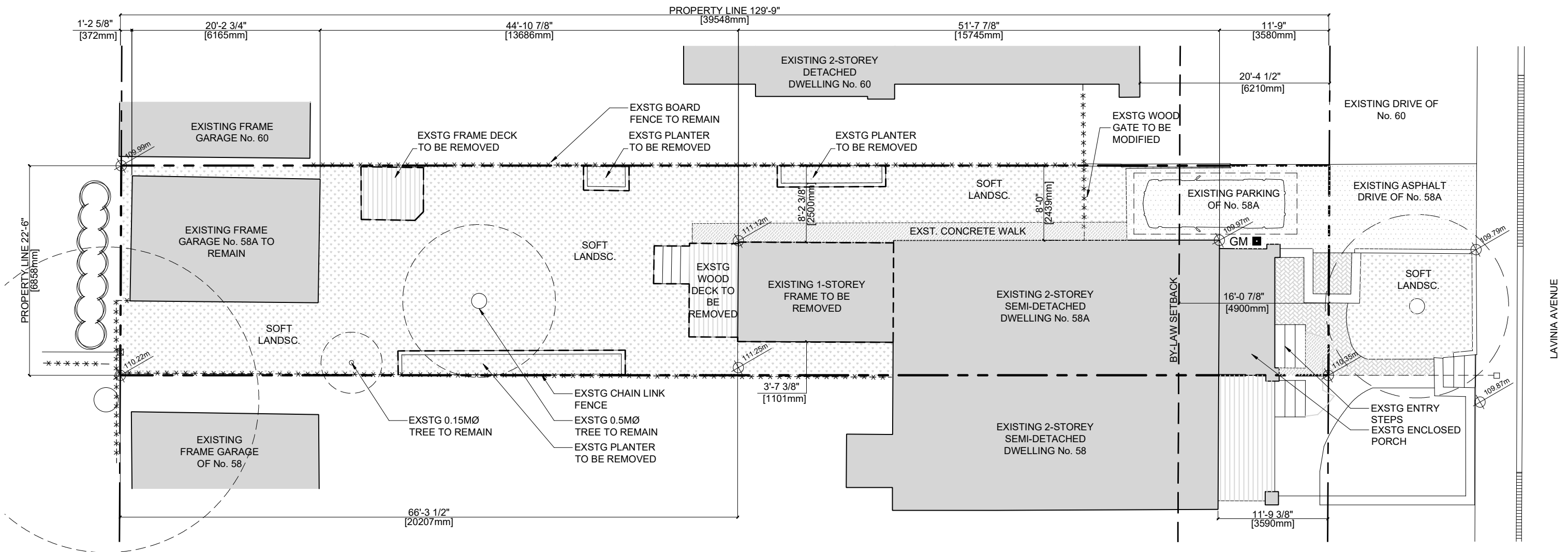
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PROJECT: 1606 - 58A LAVINIA AVENUE
PHASE: DESIGN DEVELOPMENT
DATE: 2017-03-01
ISSUE: ZONING CERTIFICATE - ISSUE #2
SCALE: 3/16" = 1'-0"

COVER PAGE & DRAWING LIST
DRAWING

02
ISSUE NO.

A000
DRAWING NO.



- NOTES:**
1. SURVEY INFORMATION TAKEN FROM SURVEYOR'S REAL PROPERTY REPORT PART 1) PLAN OF PART OF LOT 2 IN BLOCK B REGISTERED PLAN 551 CITY OF TORONTO COMPLETED BY YOUNG & YOUNG SURVEYING, O.L.S. TORONTO, ONTARIO.
 2. LOCATION OF ALL UTILITIES IS APPROXIMATE.
 3. ADDITIONAL EXISTING SPOT ELEVATIONS ARE AVAILABLE ON REGISTERED PLAN SURVEY.



EXISTING CONDITIONS

TORONTO MUNICIPAL ZONING COMPLIANCE		DIMENSIONS	EXISTING	ALLOWED	REAR YARD LANDSCAPING:			SITE PLAN SYMBOL LEGEND			
STREET ADDRESS:	58A LAVINIA AVENUE	HEIGHT (PEAK FROM ESTB. GRADE):	7.88m (25'-10")	10.0m (32'-9")	EXISTING GARAGE:	269 SF	25.00sq.m.	18.0%	— INDICATES PROPERTY LINE		
LEGAL ADDRESS:	PART OF LOT 2, BLOCK B, REGISTERED PLAN 551	HEIGHT (SIDEWALL FROM ESTB. GRADE):	6.88m (22'-7")	7.5m (24'-6")	EXISTING WOOD FRAME DECKS:	106SF	9.85sq.m.	7.1%	- - - INDICATES RIGHT OF WAY		
	BY-LAW 569-2013	WIDTH:	4.42m (14'-6")	5.96m (19'-5 1/2")	EXISTING HARD LANDSCAPING:	11 SF	1.02sq.m.	0.7%	O/H — INDICATES O/H POWER LINES		
ZONING:	R (f.75; u2: d0.6) (X798)	DEPTH:	15.75m (51'-7 7/8")	17m (55'-9")	EXISTING SOFT LANDSCAPING:	1108 SF	102.98sq.m.	74.2%	***** INDICATES EXISTING FENCE		
FSI ALLOWED:	PER 10.10.40.40 (2): d = 0.69				TOTAL:	1494 SF	138.85sq.m.	100%	GM ■ GAS METER		
LOT FRONTAGE:	6.86m (22'-6")	SETBACKS			FRONT YARD LANDSCAPING (PROPERTY LINE TO REQ'D SETBACK:			■ AREA OF SOFT LANDSCAPING			
LOT DEPTH:	39.55m (129'-9")	FRONT	3.58m (11'-9")	EXISTING	EXISTING HOUSE & PORCH:	145 SF	13.48sq.m.	40.1%	■ AREA OF EXISTING PAVERS		
LOT AREA:	271.3m ² (2,919 SF)	REAR	20.2m (66'-3 1/2")	4.5m (14'-9")	EXISTING ASPHALT DRIVE:	78 SF	7.24sq.m.	21.5%	■ AREA OF EXISTING ASPHALT		
LOT COVERAGE:	HOUSE/PORCH + GARAGE + DECKS = 106.3m (1,144 SF) = 39.2%	SIDE YARD (NORTH)	2.44m (8'-0")	0.9m (2'-11 1/2")	EXISTING HARD LANDSCAPING:	139 SF	12.92sq.m.	38.4%	■ AREA OF EXISTING STRUCTURE		
GROSS FLR AREA:	110.7m ² (1,191 SF) - ABOVE GRADE	SIDE YARD (SOUTH)	0.0m (0'-0")	EXISTING	EXISTING SOFT LANDSCAPING:	0 SF	0 sq.m.	0%	■ AREA OF EXISTING FRAME DECK		
NO. OF STORIES:	2				TOTAL:	362 SF	33.64sq.m.	100%			

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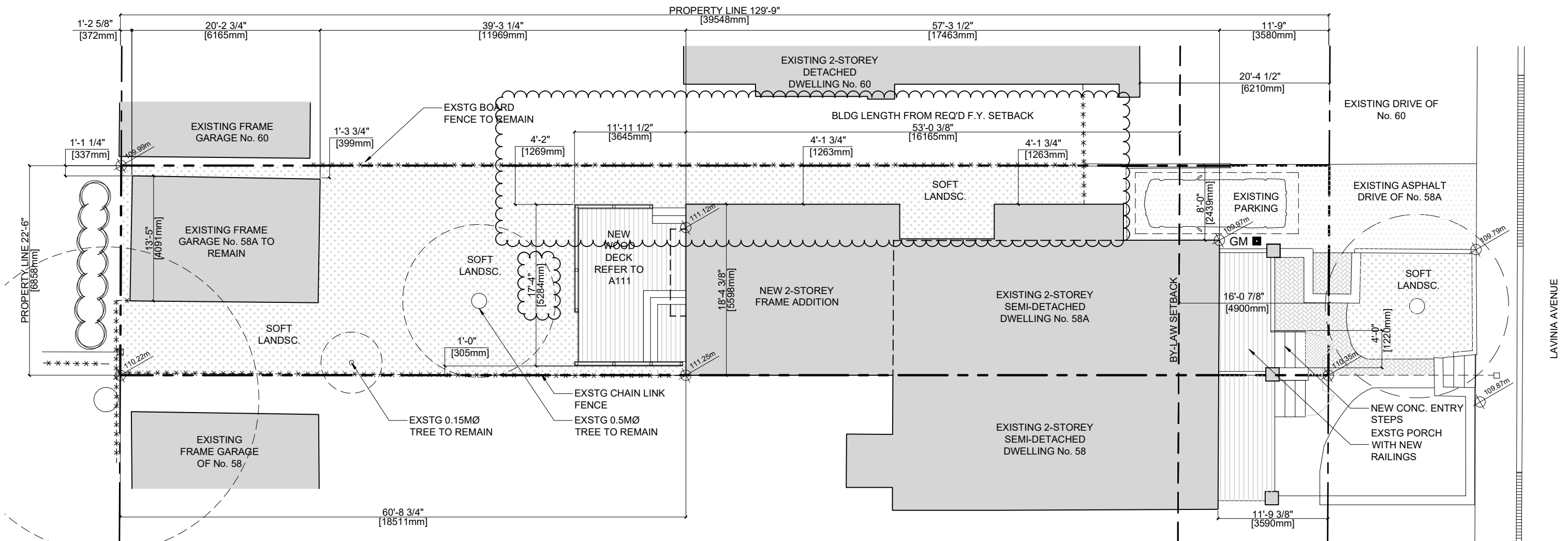


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PROJECT: 1606 - 58A LAVINIA AVENUE
 PHASE: DESIGN DEVELOPMENT
 DATE: 2017-02-27
 ISSUE: ZONING CERTIFICATE - ISSUE #2
 SCALE: 3/32" = 1'-0"

SITE PLAN - EXISTING
 DRAWING

02 **A100**
 ISSUE NO. DRAWING NO.



NOTES:

1. SURVEY INFORMATION TAKEN FROM SURVEYOR'S REAL PROPERTY REPORT PART 1) PLAN OF PART OF LOT 2 IN BLOCK B REGISTERED PLAN 551 CITY OF TORONTO COMPLETED BY YOUNG & YOUNG SURVEYING, O.L.S. TORONTO, ONTARIO.
2. LOCATION OF ALL UTILITIES IS APPROXIMATE.
3. ADDITIONAL EXISTING SPOT ELEVATIONS ARE AVAILABLE ON REGISTERED PLAN SURVEY.



NORTH

PROPOSED CONDITIONS

TORONTO MUNICIPAL ZONING COMPLIANCE		DIMENSIONS	PROPOSED	ALLOWED	REAR YARD LANDSCAPING (FROM NEW REAR WALL OF ADDITION)			SITE PLAN SYMBOL LEGEND	
STREET ADDRESS:	58A LAVINIA AVENUE	HEIGHT (PEAK FROM ESTB. GRADE):	7.88m (25'-10")	10.0m (32'-9")	EXISTING GARAGE:	269 SF	25.00sq.m.	20.2%	INDICATES PROPERTY LINE INDICATES RIGHT OF WAY INDICATES O/H POWER LINES INDICATES EXISTING FENCE GM ■ GAS METER AREA OF SOFT LANDSCAPING AREA OF EXISTING PAVERS AREA OF EXISTING ASPHALT AREA OF EXISTING STRUCTURE AREA OF EXISTING FRAME DECK
LEGAL ADDRESS:	PART OF LOT 2, BLOCK B, REGISTERED PLAN 551	HEIGHT (SIDEWALL FROM ESTB. GRADE):	7.36m (24'-1 5/8")	7.5m (24'-6")	NEW WOOD FRAME DECK:	207SF	19.26sq.m.	15.6%	
	BY-LAW 569-2013	WIDTH:	5.60m (18'-4 3/8")	5.96m (19'-5 1/2")	HARD LANDSCAPING:	0 SF	0sq.m.	0%	
ZONING:	R (f.75; u2: d0.6) (X798)	DEPTH:	17.46m (57'-3 1/2")	17m (55'-9")	SOFT LANDSCAPING:	854 SF	79.39sq.m.	64.2%	
FSI ALLOWED:	PER 10.10.40.40 (2): d = 0.69				TOTAL:	1330 SF	123.65sq.m.	100%	
LOT FRONTAGE:	6.86m (22'-6")	SETBACKS			FRONT YARD LANDSCAPING (PROPERTY LINE TO REQ'D SETBACK:				
LOT DEPTH:	39.55m (129'-9")	FRONT	3.58m (11'-9")	EXISTING	EXISTING HOUSE & PORCH:	145 SF	13.48sq.m.	40.1%	
LOT AREA:	271.3m ² (2,919 SF)	REAR	18.51m (60'-8 3/4")	4.5m (14'-9")	EXISTING ASPHALT DRIVE:	78 SF	7.24sq.m.	21.5%	
LOT COVERAGE:	HOUSE/PORCH + GARAGE + DECKS = 132.2m ² (1,423 SF) = 48.7%	SIDE YARD (NORTH)	1.26m (4'-1 3/4")	0.9m (2'-11 1/2")	EXISTING HARD LANDSCAPING:	139 SF	12.92sq.m.	38.4%	
GROSS FLR AREA:	182.4m ² (1,962 SF) - ABOVE GRADE	SIDE YARD (SOUTH)	0.0m (0'-0")	EXISTING	EXISTING SOFT LANDSCAPING:	0 SF	0 sq.m.	0%	
NO. OF STORIES:	2				TOTAL:	362 SF	33.64sq.m.	100%	



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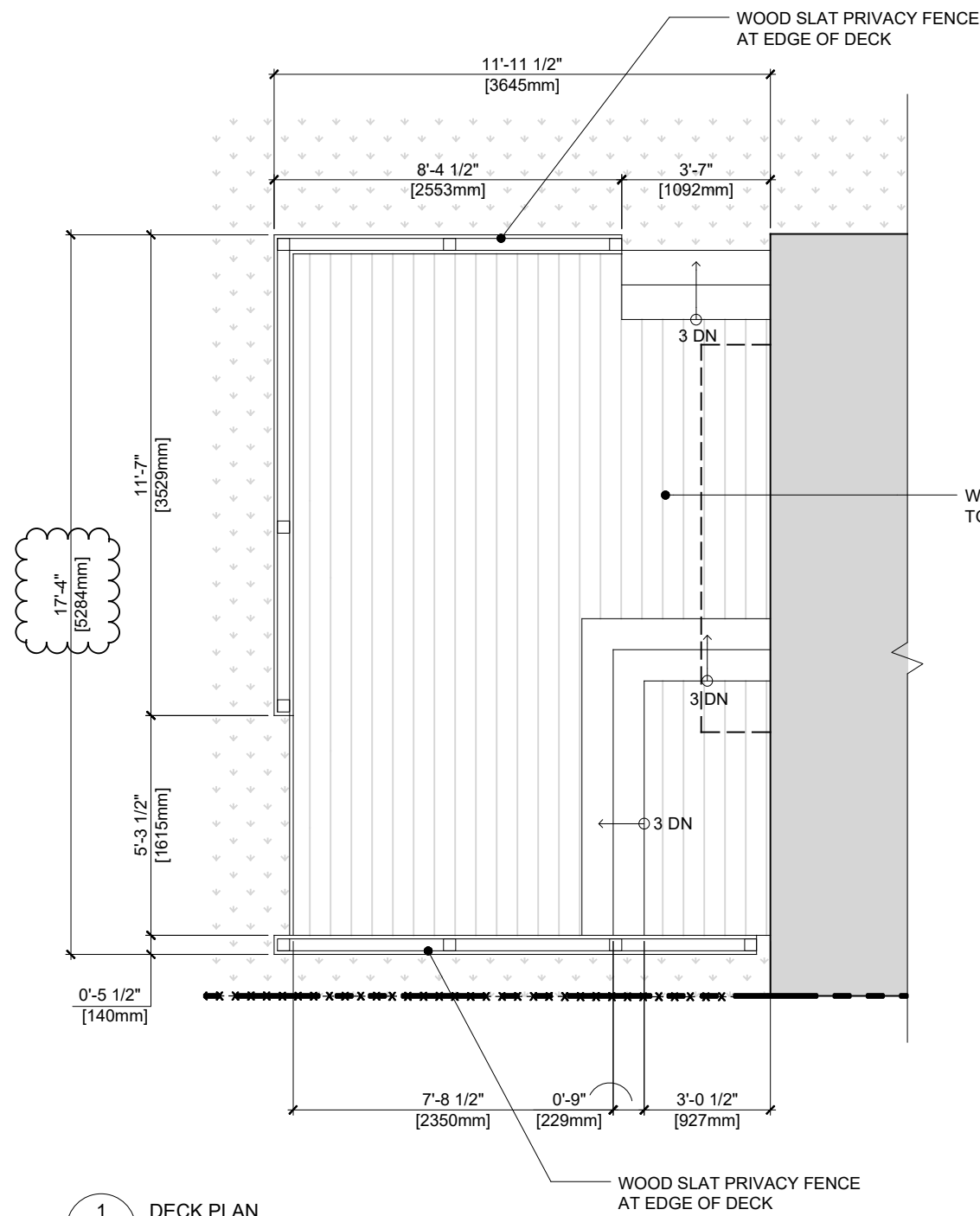
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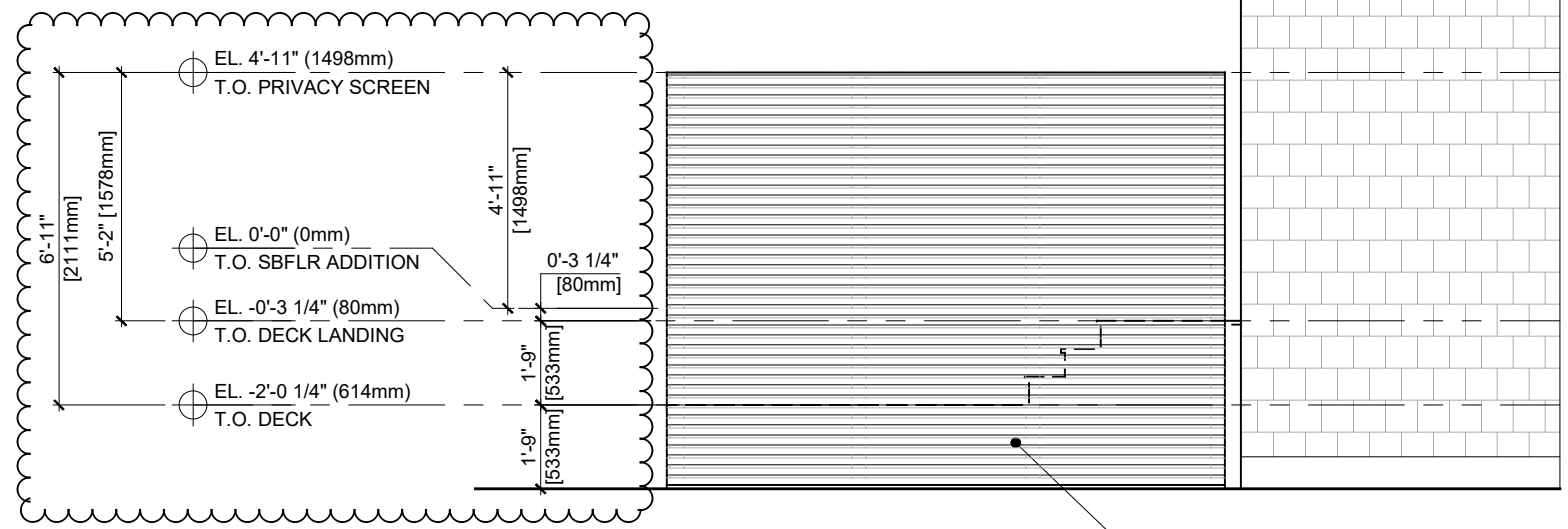
SITE PLAN - PROPOSED
 DRAWING

02
 ISSUE NO.

A110
 DRAWING NO.



1 DECK PLAN
A111 SCALE = 1/4"



2 DECK SOUTH ELEVATION
A111 SCALE = 1/4"



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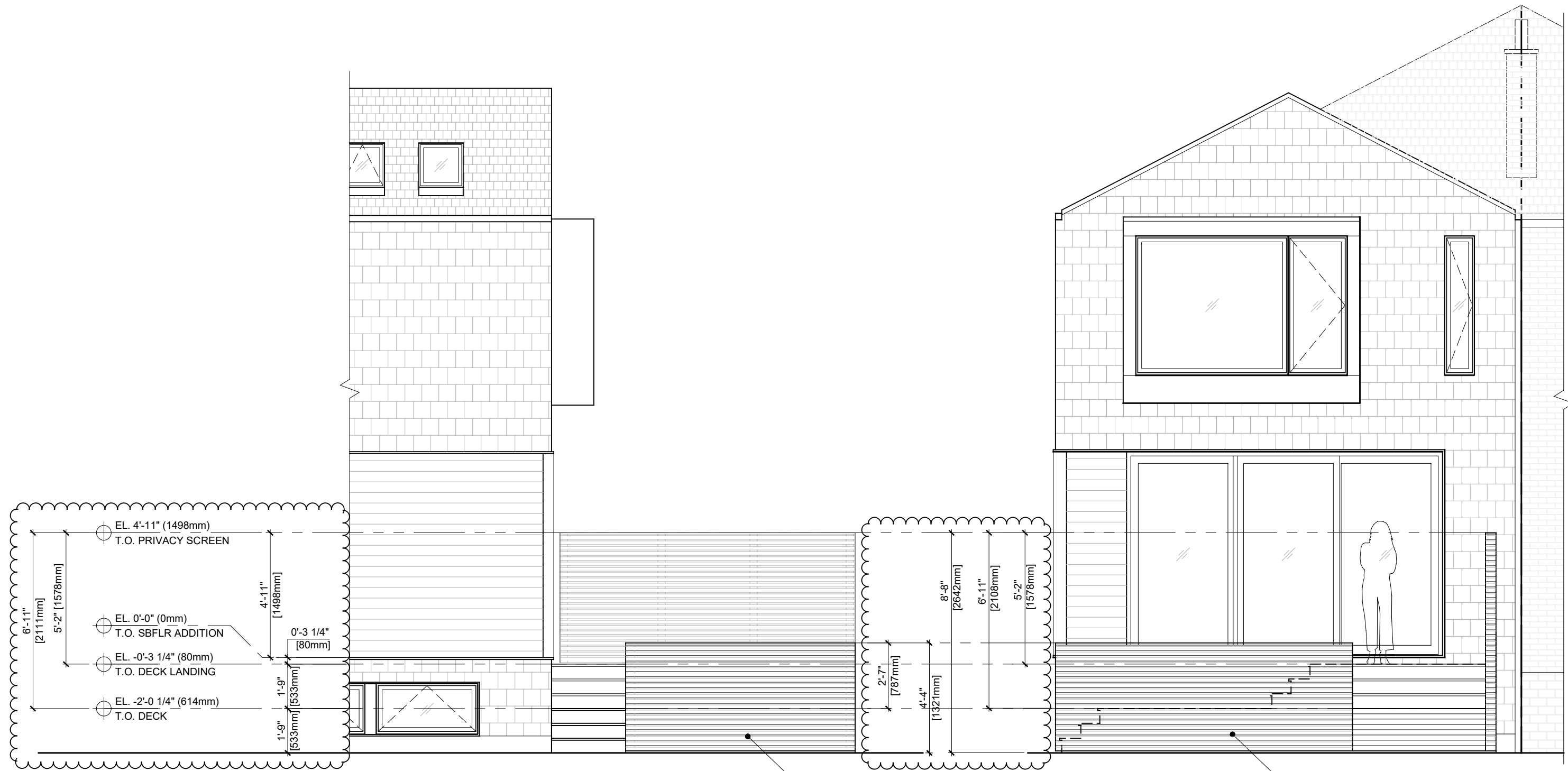
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DECK PLAN & ELEVATIONS
DRAWING

02
ISSUE NO.

A111
DRAWING NO.



1 DECK NORTH ELEVATION
A112 SCALE = 1/4"

WOOD SLAT PRIVACY FENCE
AT EDGE OF DECK

2 DECK WEST ELEVATION
A112 SCALE = 1/4"

WOOD SLAT PRIVACY FENCE
AT EDGE OF DECK



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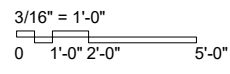
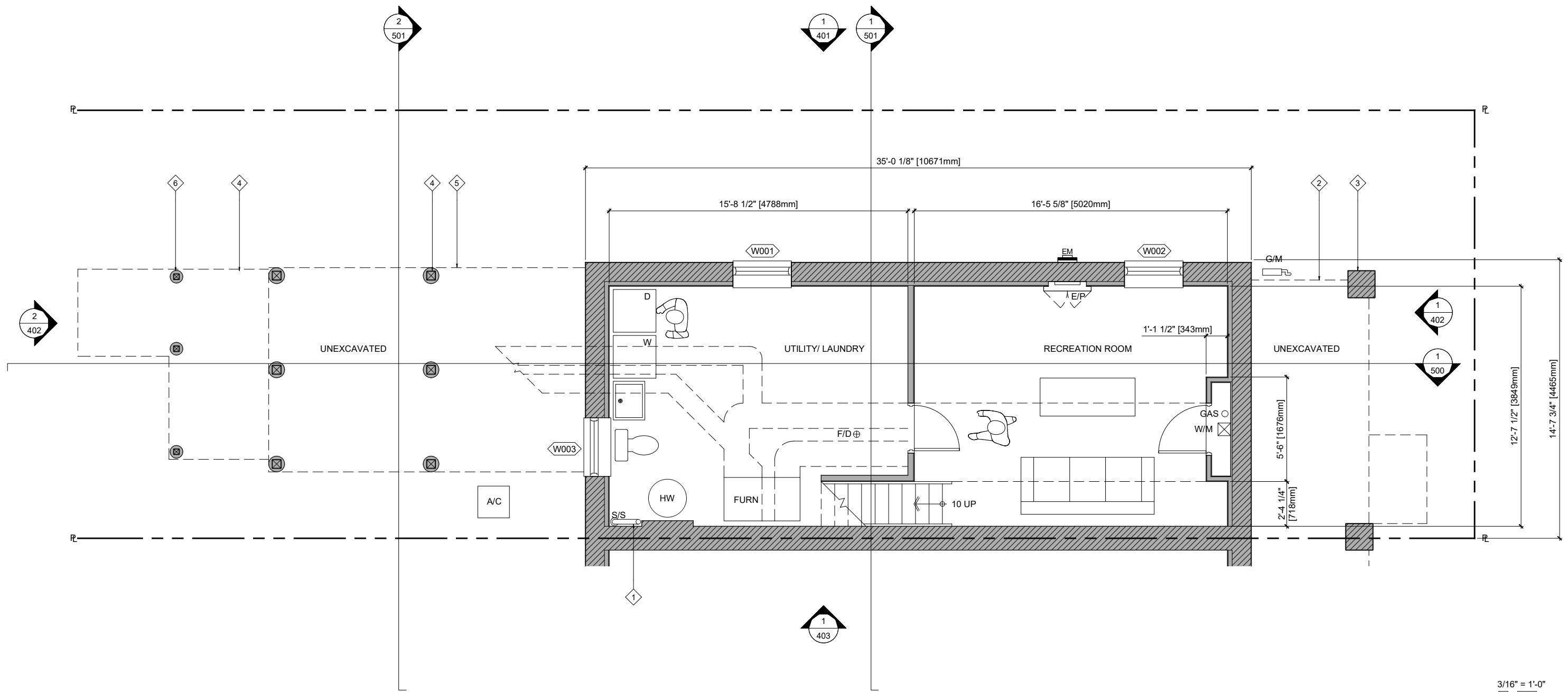
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DECK ELEVATIONS
DRAWING

02
ISSUE NO.

A112
DRAWING NO.



EXISTING PLAN SYMBOL LEGEND

- INDICATES EXISTING LOAD BEARING MASONRY WALL OR MASONRY VENEER
- INDICATES EXISTING LOAD BEARING FOUNDATION WALL
- INDICATES LOCATION OF EXISTING WALL
- INDICATES LOCATION OF MILLWORK OR CABINETRY
- INDICATES LOCATION OF EXTERIOR OPENING. REFER TO A400 FOR WINDOW & DOOR SCHEDULE.
- INDICATES LOCATION OF PROPERTY LINE
- G/M INDICATES EXISTING GAS METER
- A/C INDICATES EXISTING AIR CONDITIONER
- EM INDICATES ELECTRICAL METER
- S/S INDICATES MAIN SANITARY STACK
- W/M INDICATES EXISTING WATER METER.
- E/P INDICATES EXISTING ELECTRICAL PANEL
- F/D ⊕ INDICATES EXISTING FLOOR DRAIN
- C/O ⊙ INDICATES EXISTING CLEAN OUT
- GAS ○ INDICATES EXISTING GAS LINE
- HW INDICATES EXISTING HOT WATER HEATER
- FURN INDICATES EXISTING GAS FURNACE

EXISTING PLAN CODE LEGEND

- ① EXISTING MAIN SANITARY LINE. LOCATION TO REMAIN UNDISTURBED.
- ② LINE INDICATING EXTENT OF PORCH AT GROUND LEVEL.
- ③ PIER FOOTINGS FOR MASONRY COLUMNS FOR PORCH AT MAIN FLOOR. PIERS EXTEND APPROXIMATELY 48" BELOW GRADE.
- ④ WOOD POSTS SUPPORTING MAIN FLOOR FAMILY ROOM. POSTS SET INTO CONCRETE PIER FOUNDATIONS. SIZE OF POSTS AND PIERS T.B.D.
- ⑤ OUTLINE OF MAIN FLOOR FAMILY ROOM ABOVE. CRAWL SPACE BETWEEN MAIN FLOOR AND GRADE.
- ⑥ WOOD POSTS AND CONCRETE FOOTINGS FOR EXISTING WOOD FRAME DECK IN REAR YARD. STORAGE BELOW DECK.

EXISTING PLAN GENERAL NOTES

1. AS-BUILT DIMENSIONS ARE BASED UPON AN INTERPRETED LOCATION OF EXISTING FRAMED WALLS AND DO NOT ALWAYS CONVEY THE ACCURACY OF MATERIAL FINISHES AND THICKNESSES. THE LOCATION OF RECONSTRUCTED WALLS MAY REQUIRE MARGINAL ADJUSTMENTS DUE TO DISCREPANCY IN MATERIAL DIMENSIONS AND HIDDEN CONDITIONS WITHIN EXISTING WALLS.



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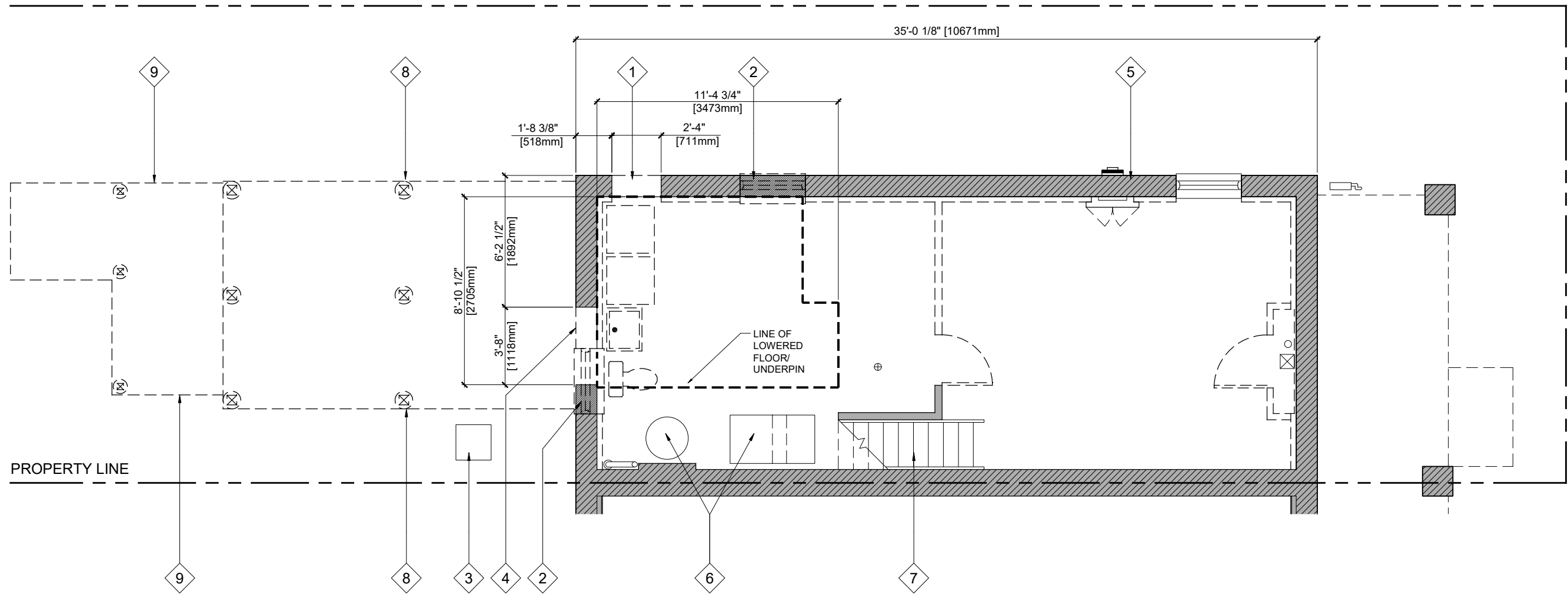
PROJECT: 1606 - 58A LAVINIA AVENUE
 PHASE: DESIGN DEVELOPMENT
 DATE: 2017-02-27
 ISSUE: ZONING CERTIFICATE - ISSUE #2
 SCALE: 3/16" = 1'-0"

**EXISTING PLAN -
BASEMENT**
 DRAWING





02
 ISSUE NO.

A200
 DRAWING NO.










PROPERTY LINE



DEMO SYMBOL LEGEND

-  INDICATES EXISTING LOAD BEARING MASONRY WALL (MASONRY EXPOSED TO EXTERIOR)
-  INDICATES LOCATION OF EXISTING WALL TO REMAIN. COORDINATE W/ CONSTRUCTION PLAN.
-  INDICATES LOCATION OF MASONRY IN-FILL OF EXISTING LOAD-BEARING MASONRY WALL.
-  INDICATES LOCATION OF EXISTING WALL OR BUILDING COMPONENT TO BE REMOVED.

DEMO CODE LEGEND

-  1 CUT OPENING IN EXISTING LOAD BEARING MASONRY WALL FOR NEW WINDOW. CONFIRM REQUIRED SIZE WITH CONSTRUCTION PLAN. LINTEL OR HEADER MAY BE REQUIRED. REFER TO STRUCTURAL.
-  2 INFILL EXISTING OPENING WITH LOAD BEARING MASONRY TO MATCH EXISTING WALL.
-  3 EXISTING AIR CONDITIONER TO BE REUSED.
-  4 OPENING IN EXISTING LOAD BEARING MASONRY WALL FOR NEW ADDITION. CONFIRM REQUIREMENTS WITH CONSTRUCTION PLAN AND STRUCTURAL DRAWINGS.
-  5 EXISTING ELECTRICAL PANEL AND METER TO REMAIN IN CURRENT LOCATION.
-  6 EXISTING HOT WATER TANK AND FURNACE TO BE REUSED. RELOCATION AS REQUIRED WITHIN NEW UTILITY ROOM LAYOUT. ALL NEW DUCTING REQUIRED.
-  7 EXISTING STAIR TO REMAIN. FINISHES TO BE UPDATED.
-  8 EXISTING REAR ADDITION AND FOUNDATIONS TO BE REMOVED.
-  9 EXISTING REAR DECK AND FOUNDATIONS TO BE REMOVED.

GENERAL NOTES

1. AS-BUILT DIMENSIONS ARE BASED UPON AN INTERPRETED LOCATION OF EXISTING FRAMED WALLS AND DO NOT ALWAYS CONVEY THE ACCURACY OF MATERIAL FINISHES AND THICKNESSES. THE LOCATION OF RECONSTRUCTED WALLS MAY REQUIRE MARGINAL ADJUSTMENTS DUE TO DISCREPANCY IN MATERIAL DIMENSIONS AND HIDDEN CONDITIONS WITHIN EXISTING WALLS.
2. PRIOR TO DEMOLITION VERIFY ALL PROPOSED ROUGH OPENING DIMENSIONS, NEW HEADER AND BEAM LOCATIONS, AND NEW MILLWORK OR CABINERY THAT IS CONTINGENT UPON AND WILL BE AFFECTED BY THE REMOVAL AND RECONSTRUCTION OF ALL INTERIOR PARTITIONS AND EXTERIOR WALLS.
3. VERIFY AND SECURELY STORE ALL EXISTING MATERIALS, FIXTURES AND APPLIANCES INTENDED FOR REUSE IN THE PROPOSED RENOVATION.
4. REFERENCE ALL DIMENSIONS TO EXISTING REMAINING WALLS.



NORTH



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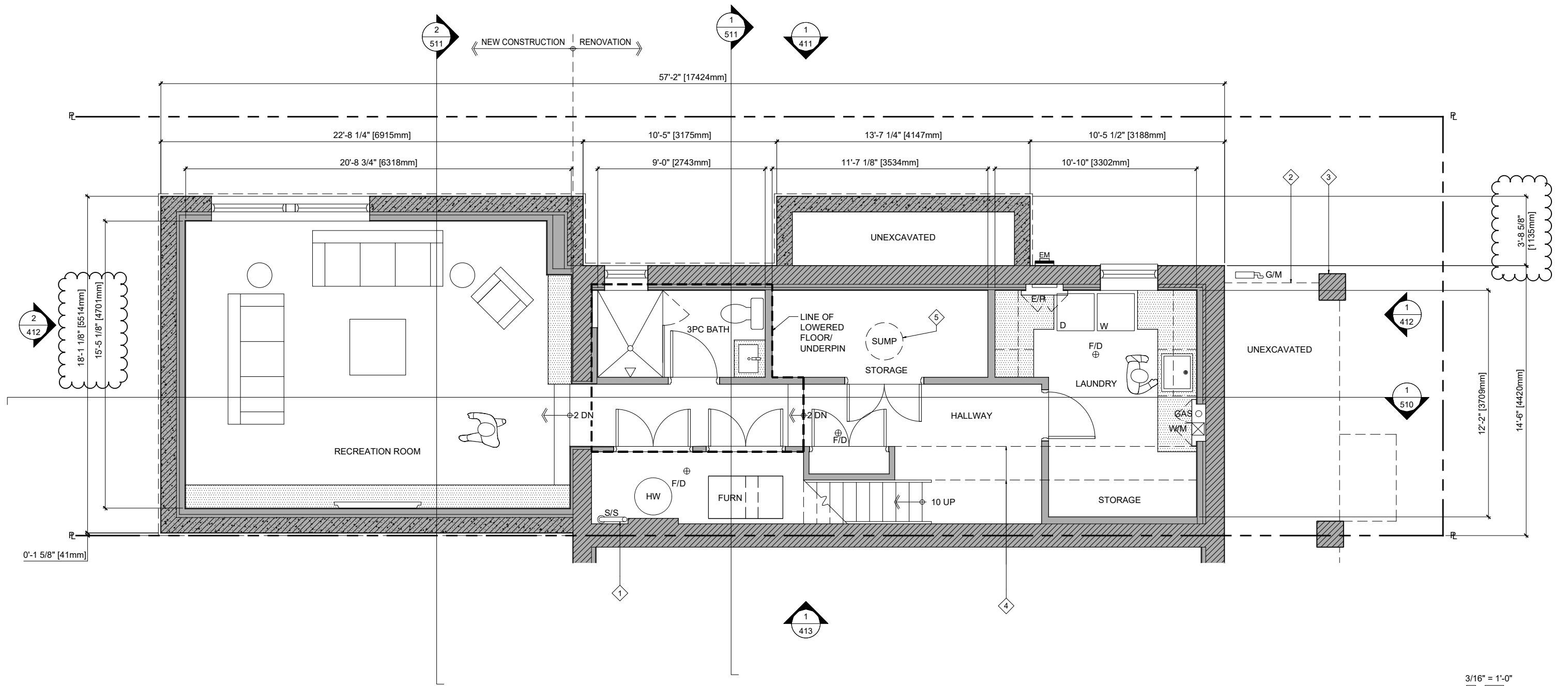
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PROJECT: 1606 - 58A LAVINIA AVENUE
 PHASE: DESIGN DEVELOPMENT
 DATE: 2017-02-27
 ISSUE: ZONING CERTIFICATE - ISSUE #2
 SCALE: 3/16" = 1'-0"

DEMOLITION PLAN - BASEMENT
 DRAWING

02
 ISSUE NO.

A201
 DRAWING NO.



PROPOSED PLAN SYMBOL LEGEND

- INDICATES EXISTING LOAD BEARING MASONRY WALL OR MASONRY VENEER
- INDICATES NEW LOAD BEARING FOUNDATION WALL
- INDICATES LOCATION OF WALL
- INDICATES LOCATION OF MILLWORK OR CABINetry
- INDICATES LOCATION OF EXTERIOR OPENING. REFER TO A400 FOR WINDOW & DOOR SCHEDULE.
- INDICATES LOCATION OF PROPERTY LINE
- INDICATES EXISTING GAS METER
- INDICATES EXISTING AIR CONDITIONER
- INDICATES ELECTRICAL METER
- INDICATES MAIN SANITARY STACK
- INDICATES EXISTING WATER METER.
- INDICATES EXISTING ELECTRICAL PANEL
- INDICATES EXISTING FLOOR DRAIN
- INDICATES EXISTING CLEAN OUT
- INDICATES EXISTING GAS LINE
- INDICATES EXISTING HOT WATER HEATER
- INDICATES EXISTING GAS FURNACE

PROPOSED PLAN CODE LEGEND

- EXISTING MAIN SANITARY LINE. LOCATION TO REMAIN UNDISTURBED.
- LINE INDICATING EXTENT OF PORCH AT GROUND LEVEL.
- PIER FOOTINGS FOR MASONRY COLUMNS FOR PORCH AT MAIN FLOOR. PIERS EXTEND APPROXIMATELY 48" BELOW GRADE.
- LOW CEILING TO ACCOMMODATE DUCTWORK. MIN. FINAL DUCTING AND CONFIGURATION TBD.
- NEW SUMP PUMP IN STORAGE ROOM. FINAL LOCATION TBD.

PROPOSED PLAN GENERAL NOTES

1. AS-BUILT DIMENSIONS ARE BASED UPON AN INTERPRETED LOCATION OF EXISTING FRAMED WALLS AND DO NOT ALWAYS CONVEY THE ACCURACY OF MATERIAL FINISHES AND THICKNESSES. THE LOCATION OF RECONSTRUCTED WALLS MAY REQUIRE MARGINAL ADJUSTMENTS DUE TO DISCREPANCY IN MATERIAL DIMENSIONS AND HIDDEN CONDITIONS WITHIN EXISTING WALLS.



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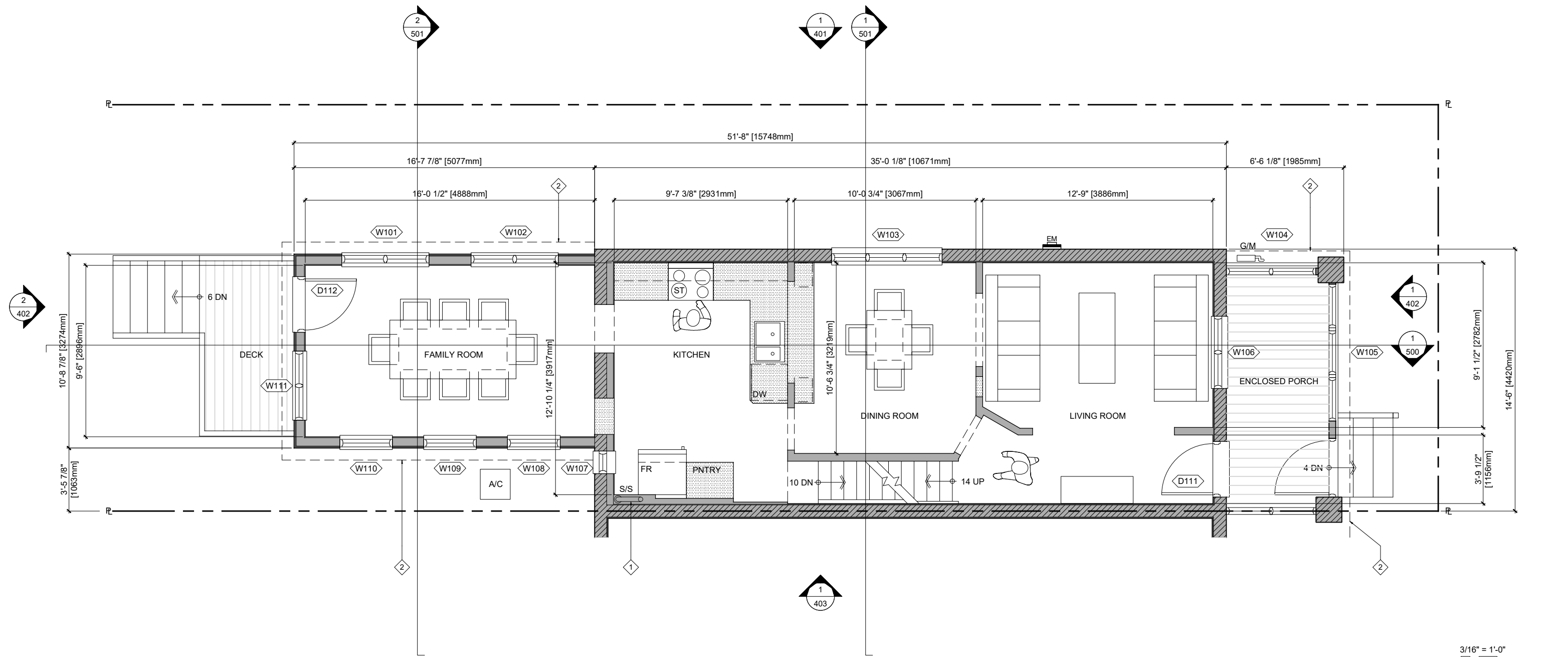


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PROJECT: 1606 - 58A LAVINIA AVENUE
 PHASE: DESIGN DEVELOPMENT
 DATE: 2017-02-27
 ISSUE: ZONING CERTIFICATE - ISSUE #2
 SCALE: 3/16" = 1'-0"

PROPOSED PLAN - BASEMENT
 DRAWING

02 **A202**
 ISSUE NO. DRAWING NO.



EXISTING PLAN SYMBOL LEGEND

- INDICATES EXISTING LOAD BEARING MASONRY WALL OR MASONRY VENEER
- INDICATES EXISTING LOAD BEARING FOUNDATION WALL
- INDICATES LOCATION OF EXISTING WALL
- INDICATES LOCATION OF MILLWORK OR CABINETRY
- INDICATES LOCATION OF EXTERIOR OPENING. REFER TO A400 FOR WINDOW & DOOR SCHEDULE.
- INDICATES LOCATION OF PROPERTY LINE
- INDICATES EXISTING GAS METER
- INDICATES EXISTING AIR CONDITIONER
- INDICATES ELECTRICAL METER
- INDICATES MAIN SANITARY STACK

EXISTING PLAN CODE LEGEND

- EXISTING MAIN SANITARY LINE. LOCATION TO REMAIN UNDISTURBED.
- LINE INDICATING ROOF OVERHANG ABOVE.

EXISTING PLAN GENERAL NOTES

1. AS-BUILT DIMENSIONS ARE BASED UPON AN INTERPRETED LOCATION OF EXISTING FRAMED WALLS AND DO NOT ALWAYS CONVEY THE ACCURACY OF MATERIAL FINISHES AND THICKNESSES. THE LOCATION OF RECONSTRUCTED WALLS MAY REQUIRE MARGINAL ADJUSTMENTS DUE TO DISCREPANCY IN MATERIAL DIMENSIONS AND HIDDEN CONDITIONS WITHIN EXISTING WALLS.

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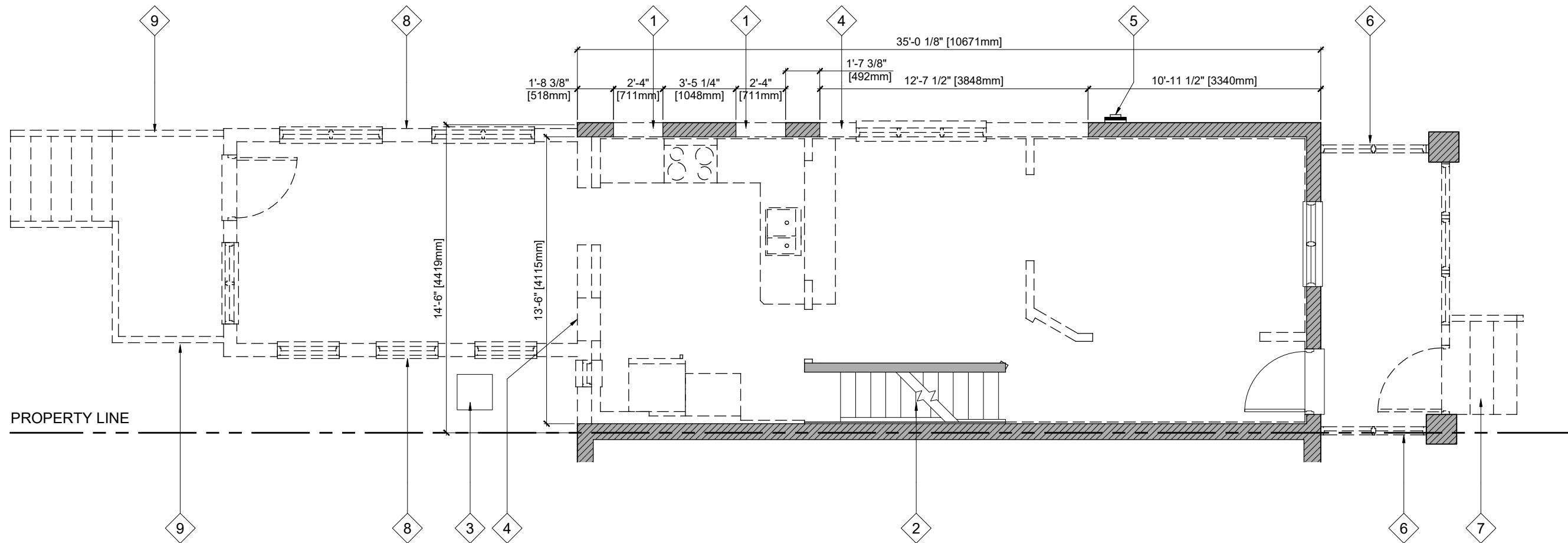
EXISTING PLAN - MAIN FLOOR
 DRAWING

02
 ISSUE NO.





A210
 DRAWING NO.












PROPERTY LINE



DEMO SYMBOL LEGEND

-  INDICATES EXISTING LOAD BEARING MASONRY WALL (MASONRY EXPOSED TO EXTERIOR)
-  INDICATES LOCATION OF EXISTING WALL TO REMAIN. COORDINATE W/ CONSTRUCTION PLAN.
-  INDICATES LOCATION OF MASONRY IN-FILL OF EXISTING LOAD-BEARING MASONRY WALL.
-  INDICATES LOCATION OF EXISTING WALL OR BUILDING COMPONENT TO BE REMOVED.

DEMO CODE LEGEND

-  **1** CUT OPENING IN EXISTING LOAD BEARING MASONRY WALL FOR NEW WINDOW. CONFIRM REQUIRED SIZE WITH CONSTRUCTION PLAN. LINTEL OR HEADER MAY BE REQUIRED. REFER TO STRUCTURAL.
-  **2** EXISTING STAIR TO REMAIN. FINISHES TO BE UPDATED.
-  **3** EXISTING AIR CONDITIONER TO BE REUSED.
-  **4** OPENING IN EXISTING LOAD BEARING MASONRY WALL FOR NEW ADDITION. CONFIRM REQUIREMENTS WITH CONSTRUCTION PLAN AND STRUCTURAL DRAWINGS.
-  **5** EXISTING ELECTRICAL PANEL AND METER TO REMAIN IN CURRENT LOCATION.
-  **6** STRUCTURE OF EXISTING PORCH TO REMAIN. EXISTING STORM WINDOWS TO BE REMOVED. EXISTING STORM DOOR TO BE REMOVED.
-  **7** EXISTING FRONT STEPS TO BE REPLACED. REFER TO SITE PLAN FOR DETAILS.
-  **8** EXISTING REAR ADDITION AND FOUNDATIONS TO BE REMOVED.
-  **9** EXISTING REAR DECK AND FOUNDATIONS TO BE REMOVED.

GENERAL NOTES

1. AS-BUILT DIMENSIONS ARE BASED UPON AN INTERPRETED LOCATION OF EXISTING FRAMED WALLS AND DO NOT ALWAYS CONVEY THE ACCURACY OF MATERIAL FINISHES AND THICKNESSES. THE LOCATION OF RECONSTRUCTED WALLS MAY REQUIRE MARGINAL ADJUSTMENTS DUE TO DISCREPANCY IN MATERIAL DIMENSIONS AND HIDDEN CONDITIONS WITHIN EXISTING WALLS.
2. PRIOR TO DEMOLITION VERIFY ALL PROPOSED ROUGH OPENING DIMENSIONS, NEW HEADER AND BEAM LOCATIONS, AND NEW MILLWORK OR CABINERY THAT IS CONTINGENT UPON AND WILL BE AFFECTED BY THE REMOVAL AND RECONSTRUCTION OF ALL INTERIOR PARTITIONS AND EXTERIOR WALLS.
3. VERIFY AND SECURELY STORE ALL EXISTING MATERIALS, FIXTURES AND APPLIANCES INTENDED FOR REUSE IN THE PROPOSED RENOVATION.
4. REFERENCE ALL DIMENSIONS TO EXISTING REMAINING WALLS.



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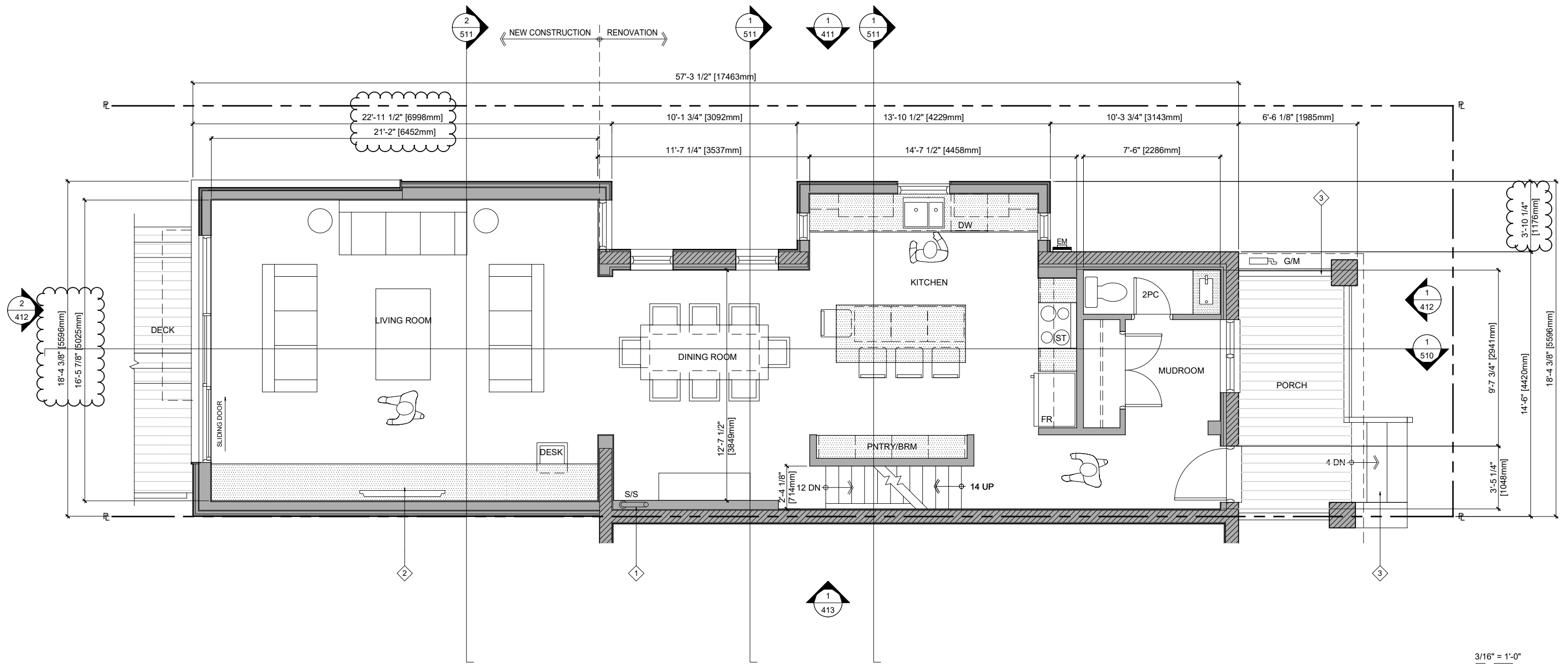
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PROJECT: 1606 - 58A LAVINIA AVENUE
 PHASE: DESIGN DEVELOPMENT
 DATE: 2017-02-27
 ISSUE: ZONING CERTIFICATE - ISSUE #2
 SCALE: 3/16" = 1'-0"

**DEMOLITION PLAN -
 MAIN FLOOR**
 DRAWING

02
 ISSUE NO.

A211
 DRAWING NO.



PROPOSED PLAN SYMBOL LEGEND

- INDICATES EXISTING LOAD BEARING MASONRY WALL OR MASONRY VENEER
- INDICATES EXISTING LOAD BEARING FOUNDATION WALL
- INDICATES LOCATION OF EXISTING WALL
- INDICATES LOCATION OF MILLWORK OR CABINETRY
- INDICATES BUILDING COMPONENT TO BE DEMOLISHED OR REMOVED
- INDICATES LOCATION OF EXTERIOR OPENING. REFER TO A400 FOR WINDOW & DOOR SCHEDULE.
- INDICATES LOCATION OF PROPERTY LINE
- INDICATES EXISTING GAS METER
- INDICATES EXISTING AIR CONDITIONER
- INDICATES ELECTRICAL METER
- INDICATES MAIN SANITARY STACK

PROPOSED PLAN CODE LEGEND

- EXISTING MAIN SANITARY LINE. LOCATION TO REMAIN UNDISTURBED.
- FLOOR TO CEILING BOOKCASE. INTEGRATE INTO DESK MILLWORK. DUCTING FROM BELOW TO BE INTEGRATED.
- EXISTING ENCLOSED PORCH TO BE OPENED. REMOVE EXISTING STORM WINDOWS AND DOOR. ADD NEW RAILINGS AND STAIR. EXISTING STRUCTURE AND EXTENT OF PORCH TO REMAIN.

PROPOSED PLAN GENERAL NOTES

1. AS-BUILT DIMENSIONS ARE BASED UPON AN INTERPRETED LOCATION OF EXISTING FRAMED WALLS AND DO NOT ALWAYS CONVEY THE ACCURACY OF MATERIAL FINISHES AND THICKNESSES. THE LOCATION OF RECONSTRUCTED WALLS MAY REQUIRE MARGINAL ADJUSTMENTS DUE TO DISCREPANCY IN MATERIAL DIMENSIONS AND HIDDEN CONDITIONS WITHIN EXISTING WALLS.



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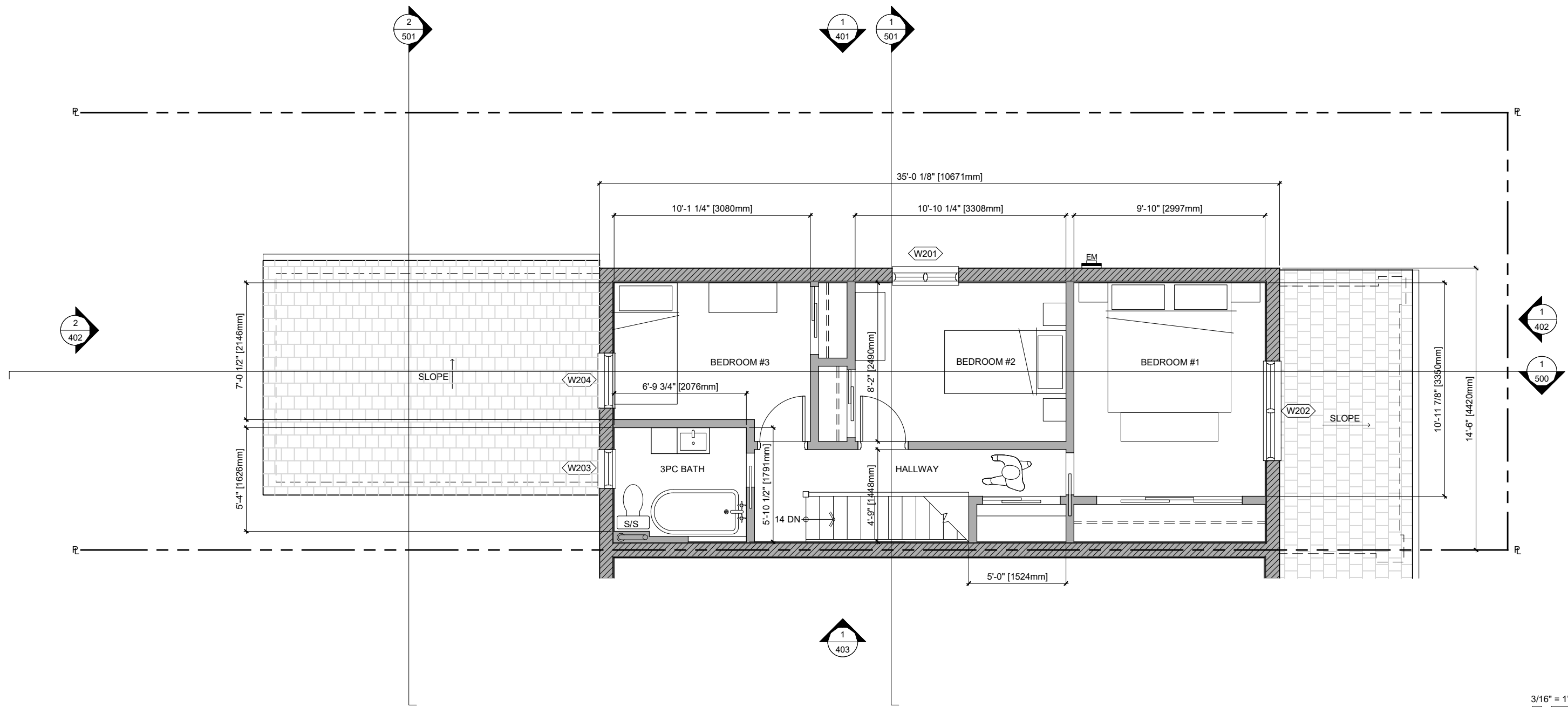
PROJECT: 1606 - 58A LAVINIA AVENUE
 PHASE: DESIGN DEVELOPMENT
 DATE: 2017-02-27
 ISSUE: ZONING CERTIFICATE - ISSUE #2
 SCALE: 3/16" = 1'-0"

**PROPOSED PLAN -
 MAIN FLOOR**
 DRAWING

02
 ISSUE NO.

A212
 DRAWING NO.





EXISTING PLAN SYMBOL LEGEND

- INDICATES EXISTING LOAD BEARING MASONRY WALL OR MASONRY VENEER
- INDICATES EXISTING LOAD BEARING FOUNDATION WALL
- INDICATES LOCATION OF EXISTING WALL
- INDICATES LOCATION OF MILLWORK OR CABINETRY
- INDICATES LOCATION OF EXTERIOR OPENING. REFER TO A400 FOR WINDOW & DOOR SCHEDULE.
- INDICATES LOCATION OF PROPERTY LINE

EXISTING PLAN CODE LEGEND

- G/M INDICATES EXISTING GAS METER
- A/C INDICATES EXISTING AIR CONDITIONER
- EM INDICATES ELECTRICAL METER
- S/S INDICATES MAIN SANITARY STACK

EXISTING PLAN GENERAL NOTES

1. AS-BUILT DIMENSIONS ARE BASED UPON AN INTERPRETED LOCATION OF EXISTING FRAMED WALLS AND DO NOT ALWAYS CONVEY THE ACCURACY OF MATERIAL FINISHES AND THICKNESSES. THE LOCATION OF RECONSTRUCTED WALLS MAY REQUIRE MARGINAL ADJUSTMENTS DUE TO DISCREPANCY IN MATERIAL DIMENSIONS AND HIDDEN CONDITIONS WITHIN EXISTING WALLS.

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 PHASE: DESIGN DEVELOPMENT
 DATE: 2017-02-27
 ISSUE: ZONING CERTIFICATE - ISSUE #2
 SCALE: 3/16" = 1'-0"

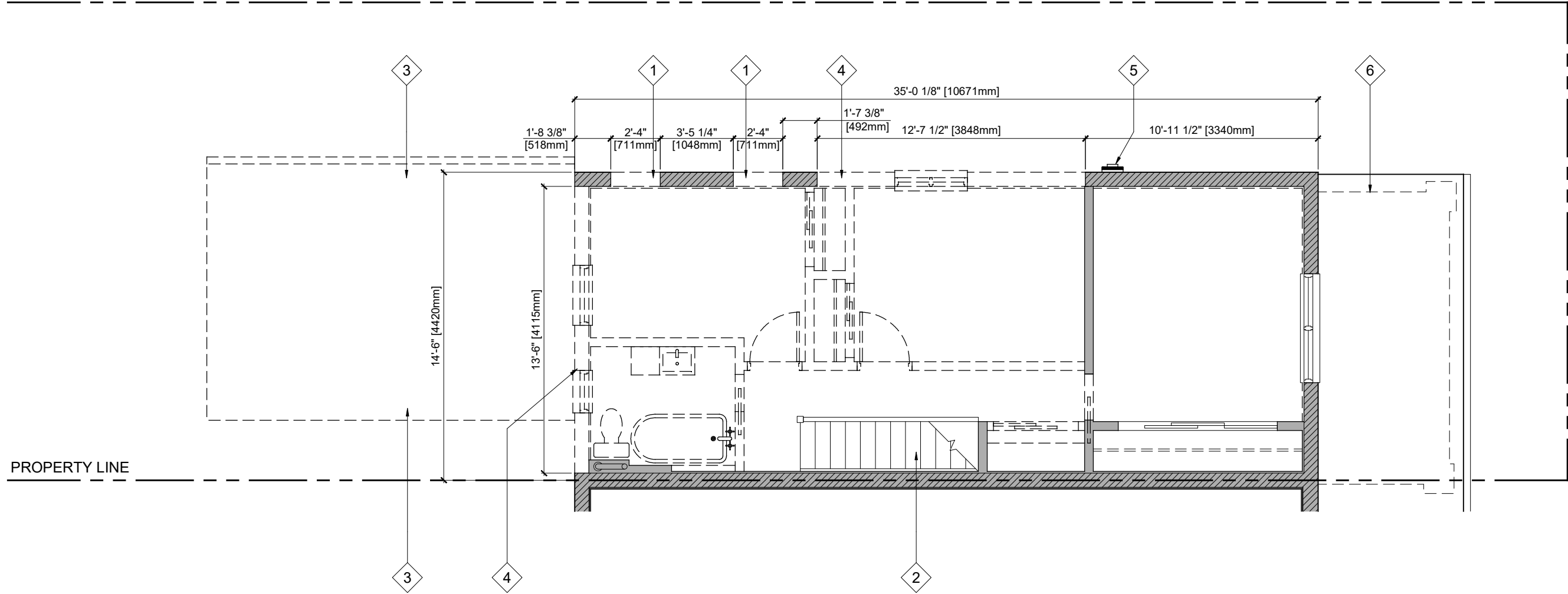
EXISTING PLAN - SECOND FLOOR
 DRAWING

02
 ISSUE NO.





A220
 DRAWING NO.








PROPERTY LINE



DEMO SYMBOL LEGEND

-  INDICATES EXISTING LOAD BEARING MASONRY WALL (MASONRY EXPOSED TO EXTERIOR)
-  INDICATES LOCATION OF EXISTING WALL TO REMAIN. COORDINATE W/ CONSTRUCTION PLAN.
-  INDICATES LOCATION OF MASONRY IN-FILL OF EXISTING LOAD-BEARING MASONRY WALL.
-  INDICATES LOCATION OF EXISTING WALL OR BUILDING COMPONENT TO BE REMOVED.

DEMO CODE LEGEND

-  1 CUT OPENING IN EXISTING LOAD BEARING MASONRY WALL FOR NEW WINDOW. CONFIRM REQUIRED SIZE WITH CONSTRUCTION PLAN. LINTEL OR HEADER MAY BE REQUIRED. REFER TO STRUCTURAL.
-  2 EXISTING STAIR TO REMAIN. FINISHES TO BE UPDATED. NEW HANDRAIL ON SECOND FLOOR REQUIRED.
-  3 EXISTING REAR ADDITION AND FOUNDATIONS TO BE REMOVED.
-  4 OPENING IN EXISTING LOAD BEARING MASONRY WALL FOR NEW ADDITION. CONFIRM REQUIREMENTS WITH CONSTRUCTION PLAN AND STRUCTURAL DRAWINGS.
-  5 EXISTING ELECTRICAL PANEL AND METER TO REMAIN IN CURRENT LOCATION.

GENERAL NOTES

1. AS-BUILT DIMENSIONS ARE BASED UPON AN INTERPRETED LOCATION OF EXISTING FRAMED WALLS AND DO NOT ALWAYS CONVEY THE ACCURACY OF MATERIAL FINISHES AND THICKNESSES. THE LOCATION OF RECONSTRUCTED WALLS MAY REQUIRE MARGINAL ADJUSTMENTS DUE TO DISCREPANCY IN MATERIAL DIMENSIONS AND HIDDEN CONDITIONS WITHIN EXISTING WALLS.
2. PRIOR TO DEMOLITION VERIFY ALL PROPOSED ROUGH OPENING DIMENSIONS, NEW HEADER AND BEAM LOCATIONS, AND NEW MILLWORK OR CABINETRY THAT IS CONTINGENT UPON AND WILL BE AFFECTED BY THE REMOVAL AND RECONSTRUCTION OF ALL INTERIOR PARTITIONS AND EXTERIOR WALLS.
3. VERIFY AND SECURELY STORE ALL EXISTING MATERIALS, FIXTURES AND APPLIANCES INTENDED FOR REUSE IN THE PROPOSED RENOVATION.
4. REFERENCE ALL DIMENSIONS TO EXISTING REMAINING WALLS.



NORTH



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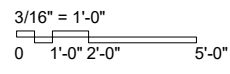
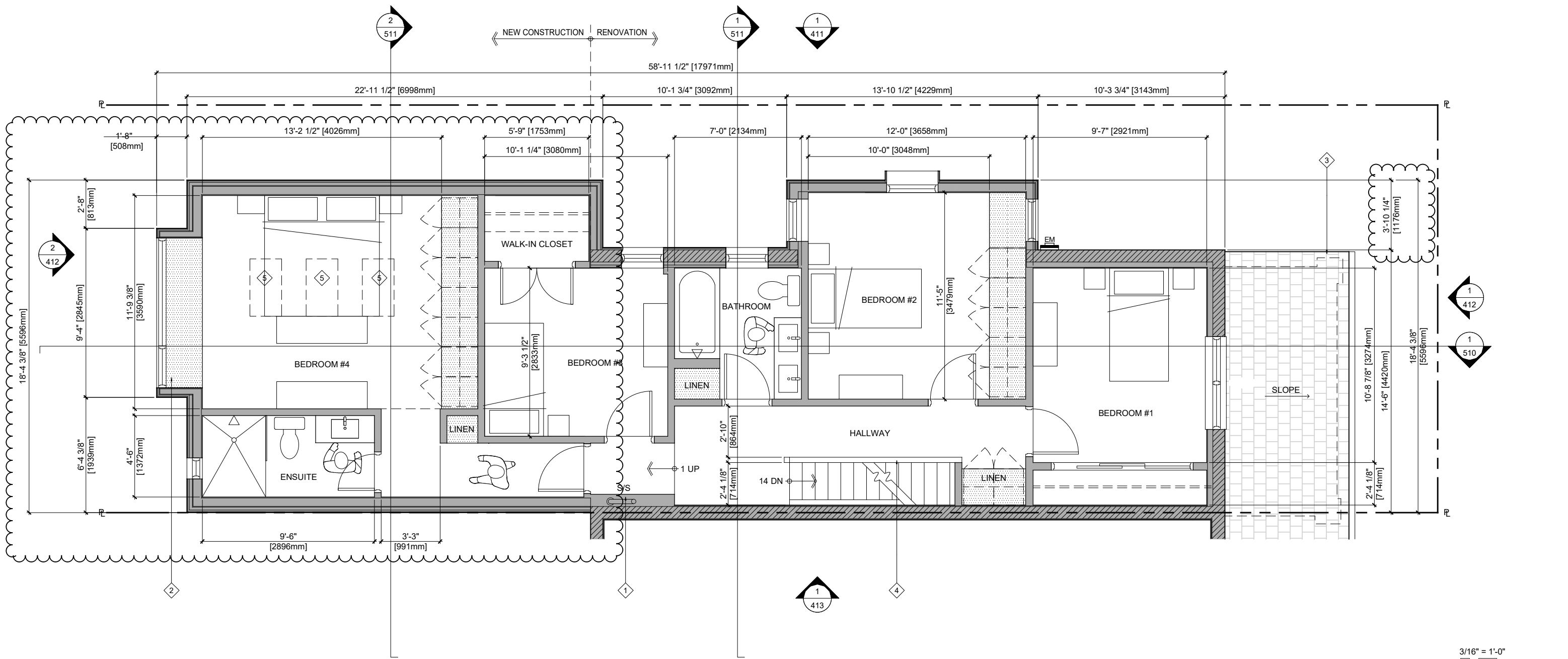
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PROJECT: 1606 - 58A LAVINIA AVENUE
 PHASE: DESIGN DEVELOPMENT
 DATE: 2017-02-27
 ISSUE: ZONING CERTIFICATE - ISSUE #2
 SCALE: 3/16" = 1'-0"

**DEMOLITION PLAN -
 SECOND FLOOR**
 DRAWING

02
 ISSUE NO.

A221
 DRAWING NO.



EXISTING PLAN SYMBOL LEGEND

- INDICATES EXISTING LOAD BEARING MASONRY WALL OR MASONRY VENEER
- INDICATES EXISTING LOAD BEARING FOUNDATION WALL
- INDICATES LOCATION OF EXISTING WALL
- INDICATES LOCATION OF MILLWORK OR CABINETRY
- INDICATES BUILDING COMPONENT TO BE DEMOLISHED OR REMOVED
- INDICATES LOCATION OF EXTERIOR OPENING. REFER TO A400 FOR WINDOW & DOOR SCHEDULE.
- INDICATES LOCATION OF PROPERTY LINE
- INDICATES EXISTING GAS METER
- INDICATES EXISTING AIR CONDITIONER
- INDICATES ELECTRICAL METER
- INDICATES MAIN SANITARY STACK

EXISTING PLAN CODE LEGEND

- EXISTING MAIN SANITARY STACK. LOCATION TO REMAIN UNDISTURBED.
- CANTILEVERED WINDOW SEAT.
- OUTLINE OF PORCH BELOW.
- NEW STAIR RAILING. MIN. HEIGHT 36" A.F.F.
- NEW LOCATION OF SKYLIGHT. SIZE TBD.

EXISTING PLAN GENERAL NOTES

1. AS-BUILT DIMENSIONS ARE BASED UPON AN INTERPRETED LOCATION OF EXISTING FRAMED WALLS AND DO NOT ALWAYS CONVEY THE ACCURACY OF MATERIAL FINISHES AND THICKNESSES. THE LOCATION OF RECONSTRUCTED WALLS MAY REQUIRE MARGINAL ADJUSTMENTS DUE TO DISCREPANCY IN MATERIAL DIMENSIONS AND HIDDEN CONDITIONS WITHIN EXISTING WALLS.

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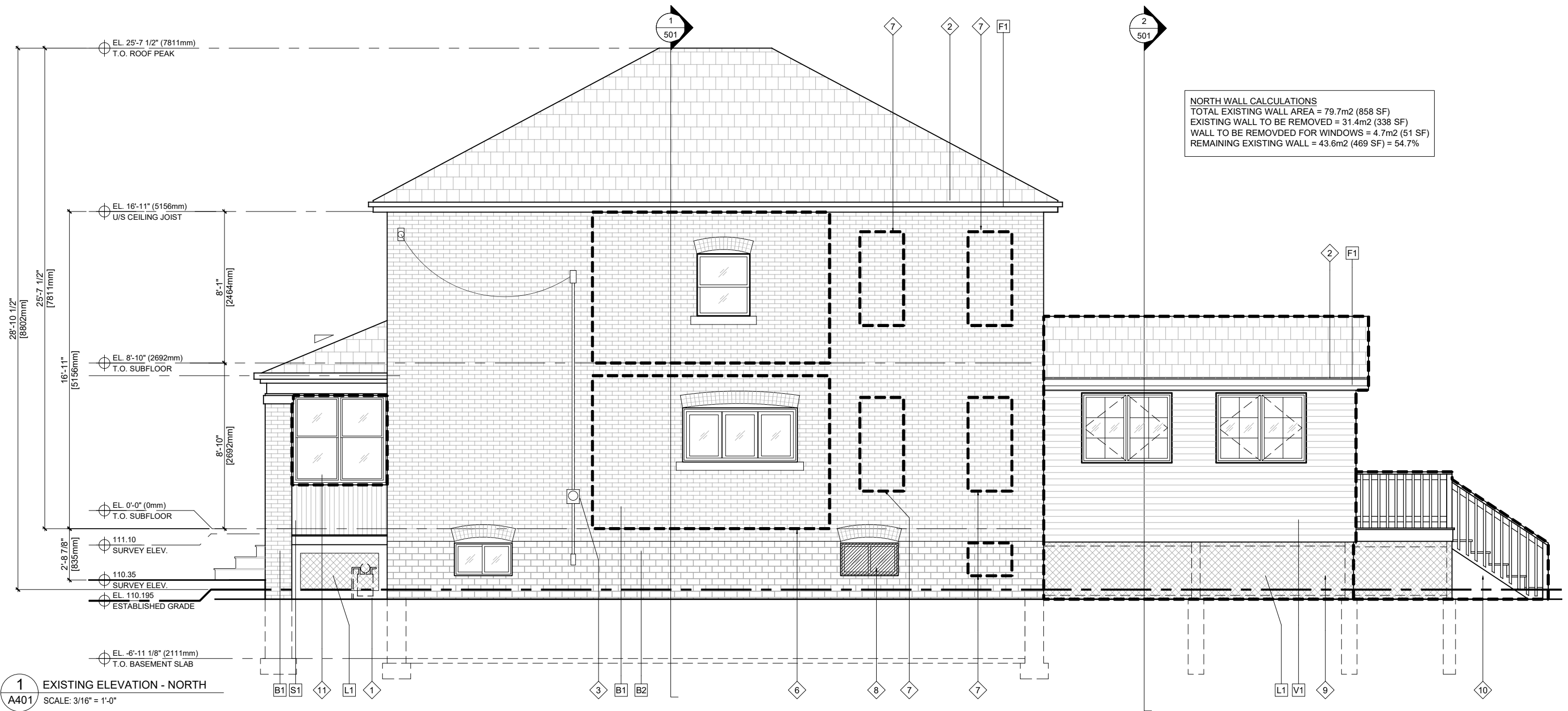
PROJECT: 1606 - 58A LAVINIA AVENUE
 PHASE: DESIGN DEVELOPMENT
 DATE: 2017-02-27
 ISSUE: ZONING CERTIFICATE - ISSUE #2
 SCALE: 3/16" = 1'-0"

**PROPOSED PLAN -
 SECOND FLOOR**
 DRAWING

02
 ISSUE NO.

A222
 DRAWING NO.





NORTH WALL CALCULATIONS
 TOTAL EXISTING WALL AREA = 79.7m² (858 SF)
 EXISTING WALL TO BE REMOVED = 31.4m² (338 SF)
 WALL TO BE REMOVED FOR WINDOWS = 4.7m² (51 SF)
 REMAINING EXISTING WALL = 43.6m² (469 SF) = 54.7%

1 EXISTING ELEVATION - NORTH
 A401 SCALE: 3/16" = 1'-0"

EXISTING ELEVATIONS SYMBOL LEGEND

- INDICATES MASONRY VENEER OR LOAD BEARING MASONRY WALL.
- INDICATES LOCATION OF ASPHALT SHINGLES.
- INDICATES LOCATION OF EXISTING WALL OR BUILDING COMPONENT TO BE REMOVED.
- INDICATES PROPERTY LINE
- INDICATES CONSTRUCTION NOTE. REFER TO CODE LEGEND.
- INDICATES WINDOW. REFER TO A400 FOR WINDOW SCHEDULE.
- INDICATES DOOR. REFER TO A400 FOR DOOR SCHEDULE.

EXISTING ELEVATIONS CODE LEGEND

- INDICATES LOCATION OF EXISTING DOUBLE-WYTHE MASONRY
- INDICATES LOCATION OF EXISTING CONCRETE MASONRY FOUNDATION WALL
- INDICATES LOCATION OF PREFINISHED METAL FLASHING TO MATCH ADJACENT FINISH
- INDICATES LOCATION OF EXISTING WOOD LATTICE - PAINTED OR STAINED
- INDICATES LOCATION OF EXISTING VERTICAL WOOD SIDING - PAINTED
- INDICATES LOCATION OF EXISTING HORIZONTAL VINYL SIDING

EXISTING ELEVATIONS CODE LEGEND

- LOCATION OF EXISTING GAS METER. LOCATION TO REMAIN (UNDISTURBED).
- EXISTING EAVESTROUGH AND/OR DOWNSPOUT. COLOUR VARIES.
- LOCATION OF EXISTING ELECTRICAL METER. LOCATION TO REMAIN.
- LOCATION OF EXISTING AIR CONDITIONING UNIT.
- LOCATION OF EXISTING FURNACE EXHAUST.
- LOCATION OF NEW OPENING IN EXISTING EXTERIOR WALL TO ACCOMMODATE NEW ADDITION/ RENOVATION. REFER TO DEMOLITION PLANS.
- LOCATION OF NEW WINDOW IN EXISTING MASONRY FACADE. REFER TO DEMOLITION PLANS FOR LOCATION.

EXISTING ELEVATIONS - GENERAL NOTES

- EXISTING WINDOW IN MASONRY FOUNDATION TO BE IN-FILLED. CONSTRUCTION TO MATCH EXISTING.
- EXISTING ONE-STORY ADDITION AND FOUNDATIONS TO BE REMOVED. REFER TO DEMOLITION PLANS.
- EXISTING WOOD FRAME DECK AND FOUNDATIONS TO BE REMOVED. REFER TO DEMOLITION PLANS.
- EXISTING STORM WINDOWS AND STORM DOOR ON PORCH TO BE REMOVED. EXISTING STRUCTURE AND EXTENTS OF PORCH TO BE MAINTAINED. NEW RAILING AND STEPS TO MEET O.B.C. REQUIRED.

EXISTING ELEVATIONS - GENERAL NOTES

1. AS-BUILT DIMENSIONS ARE BASED UPON AN INTERPRETED LOCATION OF EXISTING FRAMED WALLS AND DO NOT ALWAYS CONVEY THE ACCURACY OF MATERIAL FINISHES AND THICKNESSES. THE LOCATION OF RECONSTRUCTED WALLS MAY REQUIRE MARGINAL ADJUSTMENTS DUE TO DISCREPANCY IN MATERIAL DIMENSIONS AND HIDDEN CONDITIONS WITHIN EXISTING WALLS.

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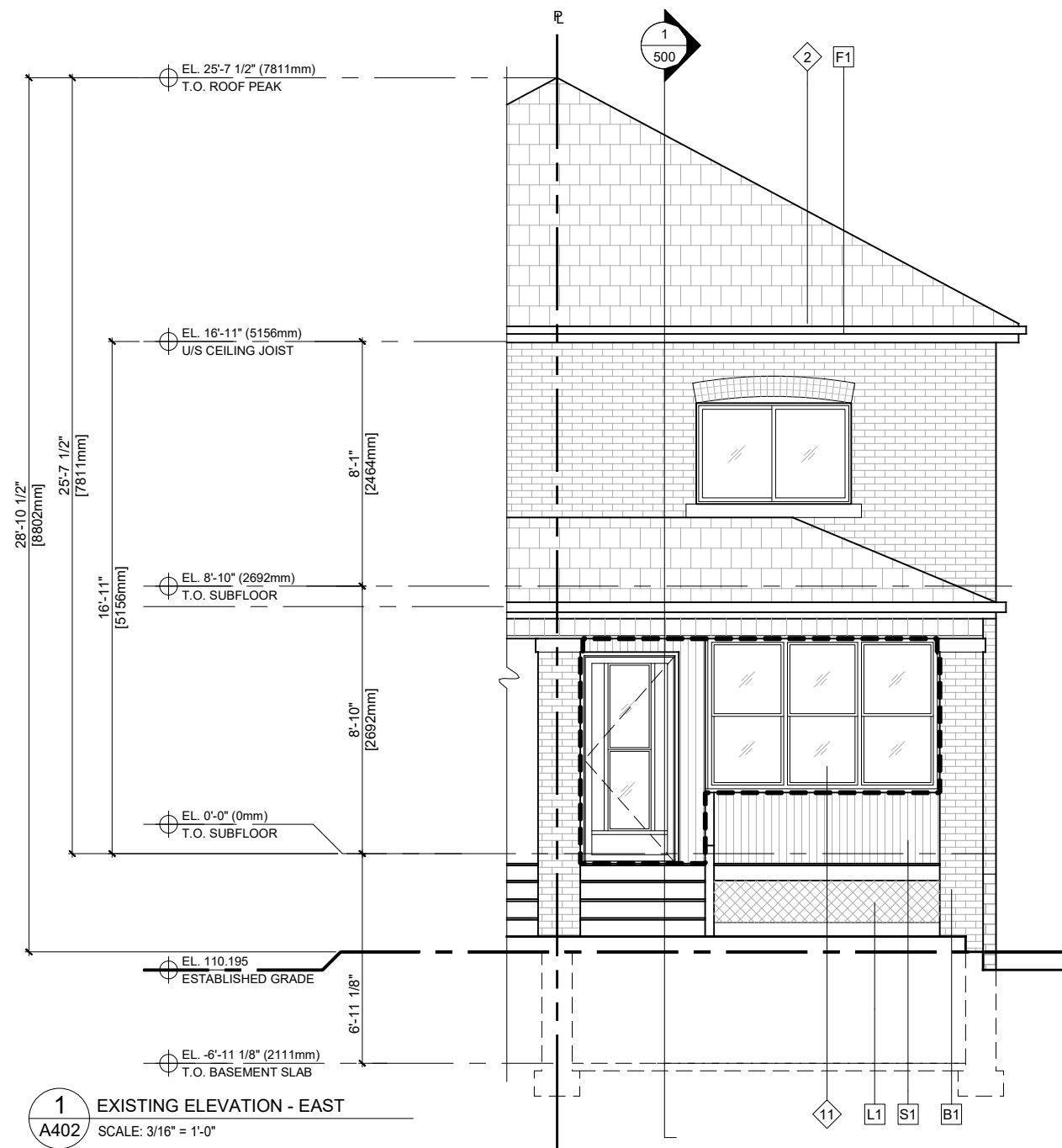


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PROJECT: 1606 - 58A LAVINIA AVENUE
 PHASE: DESIGN DEVELOPMENT
 DATE: 2017-02-27
 ISSUE: ZONING CERTIFICATE - ISSUE #2
 SCALE: 3/16" = 1'-0"

EXISTING ELEVATION - NORTH
 DRAWING

02 ISSUE NO.
A401 DRAWING NO.



EAST WALL CALCULATIONS
 TOTAL EXISTING WALL AREA =
 28.0m² (301 SF)
 EXISTING WALL TO BE REMOVED =
 0m² (0 SF)
 REMAINING EXISTING WALL =
 28.0m² (301 SF) = 100%

EXISTING ELEVATIONS SYMBOL LEGEND

- INDICATES MASONRY VENEER OR LOAD BEARING MASONRY WALL.
- INDICATES LOCATION OF ASPHALT SHINGLES.
- INDICATES LOCATION OF EXISTING WALL OR BUILDING COMPONENT TO BE REMOVED.
- INDICATES PROPERTY LINE
- INDICATES CONSTRUCTION NOTE. REFER TO CODE LEGEND.
- INDICATES WINDOW. REFER TO A400 FOR WINDOW SCHEDULE.
- INDICATES DOOR. REFER TO A400 FOR DOOR SCHEDULE.

EXISTING ELEVATIONS CODE LEGEND

- INDICATES LOCATION OF EXISTING DOUBLE-WYTHE MASONRY
- INDICATES LOCATION OF EXISTING CONCRETE MASONRY FOUNDATION WALL
- INDICATES LOCATION OF PREFINISHED METAL FLASHING TO MATCH ADJACENT FINISH
- INDICATES LOCATION OF EXISTING WOOD LATTICE - PAINTED OR STAINED
- INDICATES LOCATION OF EXISTING VERTICAL WOOD SIDING - PAINTED
- INDICATES LOCATION OF EXISTING HORIZONTAL VINYL SIDING

EXISTING ELEVATIONS CODE LEGEND

- LOCATION OF EXISTING GAS METER. LOCATION TO REMAIN (UNDISTURBED).
- EXISTING EAVESTROUGH AND/OR DOWNSPOUT. COLOUR VARIES.
- LOCATION OF EXISTING ELECTRICAL METER. LOCATION TO REMAIN.
- LOCATION OF EXISTING AIR CONDITIONING UNIT.
- LOCATION OF EXISTING FURNACE EXHAUST.
- LOCATION OF NEW OPENING IN EXISTING EXTERIOR WALL TO ACCOMMODATE NEW ADDITION/ RENOVATION. REFER TO DEMOLITION PLANS.
- LOCATION OF NEW WINDOW IN EXISTING MASONRY FACADE. REFER TO DEMOLITION PLANS FOR LOCATION.

EXISTING ELEVATIONS - GENERAL NOTES

- EXISTING WINDOW IN MASONRY FOUNDATION TO BE IN-FILLED. CONSTRUCTION TO MATCH EXISTING.
- EXISTING ONE-STORY ADDITION AND FOUNDATIONS TO BE REMOVED. REFER TO DEMOLITION PLANS.
- EXISTING WOOD FRAME DECK AND FOUNDATIONS TO BE REMOVED. REFER TO DEMOLITION PLANS.
- EXISTING STORM WINDOWS AND STORM DOOR ON PORCH TO BE REMOVED. EXISTING STRUCTURE AND EXTENTS OF PORCH TO BE MAINTAINED. NEW RAILING AND STEPS TO MEET O.B.C. REQUIRED.

EXISTING ELEVATIONS - GENERAL NOTES

1. AS-BUILT DIMENSIONS ARE BASED UPON AN INTERPRETED LOCATION OF EXISTING FRAMED WALLS AND DO NOT ALWAYS CONVEY THE ACCURACY OF MATERIAL FINISHES AND THICKNESSES. THE LOCATION OF RECONSTRUCTED WALLS MAY REQUIRE MARGINAL ADJUSTMENTS DUE TO DISCREPANCY IN MATERIAL DIMENSIONS AND HIDDEN CONDITIONS WITHIN EXISTING WALLS.

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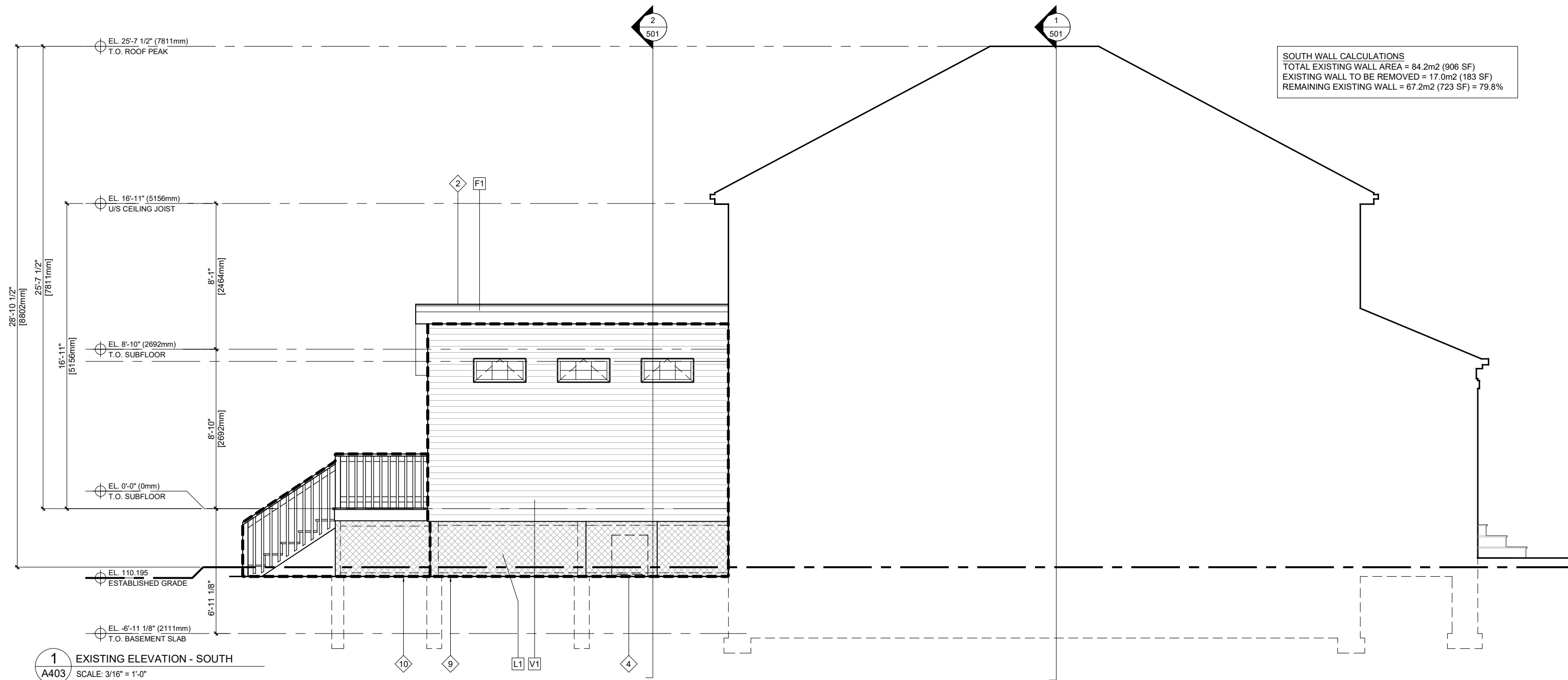
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PROJECT: 1606 - 58A LAVINIA AVENUE
 PHASE: DESIGN DEVELOPMENT
 DATE: 2017-03-01
 ISSUE: ZONING CERTIFICATE - ISSUE #2
 SCALE: 3/16" = 1'-0"

EXISTING ELEVATION - EAST
 DRAWING

02
 ISSUE NO.

A402
 DRAWING NO.



SOUTH WALL CALCULATIONS
 TOTAL EXISTING WALL AREA = 84.2m2 (906 SF)
 EXISTING WALL TO BE REMOVED = 17.0m2 (183 SF)
 REMAINING EXISTING WALL = 67.2m2 (723 SF) = 79.8%

EXISTING ELEVATIONS SYMBOL LEGEND

- INDICATES MASONRY VENEER OR LOAD BEARING MASONRY WALL.
- INDICATES LOCATION OF ASPHALT SHINGLES.
- INDICATES LOCATION OF EXISTING WALL OR BUILDING COMPONENT TO BE REMOVED.
- INDICATES PROPERTY LINE
- INDICATES CONSTRUCTION NOTE. REFER TO CODE LEGEND.
- INDICATES WINDOW. REFER TO A400 FOR WINDOW SCHEDULE.
- INDICATES DOOR. REFER TO A400 FOR DOOR SCHEDULE.

- INDICATES LOCATION OF EXISTING DOUBLE-WYTHE MASONRY
- INDICATES LOCATION OF EXISTING CONCRETE MASONRY FOUNDATION WALL
- INDICATES LOCATION OF PREFINISHED METAL FLASHING TO MATCH ADJACENT FINISH
- INDICATES LOCATION OF EXISTING WOOD LATTICE - PAINTED OR STAINED
- INDICATES LOCATION OF EXISTING VERTICAL WOOD SIDING - PAINTED
- INDICATES LOCATION OF EXISTING HORIZONTAL VINYL SIDING

EXISTING ELEVATIONS CODE LEGEND

- LOCATION OF EXISTING GAS METER. LOCATION TO REMAIN (UNDISTURBED).
- EXISTING EAVESTROUGH AND/OR DOWNSPOUT. COLOUR VARIES.
- LOCATION OF EXISTING ELECTRICAL METER. LOCATION TO REMAIN.
- LOCATION OF EXISTING AIR CONDITIONING UNIT.
- LOCATION OF EXISTING FURNACE EXHAUST.
- LOCATION OF NEW OPENING IN EXISTING EXTERIOR WALL TO ACCOMMODATE NEW ADDITION/ RENOVATION. REFER TO DEMOLITION PLANS.
- LOCATION OF NEW WINDOW IN EXISTING MASONRY FACADE. REFER TO DEMOLITION PLANS FOR LOCATION.
- EXISTING WINDOW IN MASONRY FOUNDATION TO BE IN-FILLED. CONSTRUCTION TO MATCH EXISTING.
- EXISTING ONE-STOUREY ADDITION AND FOUNDATIONS TO BE REMOVED. REFER TO DEMOLITION PLANS.
- EXISTING WOOD FRAME DECK AND FOUNDATIONS TO BE REMOVED. REFER TO DEMOLITION PLANS.
- EXISTING STORM WINDOWS AND STORM DOOR ON PORCH TO BE REMOVED. EXISTING STRUCTURE AND EXTENTS OF PORCH TO BE MAINTAINED. NEW RAILING AND STEPS TO MEET O.B.C. REQUIRED.

EXISTING ELEVATIONS - GENERAL NOTES

1. AS-BUILT DIMENSIONS ARE BASED UPON AN INTERPRETED LOCATION OF EXISTING FRAMED WALLS AND DO NOT ALWAYS CONVEY THE ACCURACY OF MATERIAL FINISHES AND THICKNESSES. THE LOCATION OF RECONSTRUCTED WALLS MAY REQUIRE MARGINAL ADJUSTMENTS DUE TO DISCREPANCY IN MATERIAL DIMENSIONS AND HIDDEN CONDITIONS WITHIN EXISTING WALLS.



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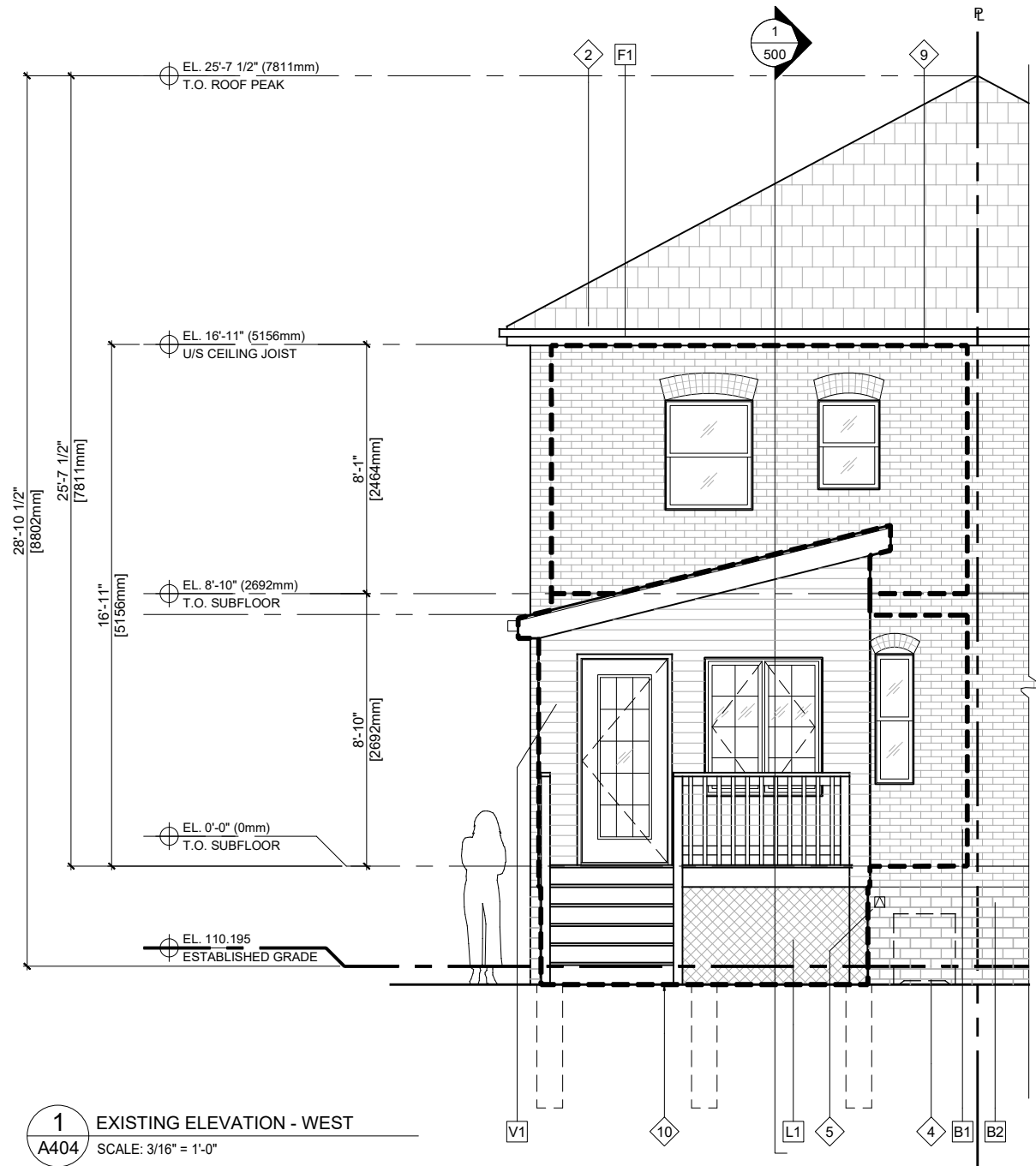
PROJECT: 1606 - 58A LAVINIA AVENUE
 PHASE: DESIGN DEVELOPMENT
 DATE: 2017-02-27
 ISSUE: ZONING CERTIFICATE - ISSUE #2
 SCALE: 3/16" = 1'-0"

EXISTING ELEVATION - SOUTH
 DRAWING

02
 ISSUE NO.

A403
 DRAWING NO.

WEST WALL CALCULATIONS
 TOTAL EXISTING WALL AREA = 28.0m² (301 SF)
 EXISTING WALL TO BE REMOVED = 20.3m² (218 SF)
 REMAINING EXISTING WALL = 7.7m² (83 SF) = 27.5%



1 EXISTING ELEVATION - WEST
 A404 SCALE: 3/16" = 1'-0"

EXISTING ELEVATIONS SYMBOL LEGEND

- INDICATES MASONRY VENEER OR LOAD BEARING MASONRY WALL.
- INDICATES LOCATION OF ASPHALT SHINGLES.
- INDICATES LOCATION OF EXISTING WALL OR BUILDING COMPONENT TO BE REMOVED.
- INDICATES PROPERTY LINE
- INDICATES CONSTRUCTION NOTE. REFER TO CODE LEGEND.
- INDICATES WINDOW. REFER TO A400 FOR WINDOW SCHEDULE.
- INDICATES DOOR. REFER TO A400 FOR DOOR SCHEDULE.

- INDICATES LOCATION OF EXISTING DOUBLE-WYTHE MASONRY
- INDICATES LOCATION OF EXISTING CONCRETE MASONRY FOUNDATION WALL
- INDICATES LOCATION OF PREFINISHED METAL FLASHING TO MATCH ADJACENT FINISH
- INDICATES LOCATION OF EXISTING WOOD LATTICE - PAINTED OR STAINED
- INDICATES LOCATION OF EXISTING VERTICAL WOOD SIDING - PAINTED
- INDICATES LOCATION OF EXISTING HORIZONTAL VINYL SIDING

EXISTING ELEVATIONS CODE LEGEND

- LOCATION OF EXISTING GAS METER. LOCATION TO REMAIN (UNDISTURBED).
- EXISTING EAVESTROUGH AND/OR DOWNSPOUT. COLOUR VARIES.
- LOCATION OF EXISTING ELECTRICAL METER. LOCATION TO REMAIN.
- LOCATION OF EXISTING AIR CONDITIONING UNIT.
- LOCATION OF EXISTING FURNACE EXHAUST.
- LOCATION OF NEW OPENING IN EXISTING EXTERIOR WALL TO ACCOMMODATE NEW ADDITION/ RENOVATION. REFER TO DEMOLITION PLANS.
- LOCATION OF NEW WINDOW IN EXISTING MASONRY FACADE. REFER TO DEMOLITION PLANS FOR LOCATION.
- EXISTING WINDOW IN MASONRY FOUNDATION TO BE IN-FILLED. CONSTRUCTION TO MATCH EXISTING.
- EXISTING ONE-STOREY ADDITION AND FOUNDATIONS TO BE REMOVED. REFER TO DEMOLITION PLANS.
- EXISTING WOOD FRAME DECK AND FOUNDATIONS TO BE REMOVED. REFER TO DEMOLITION PLANS.
- EXISTING STORM WINDOWS AND STORM DOOR ON PORCH TO BE REMOVED. EXISTING STRUCTURE AND EXTENTS OF PORCH TO BE MAINTAINED. NEW RAILING AND STEPS TO MEET O.B.C. REQUIRED.

EXISTING ELEVATIONS - GENERAL NOTES

1. AS-BUILT DIMENSIONS ARE BASED UPON AN INTERPRETED LOCATION OF EXISTING FRAMED WALLS AND DO NOT ALWAYS CONVEY THE ACCURACY OF MATERIAL FINISHES AND THICKNESSES. THE LOCATION OF RECONSTRUCTED WALLS MAY REQUIRE MARGINAL ADJUSTMENTS DUE TO DISCREPANCY IN MATERIAL DIMENSIONS AND HIDDEN CONDITIONS WITHIN EXISTING WALLS.



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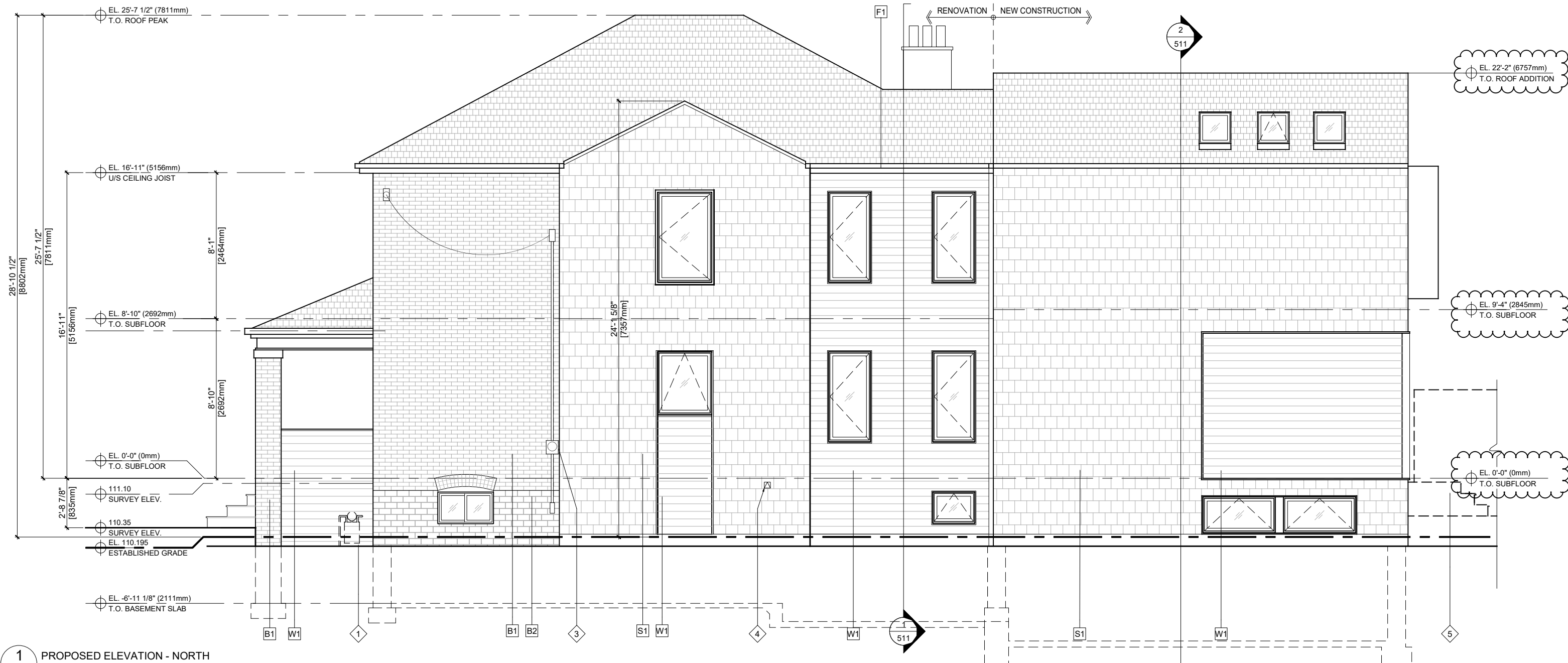
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PROJECT: 1606 - 58A LAVINIA AVENUE
 PHASE: DESIGN DEVELOPMENT
 DATE: 2017-03-01
 ISSUE: ZONING CERTIFICATE - ISSUE #2
 SCALE: 3/16" = 1'-0"

EXISTING ELEVATION - WEST
 DRAWING

02
 ISSUE NO.

A404
 DRAWING NO.



1 PROPOSED ELEVATION - NORTH
 A411 SCALE: 3/16" = 1'-0"

PROPOSED ELEVATIONS SYMBOL LEGEND

- INDICATES MASONRY VENEER OR LOAD BEARING MASONRY WALL.
- INDICATES LOCATION OF ASPHALT SHINGLES.
- INDICATES LOCATION OF EXISTING WALL OR BUILDING COMPONENT TO BE REMOVED.
- INDICATES PROPERTY LINE
- INDICATES CONSTRUCTION NOTE. REFER TO CODE LEGEND.
- INDICATES WINDOW. REFER TO A400 FOR WINDOW SCHEDULE.
- INDICATES DOOR. REFER TO A400 FOR DOOR SCHEDULE.

PROPOSED ELEVATIONS CODE LEGEND

- INDICATES LOCATION OF EXISTING DOUBLE-WYTHE MASONRY
- INDICATES LOCATION OF EXISTING CONCRETE MASONRY FOUNDATION WALL
- INDICATES LOCATION OF PREFINISHED METAL FLASHING TO MATCH ADJACENT FINISH
- INDICATES LOCATION OF NEW FIBER CEMENT SHINGLES SIDING.
- INDICATES LOCATION OF NEW HORIZONTAL WOOD SIDING TYPE 1.
- INDICATES LOCATION OF NEW HORIZONTAL WOOD SIDING TYPE .
- LOCATION OF EXISTING GAS METER. LOCATION TO REMAIN (UNDISTURBED).
- EXISTING EAVESTROUGH AND/OR DOWNSPOUT. COLOUR VARIES.
- LOCATION OF EXISTING ELECTRICAL METER. LOCATION TO REMAIN.
- LOCATION OF EXISTING FURNACE EXHAUST.
- LOCATION OF NEW WOOD FRAME DECK AND PRIVACY SCREEN. REFER TO SITE DETAILS FOR ADDITIONAL INFORMATION.

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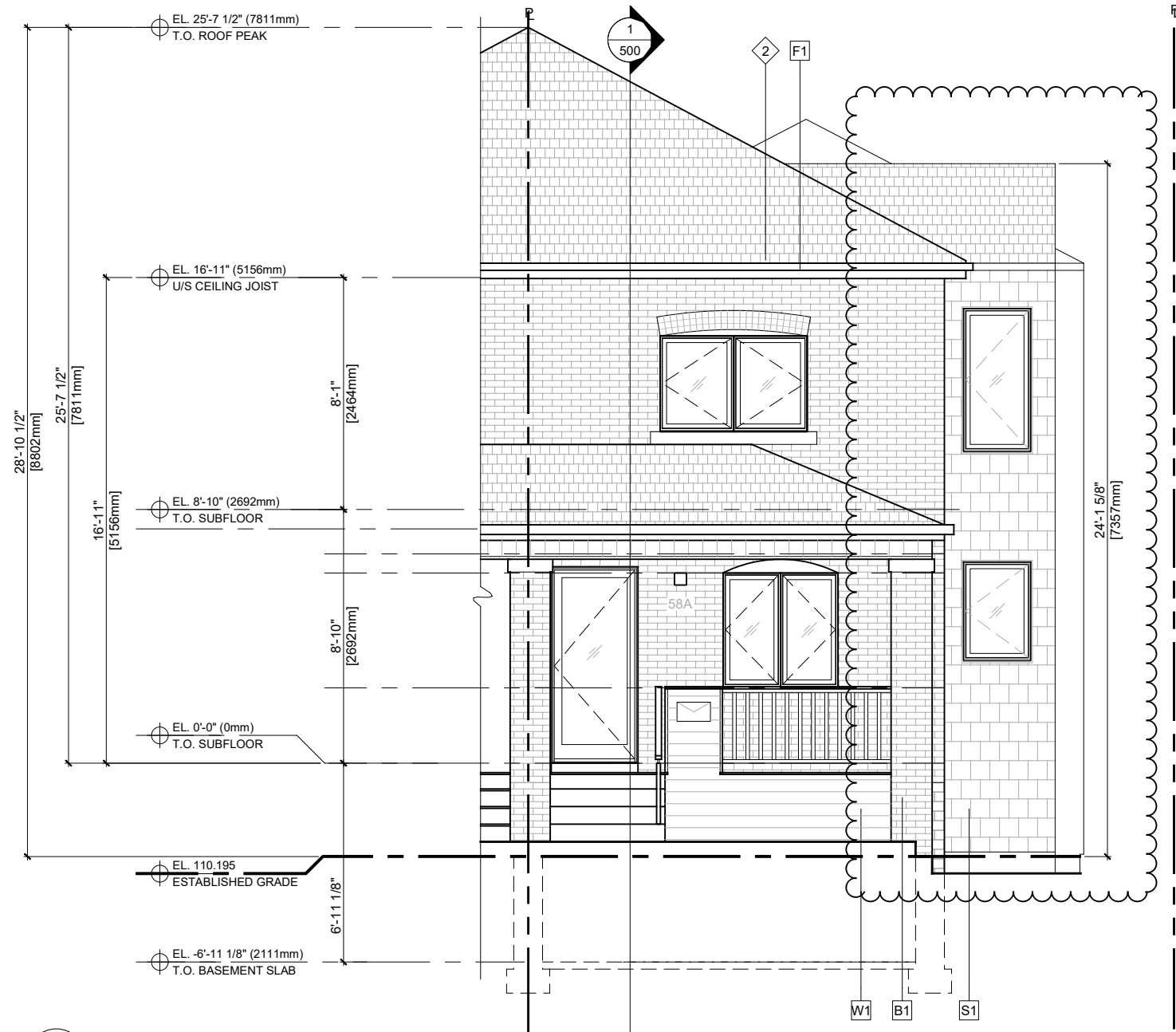
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PROJECT: 1606 - 58A LAVINIA AVENUE
 PHASE: DESIGN DEVELOPMENT
 DATE: 2017-02-27
 ISSUE: ZONING CERTIFICATE - ISSUE #2
 SCALE: 3/16" = 1'-0"

PROPOSED ELEVATION - NORTH
 DRAWING

02
 ISSUE NO.

A411
 DRAWING NO.



1 PROPOSED ELEVATION - EAST
A412 SCALE: 3/16" = 1'-0"

PROPOSED ELEVATIONS SYMBOL LEGEND

- INDICATES MASONRY VENEER OR LOAD BEARING MASONRY WALL.
- INDICATES LOCATION OF ASPHALT SHINGLES.
- INDICATES LOCATION OF EXISTING WALL OR BUILDING COMPONENT TO BE REMOVED.
- INDICATES PROPERTY LINE
- INDICATES CONSTRUCTION NOTE. REFER TO CODE LEGEND.
- INDICATES WINDOW. REFER TO A400 FOR WINDOW SCHEDULE.
- INDICATES DOOR. REFER TO A400 FOR DOOR SCHEDULE.

PROPOSED ELEVATIONS CODE LEGEND

- INDICATES LOCATION OF EXISTING DOUBLE-WYTHE MASONRY
- INDICATES LOCATION OF EXISTING CONCRETE MASONRY FOUNDATION WALL
- INDICATES LOCATION OF PREFINISHED METAL FLASHING TO MATCH ADJACENT FINISH
- INDICATES LOCATION OF NEW FIBER CEMENT SHINGLES SIDING.
- INDICATES LOCATION OF NEW HORIZONTAL WOOD SIDING TYPE 1.
- INDICATES LOCATION OF NEW HORIZONTAL WOOD SIDING TYPE .
- LOCATION OF EXISTING GAS METER. LOCATION TO REMAIN (UNDISTURBED).
- EXISTING EAVESTROUGH AND/OR DOWNSPOUT. COLOUR VARIES.
- LOCATION OF EXISTING ELECTRICAL METER. LOCATION TO REMAIN.
- LOCATION OF EXISTING FURNACE EXHAUST.
- LOCATION OF NEW WOOD FRAME DECK AND PRIVACY SCREEN. REFER TO SITE DETAILS FOR ADDITIONAL INFORMATION.

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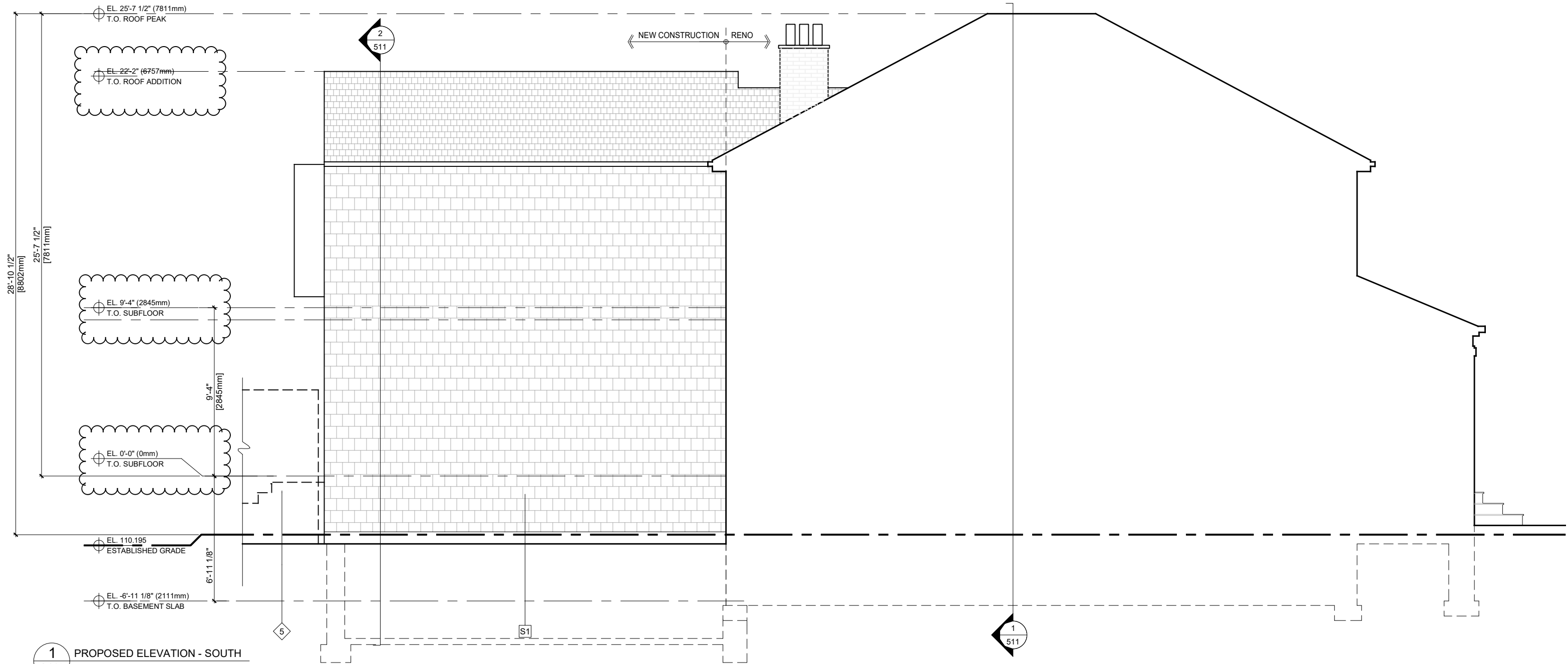
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PROJECT: 1606 - 58A LAVINIA AVENUE
 PHASE: DESIGN DEVELOPMENT
 DATE: 2017-03-01
 ISSUE: ZONING CERTIFICATE - ISSUE #2
 SCALE: 3/16" = 1'-0"

PROPOSED ELEVATION
EAST
 DRAWING

02
 ISSUE NO.

A412
 DRAWING NO.



1 PROPOSED ELEVATION - SOUTH
A413 SCALE: 3/16" = 1'-0"

PROPOSED ELEVATIONS SYMBOL LEGEND

- INDICATES MASONRY VENEER OR LOAD BEARING MASONRY WALL.
- INDICATES LOCATION OF ASPHALT SHINGLES.
- INDICATES LOCATION OF EXISTING WALL OR BUILDING COMPONENT TO BE REMOVED.
- INDICATES PROPERTY LINE
- INDICATES CONSTRUCTION NOTE. REFER TO CODE LEGEND.
- INDICATES WINDOW. REFER TO A400 FOR WINDOW SCHEDULE.
- INDICATES DOOR. REFER TO A400 FOR DOOR SCHEDULE.

PROPOSED ELEVATIONS CODE LEGEND

- INDICATES LOCATION OF EXISTING DOUBLE-WYTHE MASONRY
- INDICATES LOCATION OF EXISTING CONCRETE MASONRY FOUNDATION WALL
- INDICATES LOCATION OF PREFINISHED METAL FLASHING TO MATCH ADJACENT FINISH
- INDICATES LOCATION OF NEW FIBER CEMENT SHINGLES SIDING.
- INDICATES LOCATION OF NEW HORIZONTAL WOOD SIDING TYPE 1.
- INDICATES LOCATION OF NEW HORIZONTAL WOOD SIDING TYPE .

PROPOSED ELEVATIONS CODE LEGEND

- LOCATION OF EXISTING GAS METER. LOCATION TO REMAIN (UNDISTURBED).
- EXISTING EAVESTROUGH AND/OR DOWNSPOUT. COLOUR VARIES.
- LOCATION OF EXISTING ELECTRICAL METER. LOCATION TO REMAIN.
- LOCATION OF EXISTING FURNACE EXHAUST.
- LOCATION OF NEW WOOD FRAME DECK AND PRIVACY SCREEN. REFER TO SITE DETAILS FOR ADDITIONAL INFORMATION.

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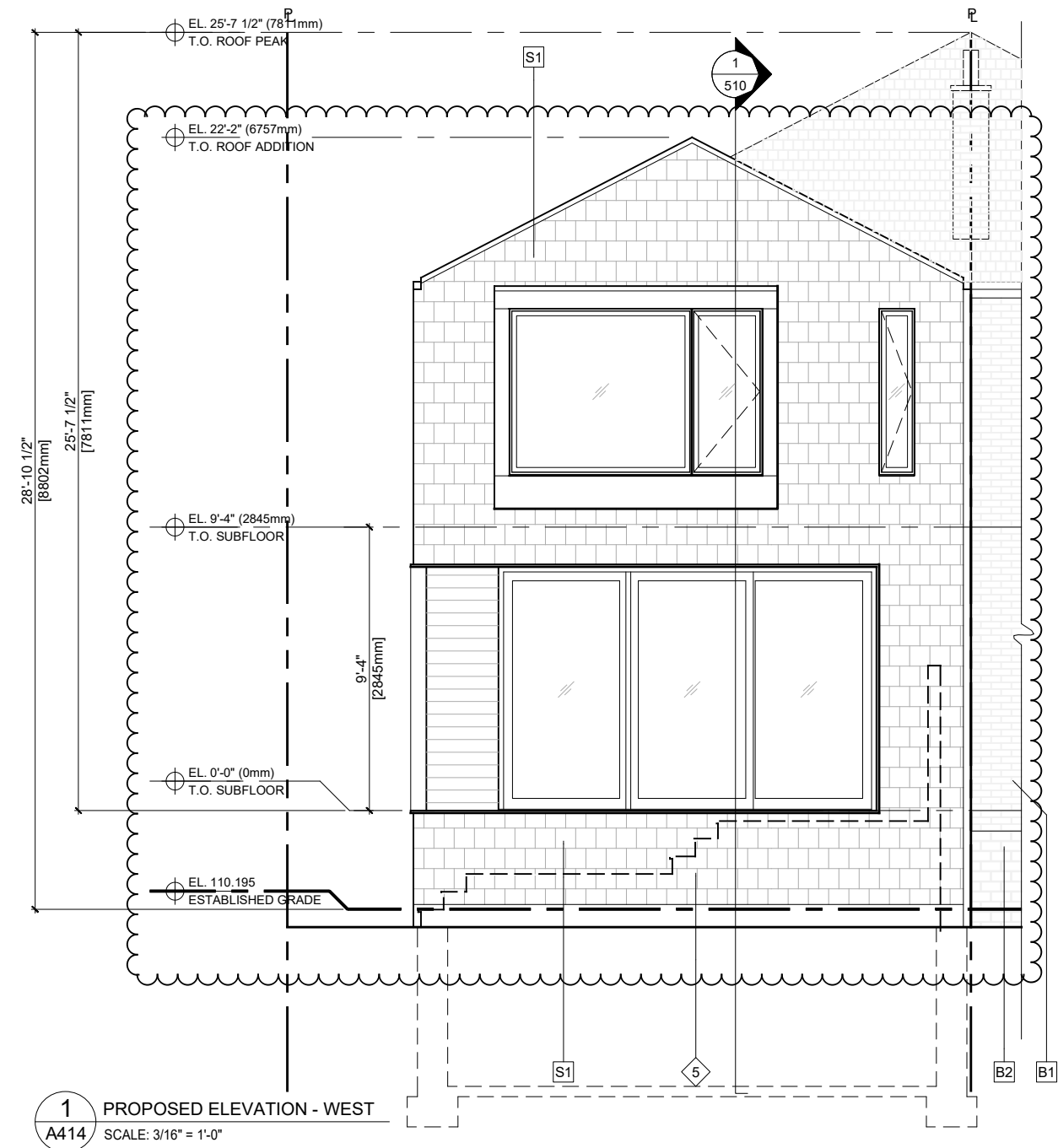
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PHASE: DESIGN DEVELOPMENT
DATE: 2017-02-27
ISSUE: ZONING CERTIFICATE - ISSUE #2
SCALE: 3/16" = 1'-0"

PROPOSED ELEVATION SOUTH
DRAWING


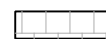

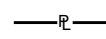
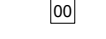
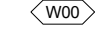
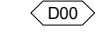
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ISSUE NO.







A413
DRAWING NO.








1 PROPOSED ELEVATION - WEST
A414 SCALE: 3/16" = 1'-0"

PROPOSED ELEVATIONS SYMBOL LEGEND

-  INDICATES MASONRY VENEER OR LOAD BEARING MASONRY WALL.
-  INDICATES LOCATION OF ASPHALT SHINGLES.
-  INDICATES LOCATION OF EXISTING WALL OR BUILDING COMPONENT TO BE REMOVED.
-  INDICATES PROPERTY LINE
-  INDICATES CONSTRUCTION NOTE. REFER TO CODE LEGEND.
-  INDICATES WINDOW. REFER TO A400 FOR WINDOW SCHEDULE.
-  INDICATES DOOR. REFER TO A400 FOR DOOR SCHEDULE.

-  INDICATES LOCATION OF EXISTING DOUBLE-WYTHE MASONRY
-  INDICATES LOCATION OF EXISTING CONCRETE MASONRY FOUNDATION WALL
-  INDICATES LOCATION OF PREFINISHED METAL FLASHING TO MATCH ADJACENT FINISH
-  INDICATES LOCATION OF NEW FIBER CEMENT SHINGLES SIDING.
-  INDICATES LOCATION OF NEW HORIZONTAL WOOD SIDING TYPE 1.
-  INDICATES LOCATION OF NEW HORIZONTAL WOOD SIDING TYPE .

PROPOSED ELEVATIONS CODE LEGEND

-  LOCATION OF EXISTING GAS METER. LOCATION TO REMAIN (UNDISTURBED).
-  EXISTING EAVESTROUGH AND/OR DOWNSPOUT. COLOUR VARIES.
-  LOCATION OF EXISTING ELECTRICAL METER. LOCATION TO REMAIN.
-  LOCATION OF EXISTING FURNACE EXHAUST.
-  LOCATION OF NEW WOOD FRAME DECK AND PRIVACY SCREEN. REFER TO SITE DETAILS FOR ADDITIONAL INFORMATION.

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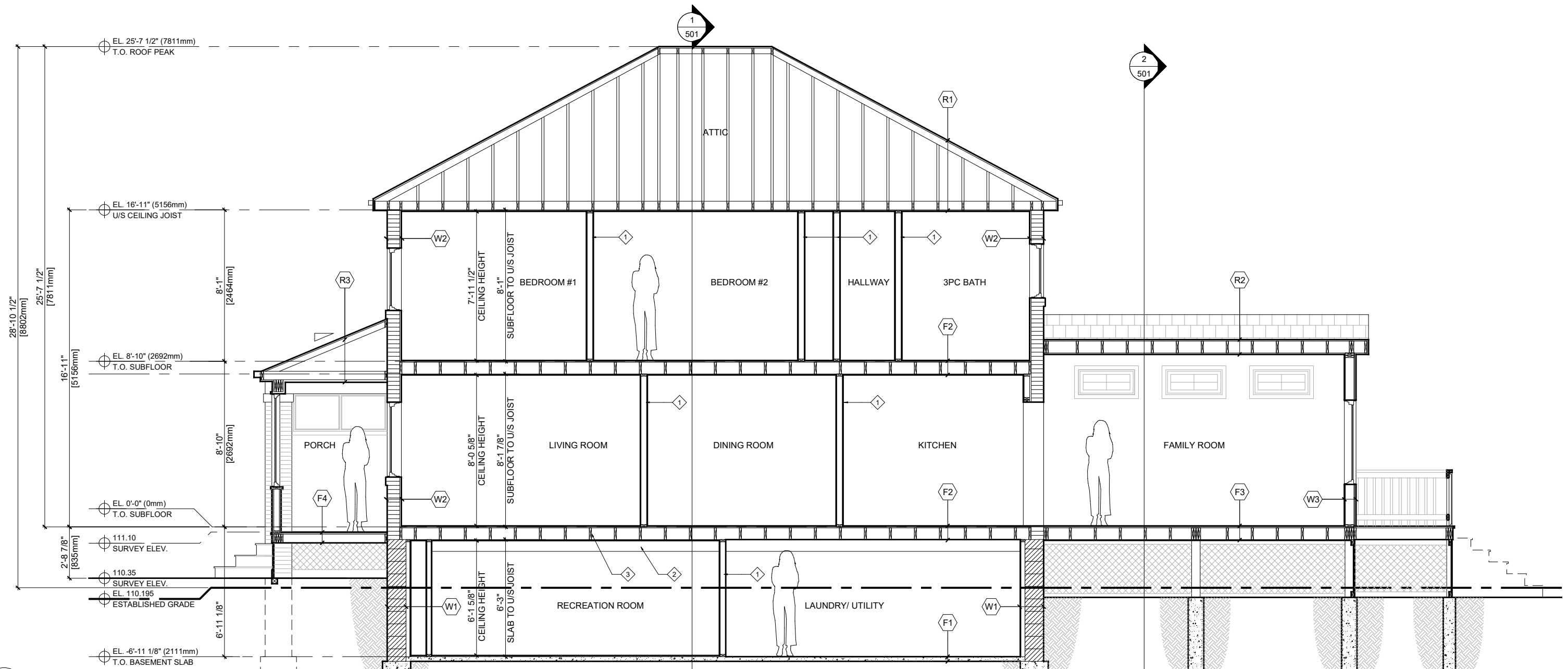
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PROJECT: 1606 - 58A LAVINIA AVENUE
PHASE: DESIGN DEVELOPMENT
DATE: 2017-03-01
ISSUE: ZONING CERTIFICATE - ISSUE #2
SCALE: 3/16" = 1'-0"

**PROPOSED ELEVATION
WEST**
DRAWING

02
ISSUE NO.

A414
DRAWING NO.



1 EXISTING SECTION - EAST-WEST
A500 SCALE: 3/16" = 1'-0"

EXISTING SECTIONS SYMBOL LEGEND	
	INDICATES LOCATION OF CONCRETE FOUNDATION, SLAB OR WALL
	INDICATES LOCATION OF MASONRY - LOAD BEARING FOUNDATION WALL
	INDICATES LOCATION OF EXISTING WALL OR BUILDING COMPONENT TO BE REMOVED.
	INDICATES PROPERTY LINE
	INDICATES CONSTRUCTION NOTE. REFER TO CODE LEGEND.
	INDICATES WINDOW. REFER TO A400 FOR WINDOW SCHEDULE.
	INDICATES DOOR. REFER TO A400 FOR DOOR SCHEDULE.

EXISTING SECTIONS CODE LEGEND	
	EXISTING INTERIOR PARTITION. NON-LOAD BEARING. REFER TO PLANS FOR RELATED INFORMATION.
	EXISTING BULKHEAD IN BASEMENT FOR HVAC DUCTING. DUCTING TO BE REVISED. REFER TO MECH.
	CONFIRMED WOOD 2X8 FLOOR JOISTS. JOIST DIRECTION NORTH-SOUTH.

EXISTING ASSEMBLIES - FOR REFERENCE ONLY	
	F1 - BASEMENT FLOOR - INTERIOR FLOOR FINISH (INCL. UNDERLAY) - 3" CONCRETE FLOOR SLAB
	F2 - TYP. WOOD FRAME FLOOR - INTERIOR FLOOR FINISH (INCL. UNDERLAY) - 3/4" TONGUE AND GROOVE SUBFLOOR - 2"x8" WOOD FLOOR JOISTS - 1/2" GYPSUM BOARD & PAINTED FINISH
	F3 - TYP. WOOD FRAME FLOOR REAR ADDITION - INTERIOR FLOOR FINISH (INCL. UNDERLAY) - 3/4" TONGUE AND GROOVE SUBFLOOR - 2"x8" WOOD FLOOR JOISTS W/ BATT INSULATION - 1/2" PLYWOOD
	F4 - TYP. WOOD FRAME FLOOR - ENCLOSED PORCH - 5/4" TONGUE AND GROOVE FLOOR BOARDS - 2"x8" WOOD FLOOR JOISTS
	W1 - TYP. FOUNDATION WALL - 1/2" GYPSUM WALL BOARD - VAPOUR BARRIER (ASSUMED 6MIL POLY) - 2"x3" WOOD STUD @ 16" O.C. C/W BATT INSULATION - AIR SPACE - 12" CONCRETE BLOCK FOUNDATION WALL
	W2 - TYP. EXTERIOR WALL - 1/2" GWB OR PLASTER - 1" LATH AND/OR STRAPPING - 8" DOUBLE-WYTHE MASONRY
	W3 - TYP. WOOD FRAME WALL - 1/2" GYPSUM BOARD W/ PAINTED FINISH - VAPOUR BARRIER (ASSUMED 6MIL POLY) - 2"x6" WOOD STUD @ 16" O.C. C/W BATT INSULATION - 1/2" PLYWOOD SHEATHING - AIR BARRIER (ASSUMED BITUMINOUS PAPER) - 5/8" HORIZONTAL VINYL SIDING

EXISTING SECTIONS - GENERAL NOTES	
	R1 - TYP. ROOF - ASPHALT SHINGLES - 3/4" EXTERIOR GRADE SHEATHING - 2"x4" ROOF RAFTERS - 2"x8" CEILING JOISTS C/W BATT INSULATION - 1/2" WOOD LATH - 1/2" GYPSUM PLASTER W/ PAINTED FINISH
	R1 - TYP. ROOF - REAR ADDITION - ASPHALT SHINGLES - 3/4" EXTERIOR GRADE SHEATHING - 2"x8" ROOF RAFTERS C/W BATT INSULATION - VAPOUR BARRIER (ASSUMED 6MIL POLY) - 5/8" GYPSUM BOARD W/ PAINTED FINISH
	R3 - TYP. ROOF - FRONT PORCH - ASPHALT SHINGLES - 3/4" EXTERIOR GRADE SHEATHING - 2"x6" ROOF RAFTERS & CEILING JOISTS - 5/8" T&G WOOD BOARDS W/ PAINTED FINISH

1. AS-BUILT DIMENSIONS ARE BASED UPON AN INTERPRETED LOCATION OF EXISTING FRAMED WALLS AND DO NOT ALWAYS CONVEY THE ACCURACY OF MATERIAL FINISHES AND THICKNESSES. THE LOCATION OF RECONSTRUCTED WALLS MAY REQUIRE MARGINAL ADJUSTMENTS DUE TO DISCREPANCY IN MATERIAL DIMENSIONS AND HIDDEN CONDITIONS WITHIN EXISTING WALLS.

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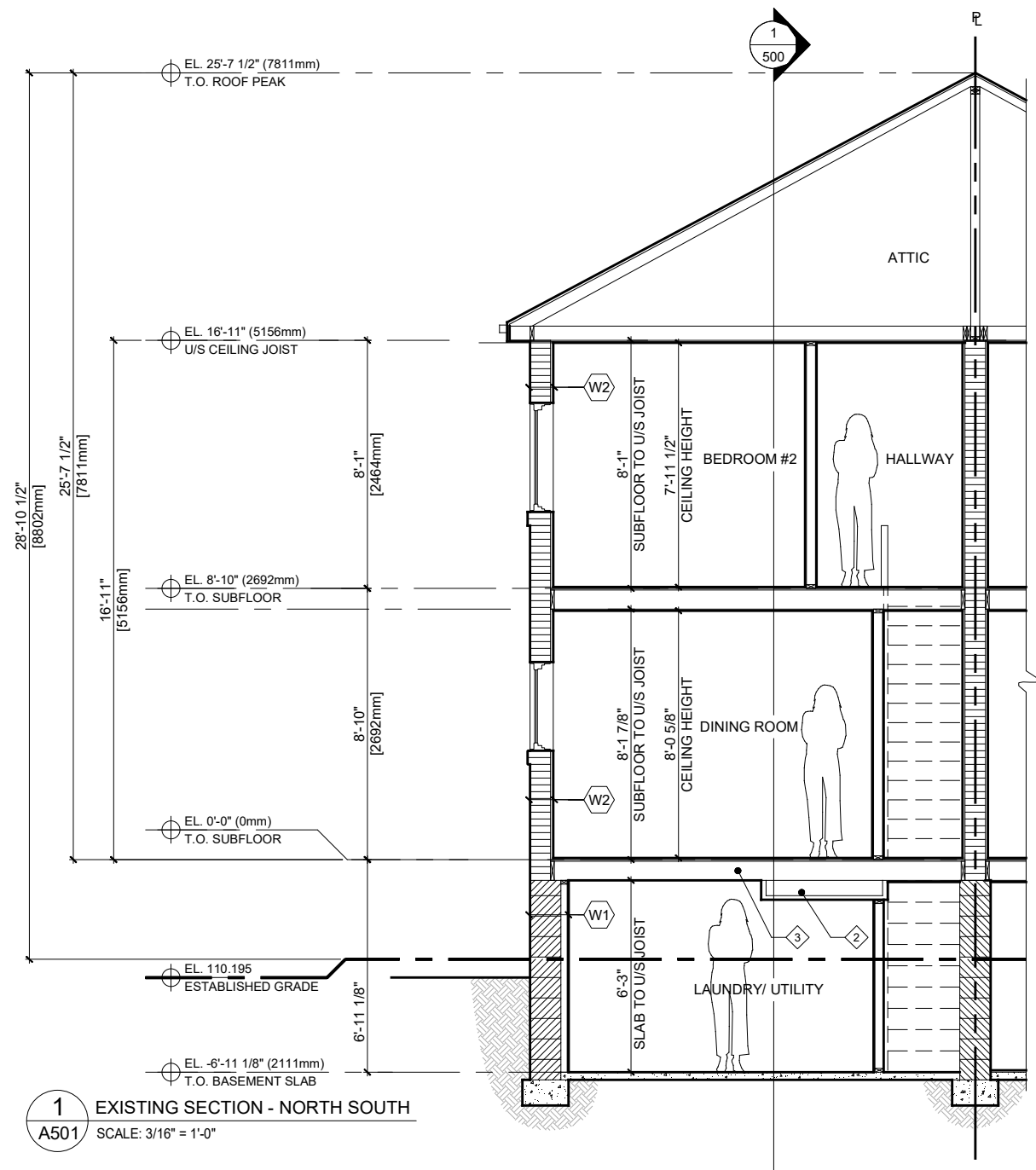


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PROJECT: 1606 - 58A LAVINIA AVENUE
PHASE: DESIGN DEVELOPMENT
DATE: 2017-02-27
ISSUE: ZONING CERTIFICATE - ISSUE #2
SCALE: 3/16" = 1'-0"

EXISTING SECTION - EAST-WEST
DRAWING

02 ISSUE NO.
A500 DRAWING NO.



1 EXISTING SECTION - NORTH SOUTH
A501 SCALE: 3/16" = 1'-0"

EXISTING SECTIONS SYMBOL LEGEND

- INDICATES LOCATION OF CONCRETE FOUNDATION, SLAB OR WALL
- INDICATES LOCATION OF MASONRY - LOAD BEARING FOUNDATION WALL
- INDICATES LOCATION OF EXISTING WALL OR BUILDING COMPONENT TO BE REMOVED.
- INDICATES PROPERTY LINE
- INDICATES CONSTRUCTION NOTE. REFER TO CODE LEGEND.
- INDICATES WINDOW. REFER TO A400 FOR WINDOW SCHEDULE.
- INDICATES DOOR. REFER TO A400 FOR DOOR SCHEDULE.

EXISTING SECTIONS CODE LEGEND

- EXISTING INTERIOR PARTITION. NON-LOAD BEARING. REFER TO PLANS FOR RELATED INFORMATION.
- EXISTING BULKHEAD IN BASEMENT FOR HVAC DUCTING. DUCTING TO BE REVISED. REFER TO MECH.
- CONFIRMED WOOD 2X8 FLOOR JOISTS. JOIST DIRECTION NORTH-SOUTH.

EXISTING ASSEMBLIES - FOR REFERENCE ONLY

- F1 - BASEMENT FLOOR
- INTERIOR FLOOR FINISH (INCL. UNDERLAY)
- 3" CONCRETE FLOOR SLAB
- F2 - TYP. WOOD FRAME FLOOR
- INTERIOR FLOOR FINISH (INCL. UNDERLAY)
- 3/4" TONGUE AND GROOVE SUBFLOOR
- 2"x8" WOOD FLOOR JOISTS
- 1/2" GYPSUM BOARD & PAINTED FINISH
- F3 - TYP. WOOD FRAME FLOOR REAR ADDITION
- INTERIOR FLOOR FINISH (INCL. UNDERLAY)
- 3/4" TONGUE AND GROOVE SUBFLOOR
- 2"x8" WOOD FLOOR JOISTS W/ BATT INSULATION
- 1/2" PLYWOOD
- F4 - TYP. WOOD FRAME FLOOR - ENCLOSED PORCH
- 5/4" TONGUE AND GROOVE FLOOR BOARDS
- 2"x8" WOOD FLOOR JOISTS

- W1 - TYP. FOUNDATION WALL
- 1/2" GYPSUM WALL BOARD
- VAPOUR BARRIER (ASSUMED 6MIL POLY)
- 2"x3" WOOD STUD @ 16" O.C. C/W BATT INSULATION
- AIR SPACE
- 12" CONCRETE BLOCK FOUNDATION WALL
- W2 - TYP. EXTERIOR WALL
- 1/2" GWB OR PLASTER
- 1" LATH AND/OR STRAPPING
- 8" DOUBLE-WYTHE MASONRY
- W3 - TYP. WOOD FRAME WALL
- 1/2" GYPSUM BOARD W/ PAINTED FINISH
- VAPOUR BARRIER (ASSUMED 6MIL POLY)
- 2"x6" WOOD STUD @ 16" O.C. C/W BATT INSULATION
- 1/2" PLYWOOD SHEATHING
- AIR BARRIER (ASSUMED BITUMINOUS PAPER)
- 5/8" HORIZONTAL VINYL SIDING

- R1 - TYP. ROOF
- ASPHALT SHINGLES
- 3/4" EXTERIOR GRADE SHEATHING
- 2"x4" ROOF RAFTERS
- 2"x8" CEILING JOISTS C/W BATT INSULATION
- 1/2" WOOD LATH
- 1/2" GYPSUM PLASTER W/ PAINTED FINISH
- R1 - TYP. ROOF - REAR ADDITION
- ASPHALT SHINGLES
- 3/4" EXTERIOR GRADE SHEATHING
- 2"x8" ROOF RAFTERS C/W BATT INSULATION
- VAPOUR BARRIER (ASSUMED 6MIL POLY)
- 5/8" GYPSUM BOARD W/ PAINTED FINISH
- R3 - TYP. ROOF - FRONT PORCH
- ASPHALT SHINGLES
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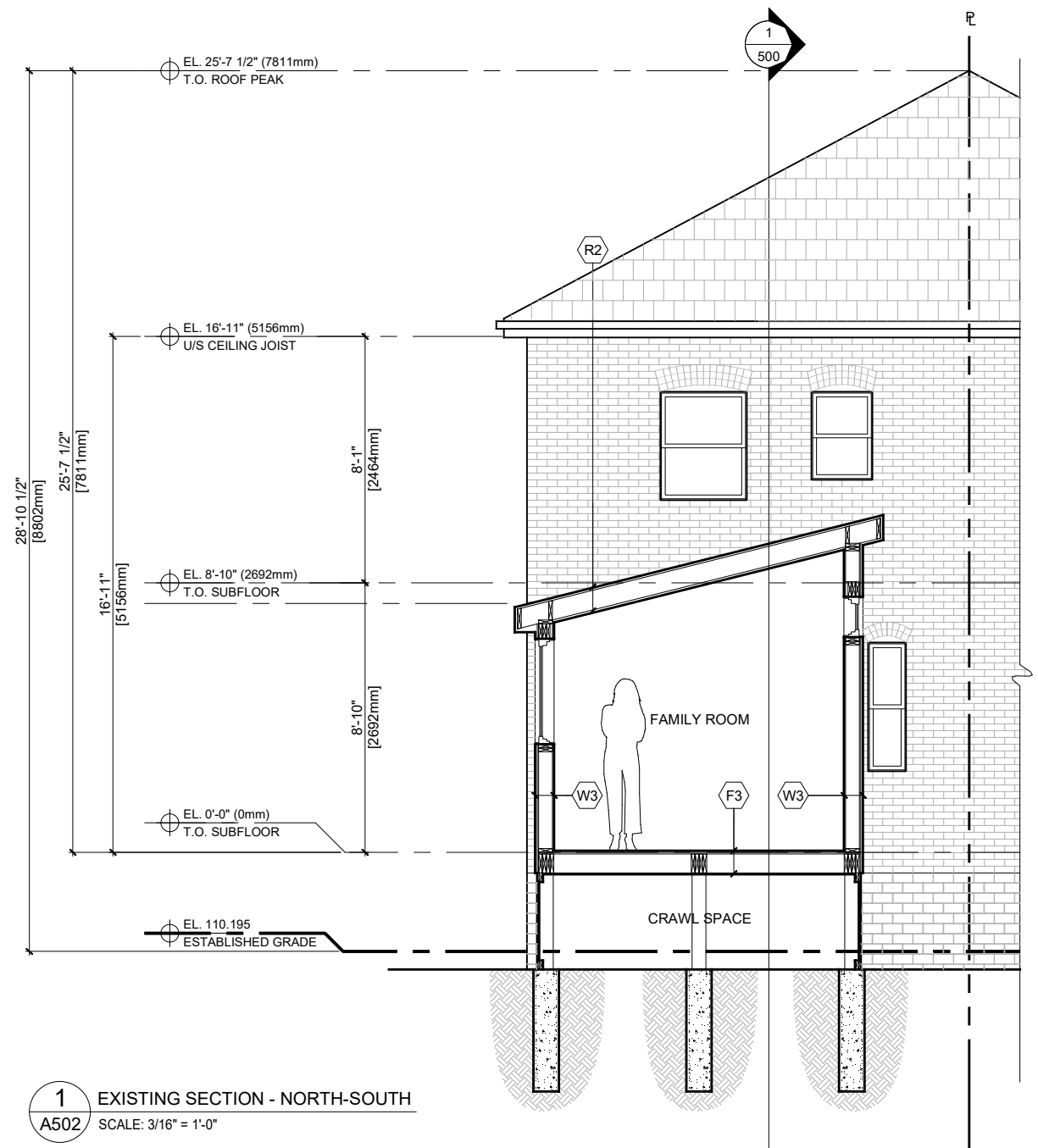


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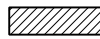

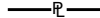



PROJECT: 1606 - 58A LAVINIA AVENUE
PHASE: DESIGN DEVELOPMENT
DATE: 2017-03-01
ISSUE: ZONING CERTIFICATE - ISSUE #2
SCALE: 3/16" = 1'-0"

EXISTING SECTION - NORTH-SOUTH
DRAWING




02 **A501**
ISSUE NO. DRAWING NO.







EXISTING SECTIONS SYMBOL LEGEND




-  INDICATES LOCATION OF CONCRETE FOUNDATION, SLAB OR WALL
-  INDICATES LOCATION OF MASONRY - LOAD BEARING FOUNDATION WALL
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-  INDICATES DOOR. REFER TO A400 FOR DOOR SCHEDULE.




EXISTING SECTIONS CODE LEGEND

-  EXISTING INTERIOR PARTITION. NON-LOAD BEARING. REFER TO PLANS FOR RELATED INFORMATION.
-  EXISTING BULKHEAD IN BASEMENT FOR HVAC DUCTING. DUCTING TO BE REVISED. REFER TO MECH.
-  CONFIRMED WOOD 2X8 FLOOR JOISTS. JOIST DIRECTION NORTH-SOUTH.

EXISTING ASSEMBLIES - FOR REFERENCE ONLY

-  **F1 - BASEMENT FLOOR**
- INTERIOR FLOOR FINISH (INCL. UNDERLAY)
- 3" CONCRETE FLOOR SLAB
-  **F2 - TYP. WOOD FRAME FLOOR**
- INTERIOR FLOOR FINISH (INCL. UNDERLAY)
- 3/4" TONGUE AND GROOVE SUBFLOOR
- 2"x8" WOOD FLOOR JOISTS
- 1/2" GYPSUM BOARD & PAINTED FINISH
-  **F3 - TYP. WOOD FRAME FLOOR REAR ADDITION**
- INTERIOR FLOOR FINISH (INCL. UNDERLAY)
- 3/4" TONGUE AND GROOVE SUBFLOOR
- 2"x8" WOOD FLOOR JOISTS W/ BATT INSULATION
- 1/2" PLYWOOD
-  **F4 - TYP. WOOD FRAME FLOOR - ENCLOSED PORCH**
- 5/4" TONGUE AND GROOVE FLOOR BOARDS
- 2"x8" WOOD FLOOR JOISTS

-  **W1 - TYP. FOUNDATION WALL**
- 1/2" GYPSUM WALL BOARD
- VAPOUR BARRIER (ASSUMED 6MIL POLY)
- 2"x3" WOOD STUD @ 16" O.C. C/W BATT INSULATION
- AIR SPACE
- 12" CONCRETE BLOCK FOUNDATION WALL
-  **W2 - TYP. EXTERIOR WALL**
- 1/2" GWB OR PLASTER
- 1" LATH AND/OR STRAPPING
- 8" DOUBLE-WYTHE MASONRY
-  **W3 - TYP. WOOD FRAME WALL**
- 1/2" GYPSUM BOARD W/ PAINTED FINISH
- VAPOUR BARRIER (ASSUMED 6MIL POLY)
- 2"x6" WOOD STUD @ 16" O.C. C/W BATT INSULATION
- 1/2" PLYWOOD SHEATHING
- AIR BARRIER (ASSUMED BITUMINOUS PAPER)
- 5/8" HORIZONTAL VINYL SIDING

-  **R1 - TYP. ROOF**
- ASPHALT SHINGLES
- 3/4" EXTERIOR GRADE SHEATHING
- 2"x4" ROOF RAFTERS
- 2"x8" CEILING JOISTS C/W BATT INSULATION
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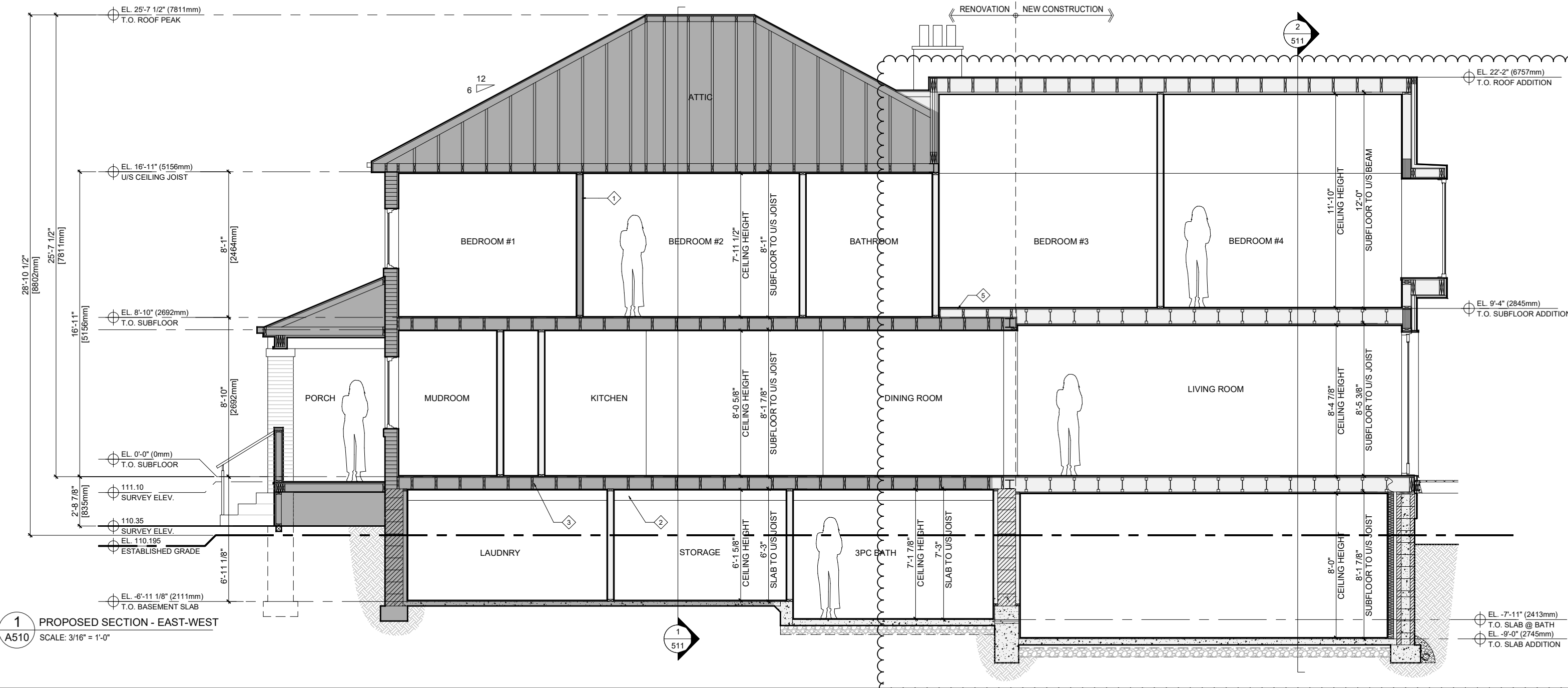
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PROJECT: 1606 - 58A LAVINIA AVENUE
PHASE: DESIGN DEVELOPMENT
DATE: 2017-03-01
ISSUE: ZONING CERTIFICATE - ISSUE #2
SCALE: 3/16" = 1'-0"

EXISTING SECTION - NORTH-SOUTH
DRAWING

02
ISSUE NO.

A502
DRAWING NO.



1 PROPOSED SECTION - EAST-WEST
A510 SCALE: 3/16" = 1'-0"

PROPOSED SECTIONS SYMBOL LEGEND

- INDICATES LOCATION OF CONCRETE FOUNDATION, SLAB OR WALL
- INDICATES LOCATION OF MASONRY - LOAD BEARING FOUNDATION WALL
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- INDICATES NEW CONSTRUCTION

PROPOSED SECTIONS CODE LEGEND

- EXISTING INTERIOR PARTITION. NON-LOAD BEARING. REFER TO PLANS FOR RELATED INFORMATION.
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- CONFIRMED WOOD 2X8 FLOOR JOISTS. JOIST DIRECTION NORTH-SOUTH.
- NEW LARGER WINDOW OPENING IN EXISTING MASONRY WALL. REFER TO DEMOLITION PLAN.
- NEW 6" (152mm) STEP AT ADDITION. PROVIDE IN-FILL FRAMING ON TOP OF EXISTING SECOND FLOOR JOISTS TO MATCH ELEVATION OF ADDITION SUBFLOOR.

EXISTING SECTIONS - GENERAL NOTES

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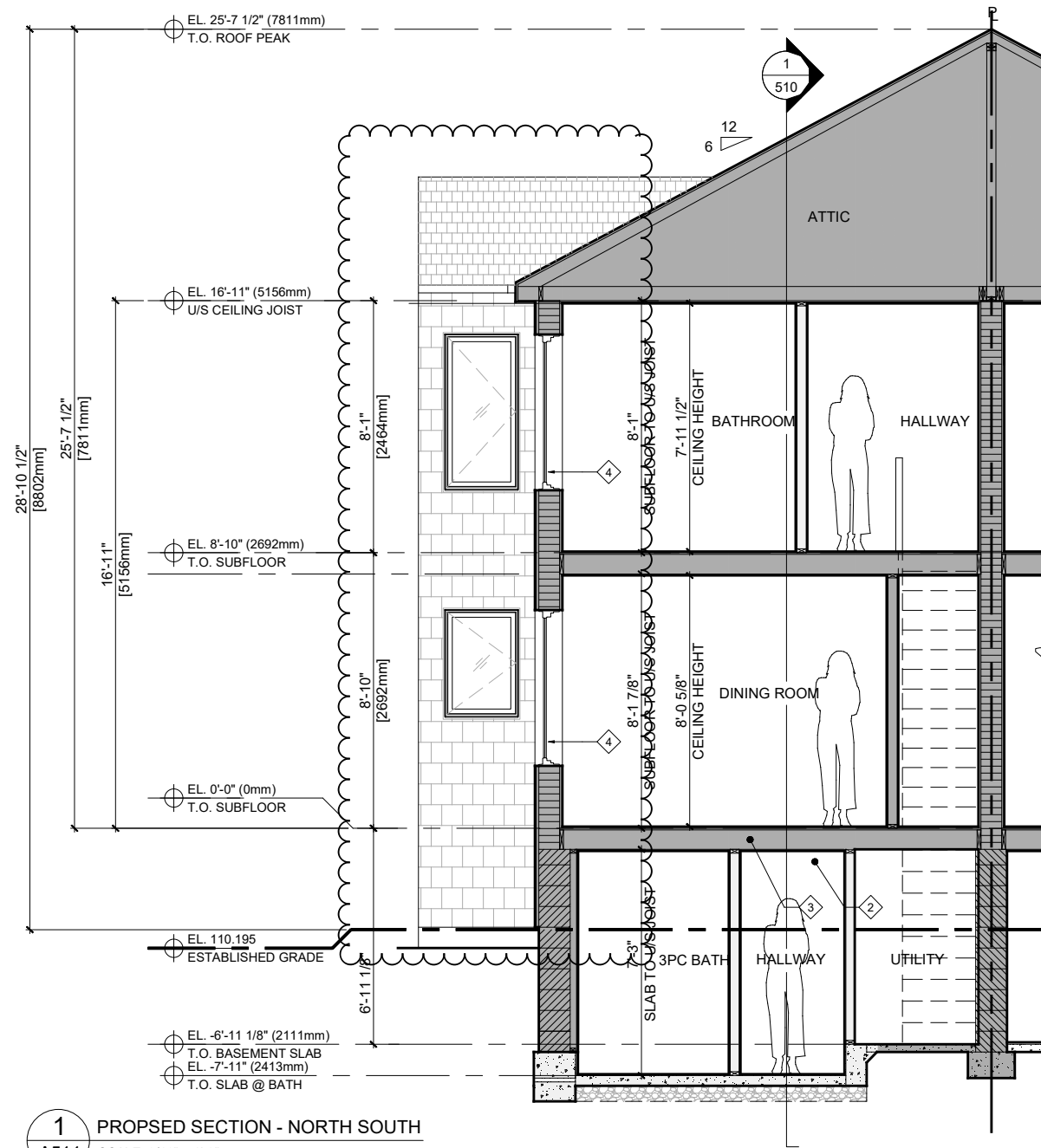


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PROJECT: 1606 - 58A LAVINIA AVENUE
 PHASE: DESIGN DEVELOPMENT
 DATE: 2017-02-27
 ISSUE: ZONING CERTIFICATE - ISSUE #2
 SCALE: 3/16" = 1'-0"




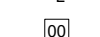
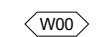
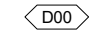



PROPOSED SECTION - EAST-WEST
 DRAWING

02 **A510**
 ISSUE NO. DRAWING NO.








1 PROPOSED SECTION - NORTH SOUTH
A511 SCALE: 3/16" = 1'-0"

PROPOSED SECTIONS SYMBOL LEGEND

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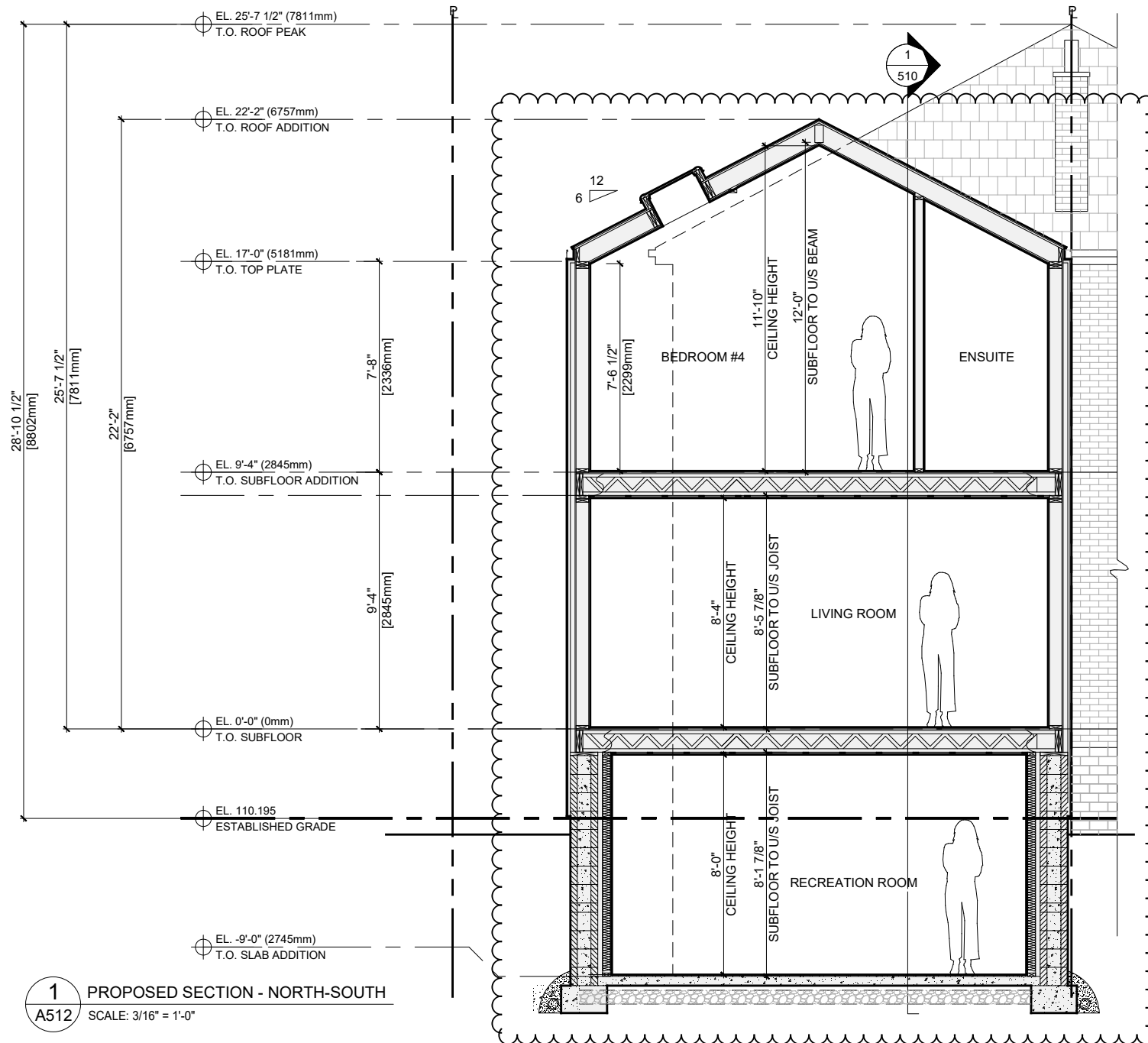
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SCALE: 3/16" = 1'-0"

PROPOSED SECTION - NORTH-SOUTH
DRAWING


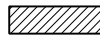

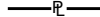





02
ISSUE NO.

A511
DRAWING NO.








1 PROPOSED SECTION - NORTH-SOUTH
A512 SCALE: 3/16" = 1'-0"

PROPOSED SECTIONS SYMBOL LEGEND

-  INDICATES LOCATION OF CONCRETE FOUNDATION, SLAB OR WALL
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PHASE: DESIGN DEVELOPMENT
DATE: 2017-03-01
ISSUE: ZONING CERTIFICATE - ISSUE #2
SCALE: 3/16" = 1'-0"

PROPOSED SECTION - NORTH-SOUTH
DRAWING

02
ISSUE NO.

A512
DRAWING NO.

Thursday, April 20, 2017

NOTICE OF DECISION
MINOR VARIANCE/PERMISSION
(Section 45 of the Planning Act)

File Number:	A0198/17EYK	Zoning	RD & R1
Owner(s):	RICARDO DA PONTE CHRISTINE ROLO	Ward:	York South-Weston (12)
Agent:	CHRISTINE ROLO	Heritage:	Not Applicable
Property Address:	2 FREEMAN RD	Community:	

Legal Description: PLAN 3189 PT LOTS 20 & 21

Notice was given and a Public Hearing was held on Thursday, April 20, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an integral garage.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:

- Section 10.20.40.40.(1)(A), By-law 569-2013 & Section 7.(3)(i), By-law 1-83**
The maximum permitted floor space index is 0.4 times the lot area.
Section 7.(3)(b), By-law 3623-97
The maximum permitted floor space index is 0.57 times the lot area.
Section 10.20.40.40.(1)(A), By-law 569-2013
The new dwelling will have a floor space index of 0.69 times the lot area.
Section 7.(3)(i), By-law 1-83 and Section 7.(3)(b), By-law 3623-97
The new dwelling will have a floor space index of 0.64 times the lot area.
- Section 10.5.40.70.(1)(A), By-law 569-2013, Section 7.(3)(f), By-law 1-83 and Section 7.(3)(a), By-law 3623-97**
The minimum required front yard setback is 6.28 m.
The new dwelling will be located 4.85 m from the front lot line.
- Section 10.20.40.70.(3)(E), By-law 569-2013**
The minimum required side yard setback is 1.8 m.
Section 7.(3)(g), By-law 1-83 and Section 7.3.(a), By-law 3623-97
The minimum required side yard setback is 1.2 m.
Section 10.20.40.70.(3)(E), By-law 569-2013 and Section 7.(3)(g), By-law 1-83 and Section 7.3.(a), By-law 3623-97
The new dwelling will be located 1.07 m from the south side lot line.

4. **Section 7.3(h), By-law 1-83 and Section 7.3(a), By-law 3623-97**
The minimum required rear yard setback is 9 m.
The new dwelling will be located 7.6 m from the rear lot line.
5. **Section 10.20.40.20.(1), By-law 569-2013**
The maximum permitted building length is 17 m.
The new dwelling will have a length of 17.65 m.
6. **Section 10.5.40.60.(1)(C), By-law 569-2013**
A platform without main walls attached to or less than 0.3 m from a building, with a floor no higher than the first floor of the building above established grade may encroach into the required rear yard setback 2.5 m if it is no closer to a side lot line than 3.05 m.
Section 3.4.7.(a)(1), By-law 1-83
Porches, Verandahs, Decks and Balconies may not project more than 2.4 m into the required front and rear yards.
Section 10.5.40.60.(1)(C), By-law 569-2013 and Section 3.4.7.(a)(1), By-law 1-83
The proposed platform/deck will encroach 3.66 m into the required rear yard setback and will be 0.48 m from the south side lot line.
7. **Section 10.5.100.1.(1)(C), By-law 569-2013, Section 3.2.1.(b)A.(c)(i), By-law 1-83 and By-law 3623-97**
The maximum required driveway access width is 6 m.
The proposed driveway access will have a width of 6.83 m.
8. **Section 10.5.80.40.(3)(B), By-law 569-2013**
Vehicle access to a parking space on a corner lot must be from a flanking street that is not a major street.
The proposed vehicle access to the parking space is from the street that the lot fronts on.

The Committee of Adjustment considered the written submissions relating to the application made to the Committee before its decision and oral submissions relating to the application made at the hearing. In so doing, **IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

The Minor Variance Application is Approved on Condition

It is the decision of the Committee of Adjustment to authorize this variance application for the following reasons:

- The general intent and purpose of the Official Plan is maintained.
- The general intent and purpose of the Zoning By-law is maintained.
- The variance(s) is considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is minor.

This decision is subject to the following condition(s):

1. The applicant shall submit an application for permit to injure or remove City trees to Urban Forestry, as per City of Toronto Municipal Code Chapter 813, Article II.
2. The following conditions shall be fulfilled to the satisfaction of the Director, Community Planning, Etobicoke York District:
 - 2.1 That a 1.5 m privacy screen be constructed along the north portion of the rear deck.

- 2.2 That the dwelling be built in accordance with the site plan drawing and elevations submitted and held on file by the Committee of Adjustment office and date stamped as received on March 1, 2017, to the satisfaction of the Director, Community Planning, Etobicoke York District. Any other variances that may appear on these plans but are not listed in the written decision are NOT authorized.
3. The following conditions shall be fulfilled to the satisfaction of Traffic Planning / Right of Way Management:
 - 3.1 The site plan drawings must be revised to clearly dimension and identify the portions of existing curb cut that will be closed.
 - 3.2 The site plan must include the following notations:
 - a. "All existing redundant curb cuts that are no longer required will be restored to the satisfaction of the City of Toronto at no cost to the municipality";
 - b. "All proposed new curb cuts shall comply with all applicable City of Toronto Design Standards and requirements, and must be constructed at no cost to the municipality";
 - c. "The applicant must submit a Municipal Road Damage Deposit (MRDD) for the proposed new driveways and sidewalk/curb construction within the municipal boulevard." The applicant must contact Ms. Joanne Vecchiarelli of the Right-of-Way Management Section at 416-338-1045 in order to obtain all requirements related to the MRDD; and
 - d. "The applicant must obtain all required permits from the Right-of-Way Management Section of Transportation Services"

SIGNATURE PAGE

File Number:	A0198/17EYK	Zoning	RD & R1
Owner:	RICARDO DA PONTE CHRISTINE ROLO	Ward:	York South-Weston (12)
Agent:	CHRISTINE ROLO	Heritage:	Not Applicable
Property Address:	2 FREEMAN RD	Community:	
Legal Description:	PLAN 3189 PT LOTS 20 & 21		

Allan Smithies (signed)

Dominic Gulli (signed)

Douglas Colbourne (signed)

Edwin (Ted) Shepherd
(signed)

Rick Ross (signed)

DATE DECISION MAILED ON: Friday, April 28, 2017

LAST DATE OF APPEAL: Wednesday, May 10, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

Appeal Information

All appeals must be filed with the Deputy Secretary Treasurer, Committee of Adjustment by the last date of appeal as shown above.

Appeals filed prior to May 3, 2017: Please submit your appeal in accordance with the **Ontario Municipal Board Appeal Information** below.

Appeals filed on or after May 3, 2017: Please submit your appeal in accordance with the **Toronto Local Appeal Body Appeal Information** below unless one of these exceptions apply:

- the Committee of Adjustment decision was already appealed before May 3, 2017*; or
- there is a related appeal to the OMB for the same matter. A related appeal is an appeal under section 114 of the City of Toronto Act, under sections 17, 22, 34, 36, 38, 41 or 51 of the Planning Act or under a regulation made under section 70.2 of the Planning Act.**

If either one of these exceptions apply, please submit your appeal in accordance with the **Ontario Municipal Board Appeal Information** below.

* To learn if this decision has already been appealed before May 3, 2017, please contact the Committee of Adjustment Case Manager.

** To learn if there is a related appeal to the OMB, search community planning applications in the [Application Information Centre](#) and contact the assigned planner if necessary.

Ontario Municipal Board Appeal Information: To appeal this decision to the Ontario Municipal Board (OMB), submit a completed OMB Appellant Form (A1) to the Manager & Deputy Secretary-Treasurer, Committee of Adjustment. You must pay a filing fee of \$300.00, by certified cheque or money order, in Canadian funds, payable to the Minister of Finance. An additional reduced fee of \$25.00 is required for each connected appeal filed by the same appellant. To obtain a copy of Appellant Form (A1) and other information about the appeal process please visit the Ontario Municipal Board web site at www.omb.gov.on.ca.

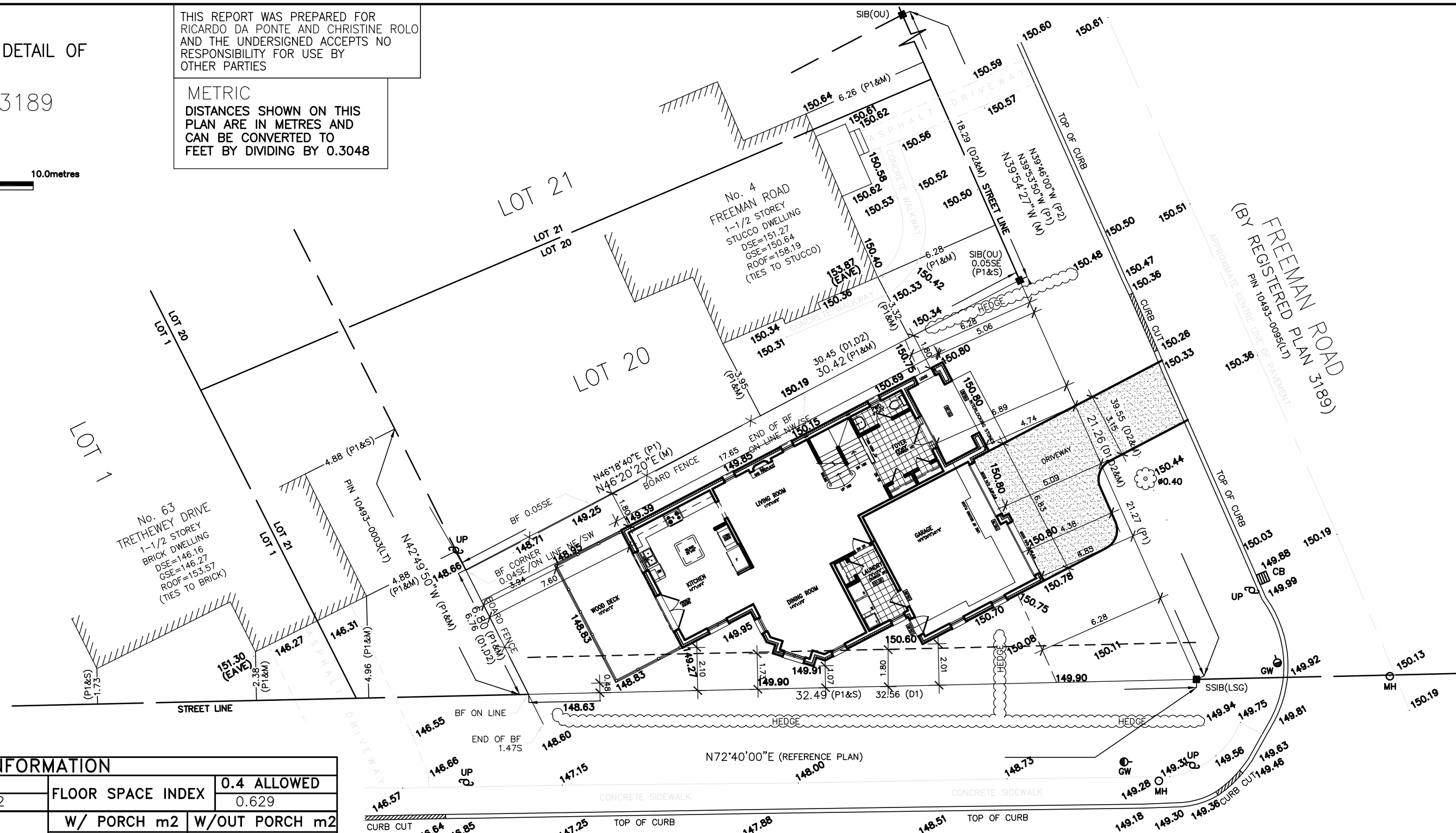
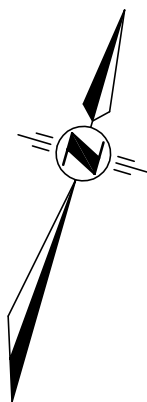
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SKETCH SHOWING
 PLAN AND TOPOGRAPHIC DETAIL OF
 PART OF LOT 21
 REGISTERED PLAN 3189
 CITY OF TORONTO

SCALE 1:200

THIS REPORT WAS PREPARED FOR
 RICARDO DA PONTE AND CHRISTINE ROLO
 AND THE UNDERSIGNED ACCEPTS NO
 RESPONSIBILITY FOR USE BY
 OTHER PARTIES

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

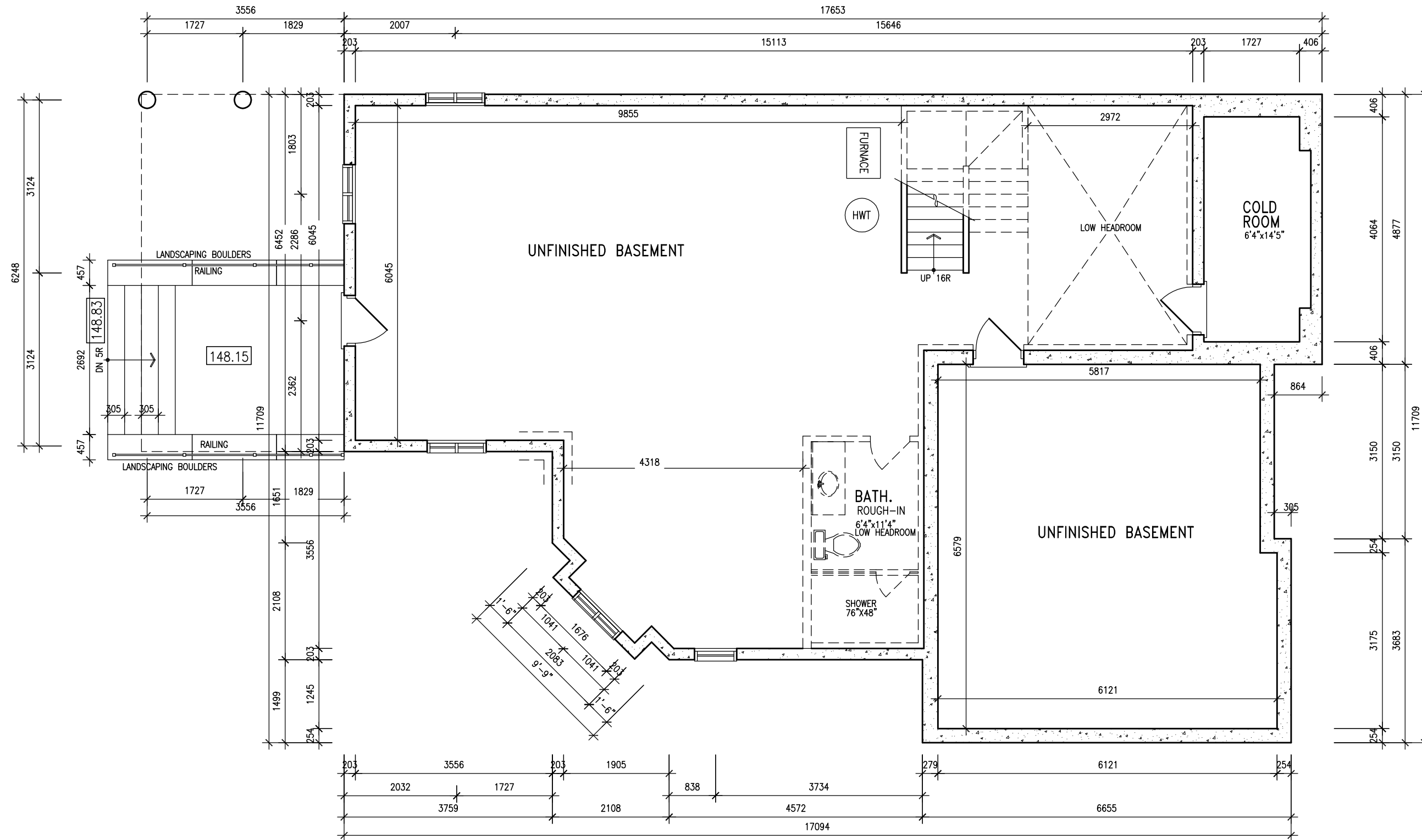


LOT INFORMATION			
LOT AREA	m ²	FLOOR SPACE INDEX	0.4 ALLOWED
	422.082		0.629
PROPOSED LOT COVERAGE	W/ PORCH m ²	W/OUT PORCH m ²	
BUILDING LENGTH (17.0 m)	17.65 m		
PROPOSED REAR LANDSCAPED AREA	66.33 m ²		
PROPOSED LANDSCAPED AREA FRONT YARD	65.76 m ²		
TOTAL LANDSCAPED AREA	217.38 m ² (includes side yards)	FRONT YARD AREA (6.28m SETBACK)	109.87 m ²
PROPOSED PAVED AREA	33.80 m ²	FRONT YARD HARD LANDSCAPE	3.86 m ²
GROUND FLOOR AREA	117.43 m ² (1264 sf)	FRONT YARD SOFT LANDSCAPE	72.21 m ²
SECOND FLOOR AREA	148.18 m ² (1595 sf)	DRIVE WAY AREA	33.80 m ²
PROPOSED BUILDING HEIGHT (TOP OF ROOF)	ALLOWED	PROPOSED	REAR YARD AREA (9.0m SETBACK)
	10.00 m	9.90 m	64.72 m ²
PROPOSED BUILDING HEIGHT (ROOF MID-POINT)			REAR YARD SOFT LANDSCAPE
	8.33 m		49.33 m ²
			REAR YARD HARD LANDSCAPE
			15.39 m ²

CLEARVIEW HEIGHTS (BY BY-LAW No. 13578)
 (FORMERLY ISOBEL AVENUE BY REGISTERED PLAN 3189)

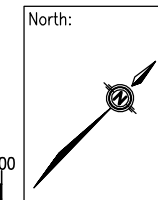
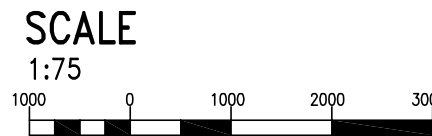
T SQUARE DRAFTING SERVICES
 218 HANSARD DRIVE, VAUGHAN, ONTARIO, L4H 0W1
 HOME: (289) 304-0170 CELL: (416) 894-2148
 E-MAIL: tomas3523@rogers.com

Project Location: 2 FREEMAN ROAD, TORONTO, ON	Sheet No:
Date: JANUARY 2017	A1
Project Name: DaPONTE & ROLO RESIDENCE NEW HOUSE	
Drawn By: PAULO TOMAS	
Sheet Title: SITE PLAN	
Scale: 1:200	

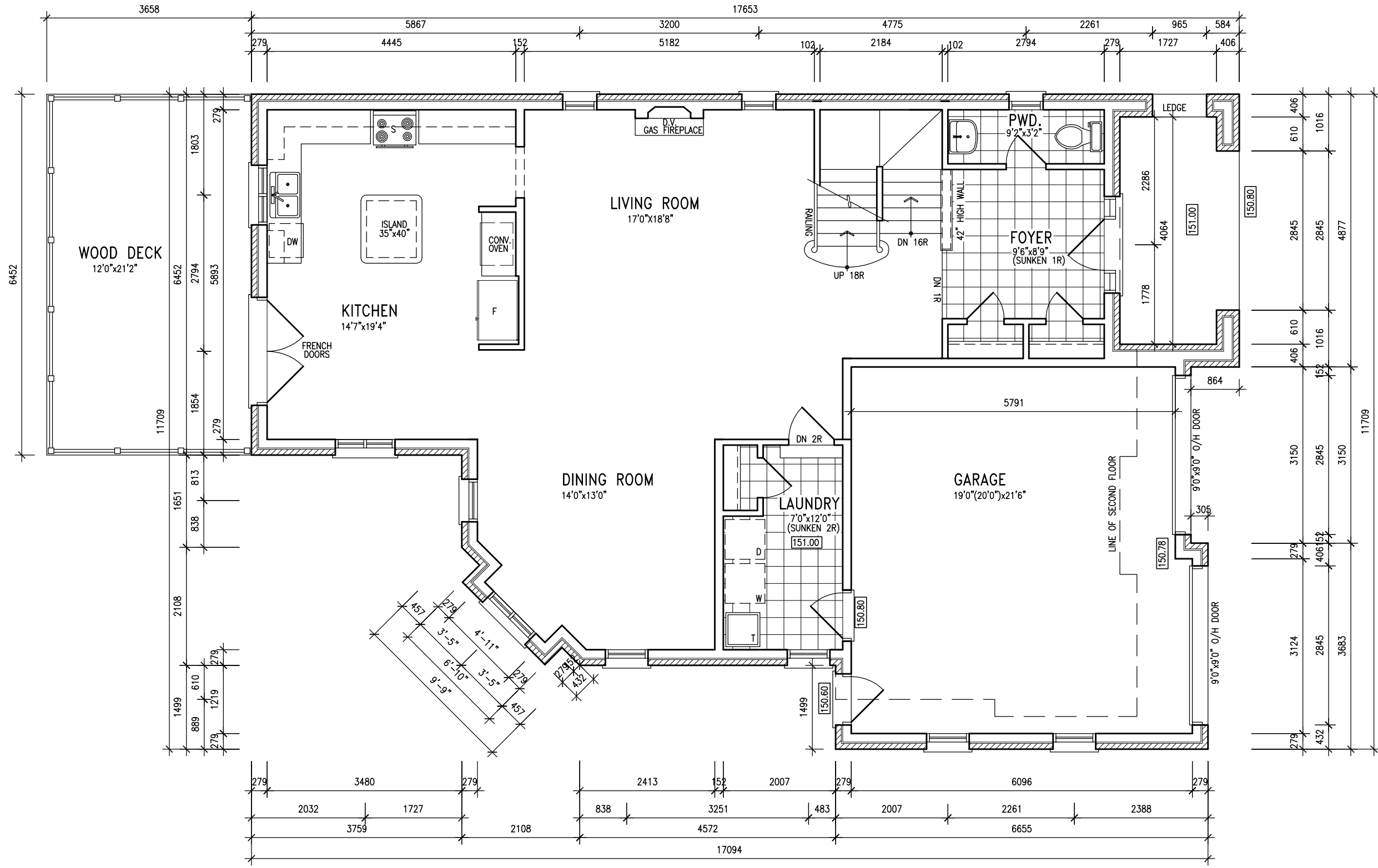


BASEMENT PLAN

NOTE:
 THE PROPOSED HOUSE IS TO BE
 CONSTRUCTED ALL NEW FROM FOOTINGS TO ROOF



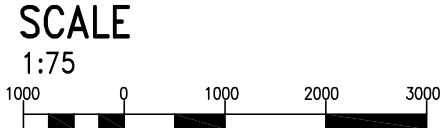
T SQUARE DRAFTING SERVICES 218 HANSARD DRIVE, VAUGHAN, ONTARIO, L4H 0W1 HOME: (289) 304-0170 CELL: (416) 894-2148 E-MAIL: tomas3523@rogers.com		
Project Location:	2 FREEMAN ROAD, TORONTO, ON	Sheet No:
Date:	NOVEMBER 2016	A2
Project Name:	DaPONTE & ROLO RESIDENCE NEW HOUSE	
Drawn By:	PAULO TOMAS	
Sheet Title:	BASEMENT PLAN	
Scale:	1:75	



AREA CALCULATIONS		m2	AREA SF
BASEMENT		0 m2	0 SF
GROUND FLOOR AREA		117.0 m2	1264 SF
SECOND FLOOR AREA		148.0 m2	1595 SF
SUBTOTAL		265.0 m2	2859 SF
DEDUCT ALL OPEN AREAS		0 m2	0 SF
TOTAL NET AREA		2859 SF	(265.0 m2)
COVERAGE W/OUT PORCH			1732 SF (160.90 m2)
COVERAGE W/ PORCH			1839 SF (170.85 m2)

GROUND FLOOR PLAN
117.0 m2

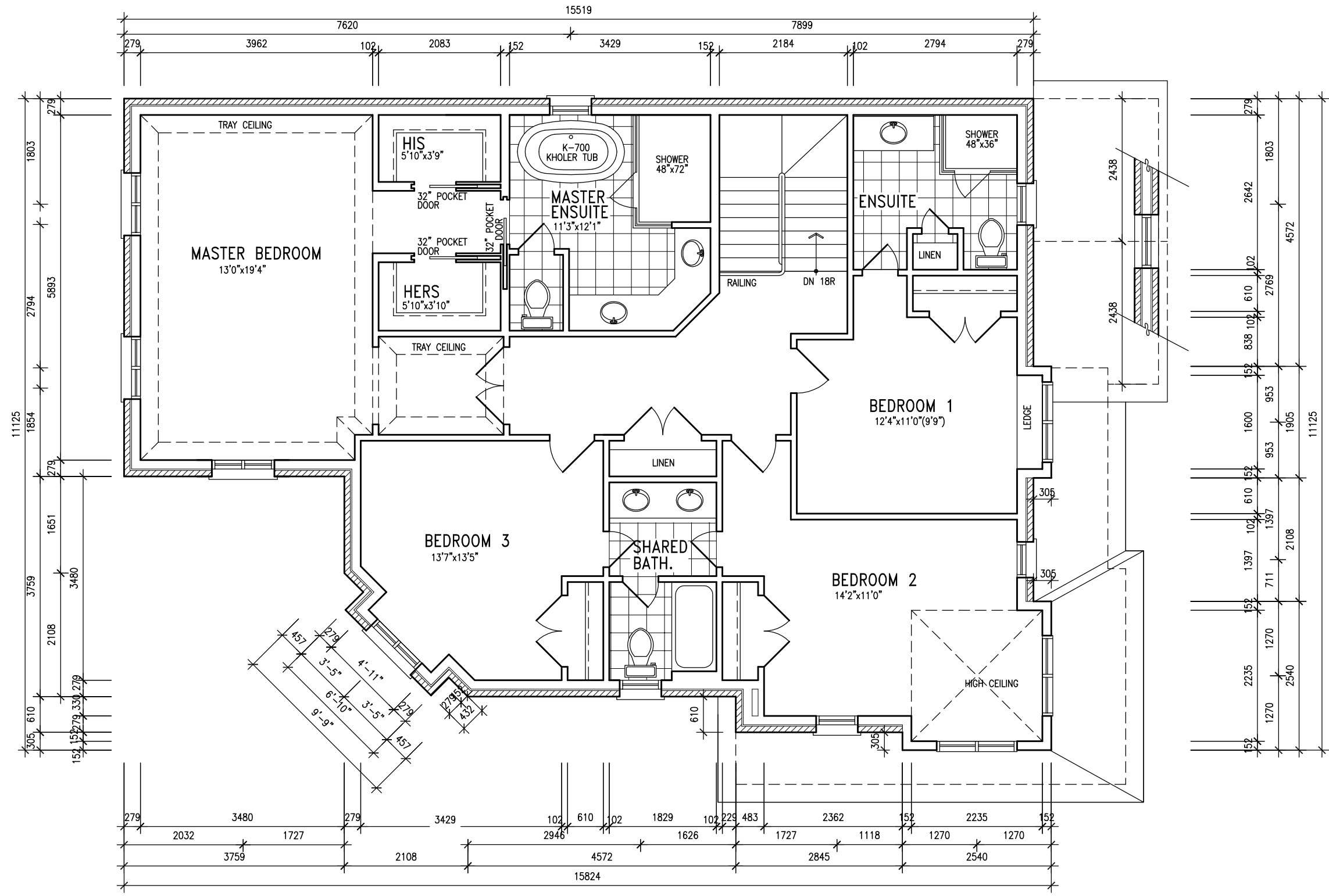
NOTE:
THE PROPOSED HOUSE IS TO BE
CONSTRUCTED ALL NEW FROM FOOTINGS TO ROOF



North:

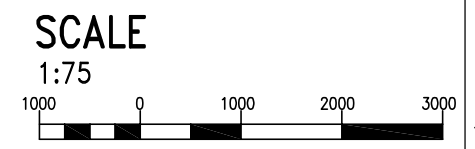
Project Location:	2 FREEMAN ROAD, TORONTO, ON	Sheet No:	A3
Date:	NOVEMBER 2016		
Project Name:	DaPONTE & ROLO RESIDENCE NEW HOUSE		
Drawn By:	PAULO TOMAS		
Sheet Title:	GROUND FLOOR		
Scale:	1:75		

T SQUARE DRAFTING SERVICES
218 HANSARD DRIVE, VAUGHAN, ONTARIO, L4H 0W1
HOME: (289) 304-0170 CELL: (416) 894-2148
E-MAIL: tomas3523@rogers.com



SECOND FLOOR PLAN
148.0 m²

NOTE:
THE PROPOSED HOUSE IS TO BE
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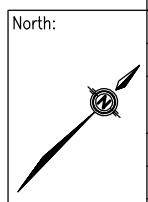
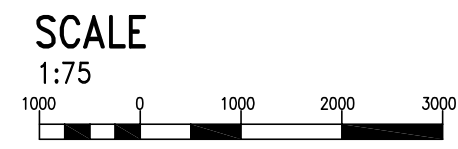
North:	T SQUARE DRAFTING SERVICES 218 HANSARD DRIVE, VAUGHAN, ONTARIO, L4H 0W1 HOME: (289) 304-0170 CELL: (416) 894-2148 E-MAIL: tomas3523@rogers.com	Sheet No:
	Project Location: 2 FREEMAN ROAD, TORONTO, ON	A4
	Date: NOVEMBER 2016	
	Project Name: DaPONTE & ROLO RESIDENCE NEW HOUSE	
	Drawn By: PAULO TOMAS	
	Sheet Title: SECOND FLOOR	
Scale: 1:75		



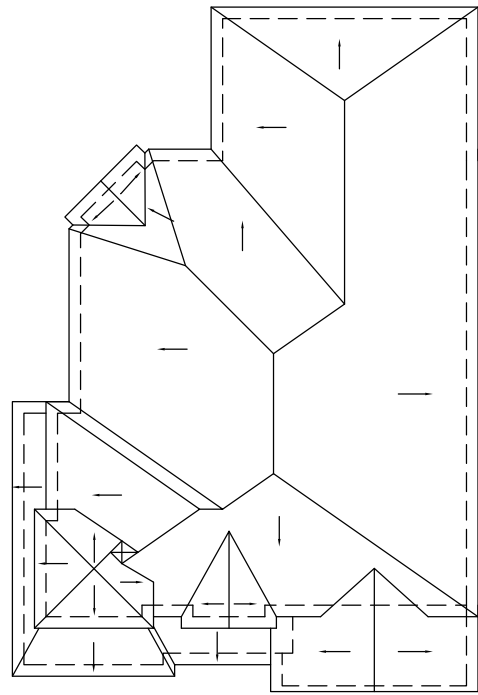
SOUTH SIDE ELEVATION

NOTE:
 THE PROPOSED HOUSE IS TO BE
 CONSTRUCTED ALL NEW FROM FOOTINGS TO ROOF

-  STONE
-  STUCCO
-  BRICK



T SQUARE DRAFTING SERVICES 218 HANSARD DRIVE, VAUGHAN, ONTARIO, L4H 0W1 HOME: (289) 304-0170 CELL: (416) 894-2148 E-MAIL: tomas3523@rogers.com		
Project Location:	2 FREEMAN ROAD	Sheet No:
Date:	NOVEMBER 2016	A5
Project Name:	DaPONTE & ROLO RESIDENCE NEW HOUSE	
Drawn By:	PAULO TOMAS	
Sheet Title:	SOUTH SIDE ELEVATION	
Scale:	1:75	

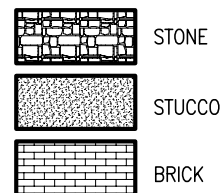


ROOF PLAN

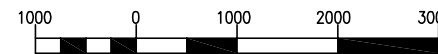


EAST SIDE ELEVATION

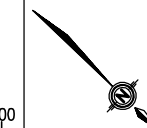
NOTE:
THE PROPOSED HOUSE IS TO BE
CONSTRUCTED ALL NEW FROM FOOTINGS TO ROOF



SCALE
1:75

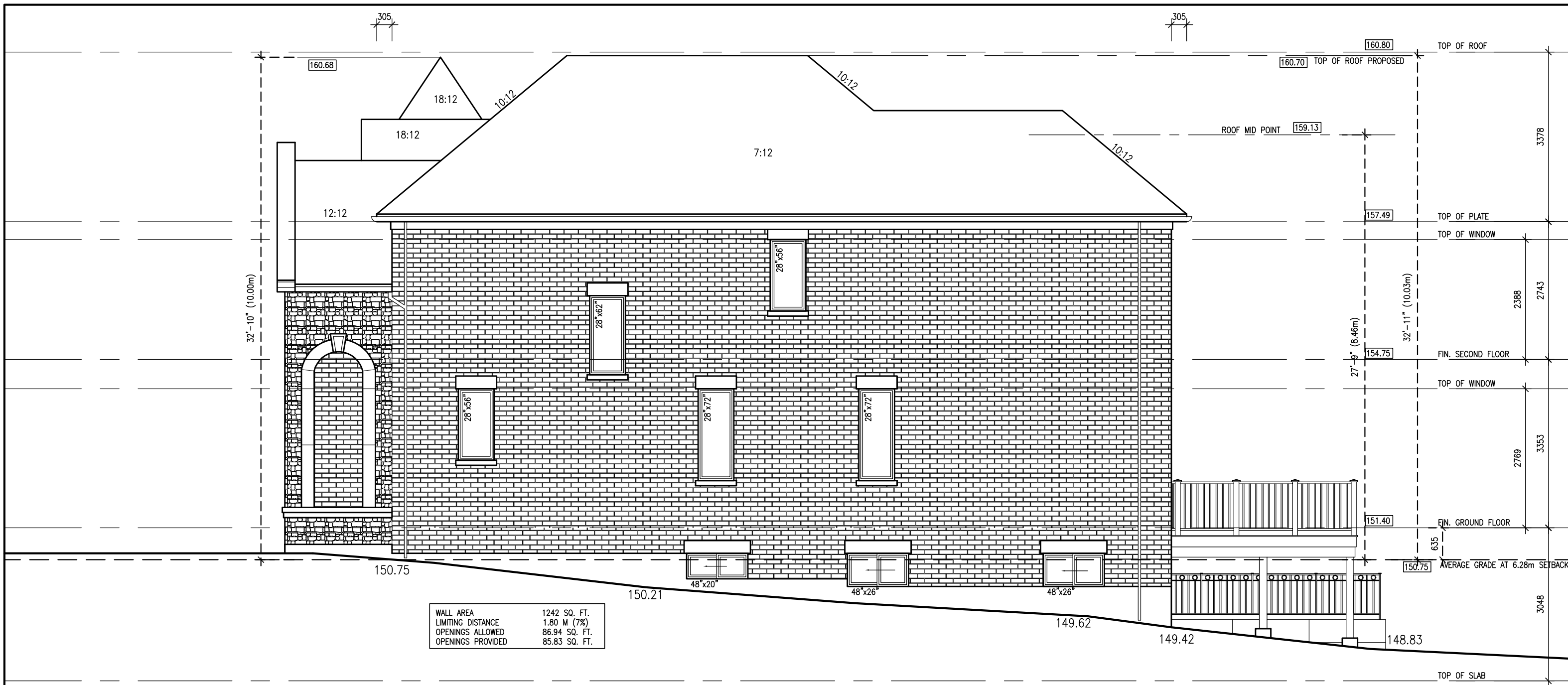


North:




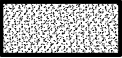
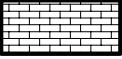
T SQUARE DRAFTING SERVICES
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HOME: (289) 304-0170 CELL: (416) 894-2148
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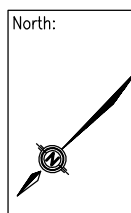
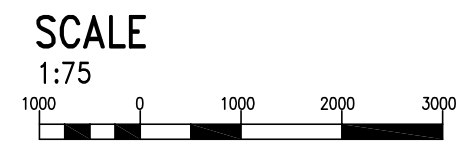
Project Location: 2 FREEMAN ROAD	Sheet No:
Date: NOVEMBER 2016	A6
Project Name: DaPONTE & ROLO RESIDENCE	
Drawn By: PAULO TOMAS	
Sheet Title: EAST SIDE ELEVATION	
Scale: 1:75	



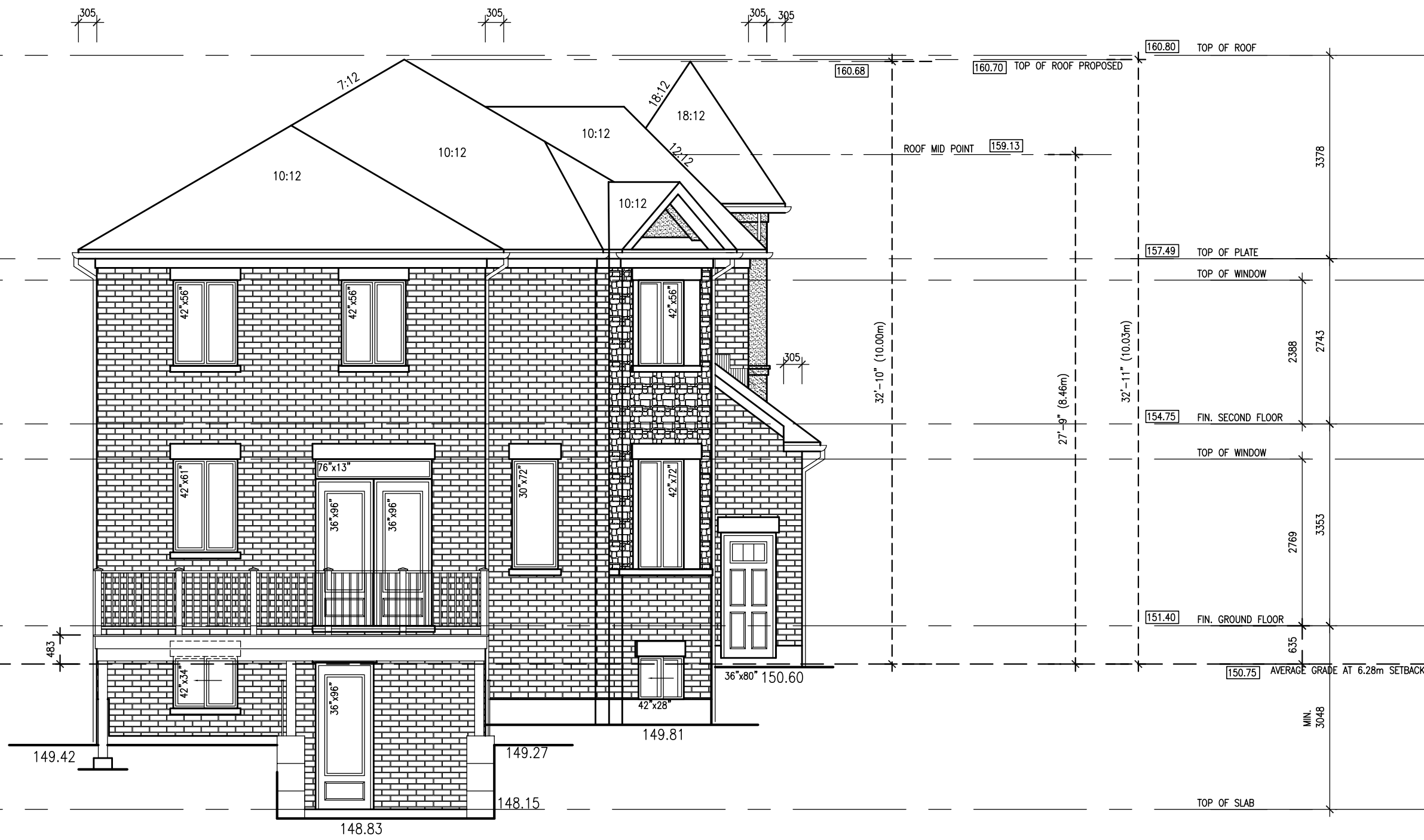
NORTH SIDE ELEVATION

NOTE:
 THE PROPOSED HOUSE IS TO BE
 CONSTRUCTED ALL NEW FROM FOOTINGS TO ROOF

-  STONE
-  STUCCO
-  BRICK



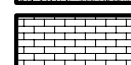


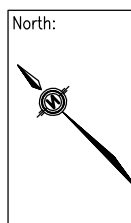
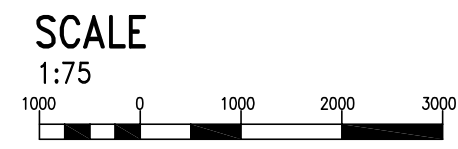
T SQUARE DRAFTING SERVICES 218 HANSARD DRIVE, VAUGHAN, ONTARIO, L4H 0W1 HOME: (289) 304-0170 CELL: (416) 894-2148 E-MAIL: tomas3523@rogers.com	
Project Location: 2 FREEMAN ROAD	Sheet No:
Date: NOVEMBER 2016	A7
Project Name: DaPONTE & ROLO RESIDENCE	
Drawn By: PAULO TOMAS	
Sheet Title: NORTH SIDE ELEVATION	
Scale: 1:75	



WEST SIDE ELEVATION

NOTE:
 THE PROPOSED HOUSE IS TO BE
 CONSTRUCTED ALL NEW FROM FOOTINGS TO ROOF

-  STONE
-  STUCCO
-  BRICK



T SQUARE DRAFTING SERVICES 218 HANSARD DRIVE, VAUGHAN, ONTARIO, L4H 0W1 HOME: (289) 304-0170 CELL: (416) 894-2148 E-MAIL: tomas3523@rogers.com		Sheet No:
Project Location:	2 FREEMAN ROAD	A8
Date:	NOVEMBER 2016	
Project Name:	DaPONTE & ROLO RESIDENCE	
Drawn By:	PAULO TOMAS	
Sheet Title:	WEST SIDE ELEVATION	
Scale:	1:75	

Thursday, April 20, 2017

NOTICE OF DECISION
MINOR VARIANCE/PERMISSION
(Section 45 of the Planning Act)

File Number:	A0200/17EYK	Zoning:	R & R2
Owner(s):	SUCHI GARG SURINDER SINGH	Ward:	Parkdale-High Park (13)
Agent:	ONE DESIGN BUILD	Heritage:	Not Applicable
Property Address:	76 GLENDONWYNNE RD	Community:	

Legal Description: PLAN M135 PT LOT 263

Notice was given and a Public Hearing was held on Thursday, April 20, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new front porch and a two-storey rear addition.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:

- Section 10.10.40.40.(2)(A), By-law 569-2013 and Section 6(3) Part VI 1(I), By-Law 438-86**
The maximum permitted floor space index is 0.69 times the area of the lot (232.2 m²).
The altered dwelling will have a floor space index of 0.71 times the area of the lot (238.01 m²).
- Section 10.10.40.30 (1)(A), By-law 569-2013 and Section 6(3) Part VI 1(V), By-Law 438-86**
The maximum permitted building depth is 17.0 m.
The altered dwelling will have a depth of 17.35 m.
- Section 10.5.50.10.(3) (A), By-law 569-2013**
A minimum of 50% of the rear yard shall be maintained as soft landscaping (60.8 m²).
A total of 38% of the rear yard will be maintained as soft landscaping (46.3 m²).
- Section 6(3) Part III 3(D)(i), By-Law 438-86**
A minimum of 75% of the front yard not covered by a permitted driveway, shall be maintained as soft landscaping (36.1 m²).
A total of 52% of the front yard not covered by a permitted driveway will be maintained as soft landscaping (25.2 m²).

The Committee of Adjustment considered the written submissions relating to the application made to the Committee before its decision and oral submissions relating to the application made at the hearing. In so doing, **IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

The Minor Variance Application is Approved

It is the decision of the Committee of Adjustment to authorize this variance application for the following reasons:

- The general intent and purpose of the Official Plan is maintained.
- The general intent and purpose of the Zoning By-law is maintained.
- The variance(s) is considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is minor.

SIGNATURE PAGE

File Number:	A0200/17EYK	Zoning	R & R2
Owner:	SUCHI GARG SURINDER SINGH	Ward:	Parkdale-High Park (13)
Agent:	ONE DESIGN BUILD	Heritage:	Not Applicable
Property Address:	76 GLENDONWYNNE RD	Community:	
Legal Description:	PLAN M135 PT LOT 263		

Allan Smithies (signed)

Dominic Gulli (signed)

Douglas Colbourne (signed)

Edwin (Ted) Shepherd
(signed)

Rick Ross (signed)

DATE DECISION MAILED ON: Friday, April 28, 2017

LAST DATE OF APPEAL: Wednesday, May 10, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

Appeal Information

All appeals must be filed with the Deputy Secretary Treasurer, Committee of Adjustment by the last date of appeal as shown above.

Appeals filed prior to May 3, 2017: Please submit your appeal in accordance with the **Ontario Municipal Board Appeal Information** below.

Appeals filed on or after May 3, 2017: Please submit your appeal in accordance with the **Toronto Local Appeal Body Appeal Information** below unless one of these exceptions apply:

- the Committee of Adjustment decision was already appealed before May 3, 2017*; or
- there is a related appeal to the OMB for the same matter. A related appeal is an appeal under section 114 of the City of Toronto Act, under sections 17, 22, 34, 36, 38, 41 or 51 of the Planning Act or under a regulation made under section 70.2 of the Planning Act.**

If either one of these exceptions apply, please submit your appeal in accordance with the **Ontario Municipal Board Appeal Information** below.

* To learn if this decision has already been appealed before May 3, 2017, please contact the Committee of Adjustment Case Manager.

** To learn if there is a related appeal to the OMB, search community planning applications in the [Application Information Centre](#) and contact the assigned planner if necessary.

Ontario Municipal Board Appeal Information: To appeal this decision to the Ontario Municipal Board (OMB), submit a completed OMB Appellant Form (A1) to the Manager & Deputy Secretary-Treasurer, Committee of Adjustment. You must pay a filing fee of \$300.00, by certified cheque or money order, in Canadian funds, payable to the Minister of Finance. An additional reduced fee of \$25.00 is required for each connected appeal filed by the same appellant. To obtain a copy of Appellant Form (A1) and other information about the appeal process please visit the Ontario Municipal Board web site at www.omb.gov.on.ca.

Toronto Local Appeal Body Appeal Information: To appeal this decision to the Toronto Local Appeal Body (TLAB), submit a completed TLAB Notice of Appeal (Form 1) in digital format on a CD/DVD to the Manager & Deputy Secretary Treasurer of the Committee of Adjustment with the required fee. The fee is \$300 for each appeal filed regardless if related and submitted by the same appellant. Fees are payable by cash, certified cheque or money order, in Canadian funds. A certified cheque or money order must be made payable to the City of Toronto. To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB web site at www.toronto.ca/tlab

Thursday, April 20, 2017

NOTICE OF DECISION
MINOR VARIANCE/PERMISSION
(Section 45 of the Planning Act)

File Number:	A0205/17EYK	Zoning:	RM & R2
Owner(s):	DONEEN MCLAREN FERGUS MCLAREN	Ward:	Parkdale-High Park (13)
Agent:	KEVIN BARRY	Heritage:	Not Applicable
Property Address:	21 WARREN CRES	Community:	

Legal Description: PLAN 1915 LOT 50

Notice was given and a Public Hearing was held on Thursday, April 20, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing dwelling by enlarging the second storey and constructing a new third storey with a rear balcony. The existing rear detached garage will also be enlarged.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:

- Section 10.80.40.40.(1)(A); By-Law 569-2013**
The maximum permitted floor space index is 0.6 times the area of the lot (139.38 m²).
Section 7.(3)(i) By-Law 1-83
The maximum permitted floor space index is 0.4 times the area of the lot (92.92 m²).
Section 8.3.(a) By-Law 3623-97.
The maximum permitted floor space index is 0.8 times the area of the lot (185.84 m²).
Section 10.80.40.40.(1)(A); By-Law 569-2013, Section 7.(3)(i) By-Law 1-83 and Section 8.3.(a) By-Law 3623-97.
The proposed dwelling will have a floor space index of 0.9 of the lot area (207.85 m²).
- Section 10.80.40.70.(1), By-law 569-2013 and Section 7.3.(f), By-law 1-83**
The minimum required front yard setback is 3.34 m.
Section 8.3.(b), By-law 3623-97
The minimum required front yard setback is 2.34 m.
Section 10.80.40.70.(1), By-law 569-2013 and Section 7.3.(f), By-law 1-83, Section 8.3.(b), By-law 3623-97
The proposed dwelling will be located 1.4 m from the front lot line.

3. **Section 10.80.40.70.(3)(A); By-Law 569-2013 and Section 7.(3)(g) By-Law 1-83**
The minimum required side yard setback is 1.2 m.
Section 8.3.(a) By-Law 3623-97
The minimum required side yard setback is 0.5 m on one side and 1.2 m on the other side.
Section 10.80.40.70.(3)(A); By-Law 569-2013, Section 7.(3)(g) By-Law 1-83 and Section 8.3.(a) By-Law 3623-97
The proposed dwelling will be located 0 m from the north side lot line and 1.9 m from the south side lot line.
4. **Section 10.80.40.10.(2)(B)(ii), By-law 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 8.5 m.
The proposed height of the side exterior main walls facing a side lot line is 10.06 m.
5. **Section 10.80.40.50.(1)(B), By-law 569-2013**
The maximum permitted area of a platform at or above the second storey is 4 m².
The proposed third storey platform will have an area of 17.51 m².
6. **Section 10.5.40.60.(1)(A)(i), By-law 569-2013**
A platform without main walls, attached to or less than 0.3 m from a building, with a floor higher than the first floor of the building above established grade may encroach 1.67 m into the required front yard setback, if it is no closer to a side lot line than the required side yard setback.
Section 3.4.7.(a)(1), By-law 1-83
An unenclosed porch may not project more than 2.4 m into the required front yard setback and shall not project within a required side yard.
Section 10.5.40.60.(1)(A)(i), By-law 569-2013 and
The proposed front platform will be located 0 m from the front yard setback.
7. **Section 10.5.100.1.(1)(A), By-law 569-2013**
The minimum required driveway width is 2 m for a driveway that is located in or passes through the front yard.
Section 3.2.1.F.(b).A.(c)(iii), By-Law 1-83
The minimum required driveway access width for a garage in the rear yard is 2.6 m.
Section 10.5.100.1.(1)(A), By-law 569-2013 and Section 3.2.1.F.(b).A.(c)(iii), By-Law 1-83
The proposed driveway leading to the rear detached garage will have a width of 1.9 m.
8. **Section 10.5.50.10.(1)(D), By-law 569-2013, Section 7.(3)(q)(iv), By-law 1-83 & Section 8.3.(d)(5), By-law 3623-97**
A minimum of 75% of the front yard, not covered by a permitted driveway, shall be maintained as soft landscaping (6 m²).
A total of 0% of the front yard, not covered by a permitted driveway, will be maintained as soft landscaping (0 m²).
9. **Section 10.5.50.10.(3)(A), By-law 569-2013**
A minimum of 50% of the rear yard shall be maintained as soft landscaping (51.63 m²).
A total of 26% of the rear yard will be maintained as soft landscaping (26.84 m²).

The Committee of Adjustment considered the written submissions relating to the application made to the Committee before its decision and oral submissions relating to the application made at the hearing. In so doing, **IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

The Minor Variance Application is Approved on Condition

It is the decision of the Committee of Adjustment to authorize this variance application for the following reasons:

- The general intent and purpose of the Official Plan is maintained.
- The general intent and purpose of the Zoning By-law is maintained.
- The variance(s) is considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is minor.

This decision is subject to the following condition(s):

1. Submission of a complete application for a permit to injure or destroy a City-owned tree(s). A *Contractor's Agreement to Perform Work on City-owned Trees* will be required prior to the removal/injure of the subject tree(s). Form located at www.toronto.ca/trees/pdfs/contractor_services_agreement_information.pdf.

Submission of a tree protection guarantee security deposit to guarantee the protection of City-owned trees according to the *Tree Protection Policy and Specifications for Construction Near Trees* or as otherwise approved by Urban Forestry. Accepted methods of payment include debit or card, certified cheque or money order payable to the *Treasurer of the City of Toronto*, or Letter of Credit.

2. The following conditions shall be fulfilled to the satisfaction of Traffic Planning / Right of Way Management:
 - 2.1 The site plan must be revised to include a notation on the drawing stating: “The applicant must provide a Municipal Road Damage Deposit (MRDD) for the project, as determined by Transportation Services.” The applicant must contact Ms. Joanne Vecchiarelli of our Right-of-Way Management Section at 416-338-1045 to obtain the exact requirements regarding the MRDD for this specific site;
 - 2.2 The site plan must be revised to include a notation on the drawing stating: “The applicant must obtain all required permits for work within the public road allowance from the Right-of-Way Management Section of Transportation Services”;
3. Screening 1.5 m in height shall be provided along the north and south sides of the third floor platform.

SIGNATURE PAGE

File Number:	A0205/17EYK	Zoning	RM & R2
Owner:	DONEEN MCLAREN FERGUS MCLAREN	Ward:	Parkdale-High Park (13)
Agent:	KEVIN BARRY	Heritage:	Not Applicable
Property Address:	21 WARREN CRES	Community:	
Legal Description:	PLAN 1915 LOT 50		

Allan Smithies (signed)

Rick Ross (signed)

Douglas Colbourne (signed)

Edwin (Ted) Shepherd
(signed)

DATE DECISION MAILED ON: Friday, April 28, 2017

LAST DATE OF APPEAL: Wednesday, May 10, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

Appeal Information

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Thursday, April 20, 2017

NOTICE OF DECISION
MINOR VARIANCE/PERMISSION
(Section 45 of the Planning Act)

File Number:	A0206/17EYK	Zoning	LCR
Owner(s):	FRANCO JAVIER CORCUERA AMPARO MARLENY ESPINOLA	Ward:	York South-Weston (11)
Agent:	CHRISTOPHER SUN	Heritage:	Not Applicable
Property Address:	1286 WESTON RD	Community:	

Legal Description: PLAN 1510 N PT LOT 25 RP64R11786 PART 1

Notice was given and a Public Hearing was held on Thursday, April 20, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To permit a medical clinic.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:**Section 3.4.B, By-law 1-83**

A total of 8 parking spaces are required for the site.
No parking spaces will be provided.

The Committee of Adjustment considered the written submissions relating to the application made to the Committee before its decision and oral submissions relating to the application made at the hearing. In so doing, **IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

The Minor Variance Application is Approved

It is the decision of the Committee of Adjustment to authorize this variance application for the following reasons:

- The general intent and purpose of the Official Plan is maintained.
- The general intent and purpose of the Zoning By-law is maintained.
- The variance(s) is considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is minor.

SIGNATURE PAGE

File Number:	A0206/17EYK	Zoning	LCR
Owner:	FRANCO JAVIER CORCUERA AMPARO MARLENY ESPINOLA	Ward:	York South-Weston (11)
Agent:	CHRISTOPHER SUN	Heritage:	Not Applicable
Property Address:	1286 WESTON RD	Community:	
Legal Description:	PLAN 1510 N PT LOT 25 RP64R11786 PART 1		

Allan Smithies (signed)

Dominic Gulli (signed)

Douglas Colbourne (signed)

Edwin (Ted) Shepherd
(signed)

Rick Ross (signed)

DATE DECISION MAILED ON: Friday, April 28, 2017

LAST DATE OF APPEAL: Wednesday, May 10, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

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Thursday, April 20, 2017

**NOTICE OF DECISION
MINOR VARIANCE/PERMISSION
(Section 45 of the Planning Act)**

File Number:	A0208/17EYK	Zoning	R2 & RM
Owner(s):	ANDREA MIRIAM OLIVERIO AGUIAR STEFANO OLIVERIO	Ward:	Davenport (17)
Agent:	AMBIENT DESIGN LTD.	Heritage:	Not Applicable
Property Address:	130 ROBINA AVE	Community:	

Legal Description: PLAN 927 N PT LOT 55

Notice was given and a Public Hearing was held on Thursday, April 20, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a two-storey front addition with a new front porch, a two-storey rear addition and a second storey front addition above the existing attached garage.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:

- Section 10.5.40.60.(3)(A)(iii), By-Law 569-2013**
Exterior stairs may encroach into a required setback provided they are no closer to a lot line than 0.6 m.
The proposed front stairs will be located 0.18 m from the front lot line.
- Section 10.80.40.70.(3)(A), By-Law 569-2013**
The minimum required side yard setback is 1.2 m.
Section 8(3)(a), By-Law 1-83
The minimum required side yard setback is 1.2 m on one side and 0.5 on the other.
Section 10.80.40.70.(3)(A), By-Law 569-2013 and Section 8(3)(a), By-Law 1-83
The altered dwelling will be located 0.84 m from the north side lot line and 0.81 m from the south side lot line.
- Section 10.5.50.10.(1)(B) and 3(c).2, By-Law 1-83**
A minimum of 50% of the front yard shall be maintained as landscaping.
A total of 19.57% of the front yard will be maintained as landscaping.
- Section 10.5.50.10.(1)(D) and 3(c).5, By-Law 1-83**
A minimum of 75% of the required front yard landscaping shall be maintained as soft landscaping.
A total of 39.13% of the required front yard landscaping will be maintained as soft landscaping.

The Committee of Adjustment considered the written submissions relating to the application made to the Committee before its decision and oral submissions relating to the application made at the hearing. In so doing, **IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**
The Minor Variance Application is Approved

It is the decision of the Committee of Adjustment to authorize this variance application for the following reasons:

- The general intent and purpose of the Official Plan is maintained.
- The general intent and purpose of the Zoning By-law is maintained.
- The variance(s) is considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is minor.

SIGNATURE PAGE

File Number:	A0208/17EYK	Zoning	R2 & RM
Owner:	ANDREA MIRIAM OLIVERIO AGUIAR	Ward:	Davenport (17)
Agent:	STEFANO OLIVERIO AMBIENT DESIGN LTD.	Heritage:	Not Applicable
Property Address:	130 ROBINA AVE	Community:	
Legal Description:	PLAN 927 N PT LOT 55		

Allan Smithies (signed)

Dominic Gulli (signed)

Douglas Colbourne (signed)

Edwin (Ted) Shepherd
(signed)

Rick Ross (signed)

DATE DECISION MAILED ON: Friday, April 28, 2017

LAST DATE OF APPEAL: Wednesday, May 10, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

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Thursday, April 20, 2017

NOTICE OF DECISION
MINOR VARIANCE/PERMISSION
(Section 45 of the Planning Act)

File Number:	A0209/17EYK	Zoning	
Owner(s):	VISTERA INVESTMENT CORP	Ward:	Parkdale-High Park (13)
Agent:	SUKHDEEP PABLA	Heritage:	Not Applicable
Property Address:	26 TRAYMORE CRES	Community:	

Legal Description: PLAN 2497 LOT 43

Notice was given and a Public Hearing was held on Thursday, April 20, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new rear deck. A previous Committee of Adjustment decision (A0574/16EYK) approved a variance relating to floor space index.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:

1. Section 3.4.7.(a)(5), By-law 569-2013

An enclosed porch, deck or balcony may be constructed in the rear yard of a property provided that it does not project within the required side yard setback, and no more than 2.4 m within the required rear yard setback.

The proposed rear deck will encroach 3.66 m into the rear yard setback.

2. Section 10.20.40.40.(1)(A), By-law 569-2013 & Section 7.(3)(i), By-law 1-83

The minimum required floor space index is 0.4 times the lot area (160.96 m²).

The altered dwelling will have a floor space index of 0.61 times the lot area (244.65 m²).

The Committee of Adjustment considered the written submissions relating to the application made to the Committee before its decision and oral submissions relating to the application made at the hearing. In so doing, **IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

The Minor Variance Application is Approved

It is the decision of the Committee of Adjustment to authorize this variance application for the following reasons:

- The general intent and purpose of the Official Plan is maintained.
- The general intent and purpose of the Zoning By-law is maintained.
- The variance(s) is considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is minor.

SIGNATURE PAGE

File Number:	A0209/17EYK	Zoning	
Owner:	VISTERA INVESTMENT CORP	Ward:	Parkdale-High Park (13)
Agent:	SUKHDEEP PABLA	Heritage:	Not Applicable
Property Address:	26 TRAYMORE CRES	Community:	
Legal Description:	PLAN 2497 LOT 43		

Allan Smithies (signed)

Dominic Gulli (signed)

Douglas Colbourne (signed)

Edwin (Ted) Shepherd
(signed)

Rick Ross (signed)

DATE DECISION MAILED ON: Friday, April 28, 2017

LAST DATE OF APPEAL: Wednesday, May 10, 2017

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Etobicoke York Panel

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