

## DECISION AND ORDER

**Decision Issue Date** Monday, September 18, 2017

PROCEEDING COMMENCED UNDER subsection 45 (1) of the Planning Act, R.S.O. 1990, c. P.13, as amended (the "Act")

Appellant(s): WILLIAM WISEMAN

Counsel or Agent: ALI SHAKERI

Applicant: F&A ASSOCIATES

Counsel or Agent: OVERLAND LLP

Property Address/Description: 57 ADDISON CRES

Committee of Adjustment Case File Number: 2017 126699 NNY 25 MV (A0236/17NY)

TLAB Case File Number: 2017 174715 S45 25 TLAB

**Hearing date:** Wednesday, September 06, 2017

### DECISION DELIVERED BY G. BURTON

### APPEARANCES

William Wiseman, Rosemary Wiseman (now Mr. Ali Golesorkhi), Daniel Artenosi

### PARTIES

The Don Mills Residents Inc., represented by Mr. Terence West, Board Member and Past President, had requested party status in this appeal. They were unable to attend the hearing and so withdrew as a party, although as Mr. West stated, the Association opposed the application at the Committee and continued to do so.

## INTRODUCTION

This is an appeal to the Toronto Local Appeal Body (the TLAB) by the former owners, William Wiseman and Rosemary Wiseman, of the decision of the Committee of Adjustment, North York panel, issued May 18, 2017, on an application for variances under subsection 45(1) of the Planning Act. The present owner and applicant is Mr. Ali Golesorkhi.

The site is located in the Don Mills neighbourhood, on the south side of Addison Crescent, to the west of Duncairn Road. It is south of York Mills Road, east of Leslie Street, west of Don Mills Road and north of Lawrence Avenue East in North York. It is surrounded by one-storey residences on all four sides.

The owner proposes to demolish the existing dwelling on the site, and to build a replacement dwelling. The design required variances from both the former North York Zoning By-law No. 7625 (the “North York by-law”), and the new City of Toronto Zoning By-law No. 569-2013, (still under appeal to the Ontario Municipal Board – the “City by-law.”) Thus the applicant had to seek amendments to both the existing North York by-law as well as the new City by-law. The site is designated “Residential” in the Official Plan, and zoned R5 under the North York By-law, and RD (f15.0;a550)(x5) in the City by-law.

In its decision the Committee allowed three variances from the By-laws dealing with front yard setback, building height and finished first floor height, but refused the requested increase in lot coverage. The then-owners appealed from this decision to the TLAB.

## BACKGROUND

These are the variances considered by the Committee:

### **1. Chapter 10.20.30.40, By-law No. 569-2013**

The maximum permitted lot coverage is 25.00% of the lot area.  
The proposed lot coverage is **28.00%** of the lot area.

### **2. Chapter 10.20.40.70, By-law No. 569-2013**

The minimum required front yard setback is 9.10m.  
The proposed front yard setback is 8.20m.

### **3. Section 14.2.4, By-law No. 7625**

The maximum permitted lot coverage is 25.00% of the lot area.  
The proposed lot coverage is **28.00%** of the lot area.

### **4. Section 14.2.6, By-law No. 7625**

The maximum permitted building height is 8.80m.  
The proposed building height is 9.1m.

### **5. Section 6(30), By-law No. 7625**

The maximum permitted height of the finished first floor is 1.50m.

The proposed finished first floor height is 1.61m.

At the Committee hearing there was a good deal of opposition from the neighbours close to the site related to the size of the proposed dwelling. They were concerned specifically about the proposed height, tree preservation, and the overall scale of the built form, so as to preserve the neighbourhood character. The Committee approved variances 2, 4 and 5, but refused the increase in lot coverage to 28%. Both By-laws limit lot coverage to 25%.

## **MATTERS IN ISSUE**

On an appeal, the TLAB must be satisfied that each of the variances sought meets the tests in subsection 45(1) of the Planning Act. This involves a reconsideration of all of the variances considered by the Committee, in the physical and planning context, and not merely those for lot coverage that were refused. The subsection requires a conclusion that each of the variances:

- are desirable for the appropriate development or use of the land, building or structure;
- maintain the general intent and purpose of the official plan;
- maintain the general intent and purpose of the zoning by-law; and
- are minor.

These are usually expressed as the “four tests”, and all must be satisfied for each variance.

## **EVIDENCE**

Professional planning evidence for the owner was provided by Mr. Michael Bissett. His Expert Witness report of August 11 delineates the history of this application. The Committee of Adjustment had before it letters of objection from eight neighbours and the Councillor, and also a petition in opposition. It received a Planning Staff report, in which there was no objection to the three variances approved by the Committee. However, it did recommend that the requested lot coverage be reduced to between 26% and 28%. (When the application was made, the requested coverage was 29.82%, but this was reduced to 28% before the Committee. This is the figure now applied for and considered in this decision.) The Planning staff's reason was that while several properties in the neighbourhood had been approved for increased lot coverage, the approved range was usually from 26% to 28%. The requirement of 25% in both the North York and City by-laws is intended to regulate the size of structures, so as to ensure that a neighbourhood maintains a stable built form. Both the official plan and the zoning by-laws have this as a goal.

Mr. Bissett pointed out that while 5 variances are being requested, due to overlapping provisions between the new City By-law and the North York By-law, the requested variances address only four issues:

1. Front Yard Setback: The minimum required front yard setback is 9.10 m., while the proposed front yard setback is 8.20 m.

2. Height: The maximum permitted building height is 8.80 m., and the proposed building height is 9.1 m.
3. Height of the Finished First Floor: The maximum permitted height of the finished first floor is 1.50 m., and the proposed finished first floor height is 1.61 m.
4. Lot Coverage: The maximum permitted lot coverage is 25% of the lot area. The proposed lot coverage is 28% of the lot area.

This would allow for the construction of a new two-storey detached dwelling on the lot.

Mr. Bissett outlined his definition of the neighbourhood within which the application must be assessed, as required by the applicable planning documents. His study area consists of a few blocks within the same Official Plan Neighbourhoods designation, residential zoning, and lot pattern. It is a stable residential neighbourhood, primarily developed with single detached dwellings. However, it is not static, as reinvestment has taken place in recent years through the replacement of older post-war single-storey and split-level homes with newer and larger 2-storey homes. Photos of many of these homes are found in Appendix A of his witness statement.

### **Front yard setback**

He addressed the variances that had been approved by the Committee. Variance 2 for front yard setback is required only by the new By-law. The present front yard setback of the existing home is 6.2 m. The requested 8.2 m would thus be an improvement over the present (the existing dwelling ranges from 6.32 m. to 7.69 m.). It is required only because the new By-law altered the method of measuring for this setback. Under the new City by-law, if a lot is located between two abutting lots that front on the same street, the required minimum front yard setback is the average of the front yard setbacks of the abutting dwellings. In this case, 55 Addison to the west has an existing setback of 7.66 metres, and 59 Addison, a corner lot, has an existing setback of 10.41 metres. There the dwelling is located well back from the corner. Thus the required front yard setback for the subject lot is 9.10 m.

In Mr. Bissett's opinion, since the proposed front yard setback of 8.20 m. for the new dwelling would be an improvement over the existing dwelling, this variance is desirable. The result is consistent with other homes along Addison Crescent, including the dwelling directly to the west of the site, 55 Addison, where the setback is 7.66 m. The majority of the dwellings in this area have setbacks ranging between 6.50 and 8.50 m., consistent with the provisions of the North York by-law.

### **Height**

Variance 4 for a height of 9.1 m. is required because of the limitation, in the North York by-law only, of a maximum height of 8.80 m. The new City by-law figure is 10 m., so no variance is triggered. Mr. Bissett stated that the variance for an additional 0.30 m. represents a very modest increase that is generally consistent with the existing and

approved heights observed within the surrounding neighbourhood context. It would not result in any unacceptable built form impact on the neighbouring properties.

### **Finished First Floor Height**

The maximum permitted height of the finished first floor under the North York by-law is 1.50 metres. A variance for finished first floor height is not required under the City by-law. This application is for 1.61 m., an increase of .11 m., which in Mr. Bissett's opinion, will not materially change the height of the first floor as compared to what is permitted as-of-right. This increase will not significantly affect the perception of the front door and the height of the first floor when viewed from the street, as compared to what can be constructed as-of-right.

### **Lot coverage**

This variance, refused by the Committee, addresses an increase in the lot coverage limit of 25% in both applicable by-laws. The present structure on the lot already has a coverage of 26.5 %. Mr. Bissett was of the opinion that the increase in coverage is consistent with other nearby properties, as approved by the Committee of Adjustment in recent years. For example, 12 Addison was approved at 28.10 %, 18 Addison at 27.9 % (and at a height of 9.27 m.), 53 Addison at 27.5 %, and 133 Duncairn Rd. to the east at 27 %. There were even higher coverages granted a few streets away.

The applicant did reduce the initially requested coverage to 28%, and filed new plans at the Committee to illustrate the design. In Mr. Bissett's opinion, the Committee failed to recall that the present house is at 26.5% coverage already, and that many increases over the by-law requirements have been permitted within the neighbourhood. In his view, this would be a *de minimis* change, having no impact compared to what could be built as of right.

Both of the side yard setbacks and the rear yard setback would be respected. Massing of the structure actually appears less, as it will be situated further back on the lot. The length of the structure (11.8 m.) and the depth (10 m.) both comply with the by-law requirements.

One of the concerns of the neighbours was the potential loss of trees and other foliage, as they provide privacy and other benefits. Mr. Bissett stated that no trees would be removed, except for the one dead one by the east side lot line, and that there would thus be no increase in overlook. The existing cedar hedge at the rear would remain as well, which should allay the concerns of the owner of 9 Canfield Place about seeing the new construction, and having a reduction in open space and light. There is no rear yard setback required for this proposal, and sunlight will not be affected any more than at present. The City Forestry Department had no concerns about this proposal. An arborist for the applicant will be seeing to new plantings as well.

Mr. Bissett addressed the test of conformity with the official plan, and with the other planning documents made applicable to all approvals.

The Neighbourhoods designation in the Plan permits detached, semi-detached, townhouses and walk-up apartment buildings up to 4-storeys. Section 2.3.1.1 notes that “Development within Neighbourhoods ... will respect and reinforce the existing physical character of buildings, streetscapes and open space patterns in these areas”. As well, section 3.1.2.1 provides that “New development will be located and organized to fit with its existing and/or planned context”. Section 3.1.2.3 provides that “New development will be massed and its exterior facade will be designed to fit harmoniously into its existing and/or planned context by:

- a) massing new buildings to frame adjacent streets ... in a way that respects the existing and/or planned street proportion;
- d) providing for adequate light and privacy;
- e) adequately limiting any resulting shadowing of ... neighbouring streets [and] properties;”

Section 3.1.2.4 provides that “New development will be massed to define the edges of streets, parks and open spaces at good proportion.

Section 4.1.5 of the Plan sets out the specific development criteria for Neighbourhoods. The overall policy framework acknowledges that Neighbourhoods are stable but not static, and that some physical change will occur over time. As it relates to the revised variances, Section 4.1.5 provides that “Development in established Neighbourhoods will respect and reinforce the existing physical character of the neighbourhood, including in particular:

...

- b) size and configuration of lots;
- c) heights, massing, scale and dwelling type of nearby residential properties;
- d) prevailing building types;
- e) setbacks of buildings from the street;
- f) prevailing patterns of rear and side yard setbacks and landscaped open space;

...”

Section 4.1.5 also provides that “no changes will be made through minor variance or other public action that are out of keeping with the physical character of the neighbourhood”. Section 4.1.8 provides that “Zoning by-laws will contain numerical site standards for matters such as building type and height, density, lot sizes, lot depths, lot frontages, parking, building setbacks from lot lines, landscaped open space and any other performance standards to ensure that new development will be compatible with the physical character of established residential Neighbourhoods.”

It was Mr. Bissett’s opinion that the revised variances meet the general intent and purpose of sections 2.3, 3.1 and 4.1 in that the proposal sensitively “fits” and is compatible with the existing and planned context, and respects the physical character of the neighbourhood. The proposed detached dwelling is generally consistent with the overall height, massing, scale, built form, and type of dwelling located within the study area. The proposal will adequately limit any adverse impacts on neighbouring properties. The proposed 2-storey dwelling will coexist in harmony with the physical character of the neighbourhood. I agree with his conclusion that the proposal is compatible with the size and character of dwellings in the surrounding area, and is in keeping with the evolving built form of 1- and 2-storey

dwelling observed along Addison Crescent, as well as the surrounding residential streets.

## **ANALYSIS, FINDINGS, REASONS**

I agree with Mr. Bissett's conclusions as to compliance of this project with the provisions of the Official Plan and the Zoning By-laws. The proposal will respect and reinforce the physical character of the neighbourhood, and it maintains the general intent and purpose of the Official Plan.

The TLAB concludes that the study area chosen for this appeal is an appropriate one for making the assessment of the "fit" of the proposal for purposes of the Official Plan requirement in section 3.1.2.1. Many of the objectors would have defined the "neighborhood" as the nearby properties only, within a few houses of and across from 57 Addison Crescent. Although there are few two-storey rebuilds in this immediate section of Addison, there are many even larger new structures, down the street at 12, 18 and 24 Addison. Canfield Place to the rear has been redeveloped with some larger homes, similar in appearance to the proposed. Especially noteworthy is the size and style of 133 Duncairn Road, just around the corner from this property.

Also met is the test in Section 3.1.2.3 of the Plan, which provides that "New development will be massed and its exterior facade will be designed to fit harmoniously into its existing and/or planned context by:

- a) massing new buildings to frame adjacent streets ... in a way that respects the existing and/or planned street proportion;
- d) providing for adequate light and privacy;
- e) adequately limiting any resulting shadowing of ... neighbouring streets [and] properties;"

Because most of the variances are numerically small, and have little discernable impact on the near neighbours, this panel does not accept that the proposed massing fails to meet these tests. No setbacks other than the front will vary significantly from the by-law requirements. Indeed, all are adequately addressed by the proposal. This project thus meets the requirements of section 4.1.5 of the Official Plan respecting the

- b) size and configuration of lots;
- c) heights, massing, scale and dwelling type of nearby residential properties;
- d) prevailing building types;
- e) setbacks of buildings from the street; and
- f) prevailing patterns of rear and side yard setbacks and landscaped open space.

Therefore I conclude that the proposal maintains the general intent and purpose of the Official Plan, as required by section 45(1) of the Planning Act.

Respecting the general intent and purpose of the Zoning by-laws, I find that the variances for height and first floor height are so close to the By-law numbers as to essentially comply with them. The front yard setback will be an improvement to the

existing condition, even though the façade will appear larger than the present bungalow. The variance for lot coverage does not appear to be a significant increase from the by-law in this fact situation. Because of the fact that the building will not further extend into the lot on any of the other sides, the resulting 28% coverage here is in fact close to the purpose of the by-law.

This finding is made only in the light of the individual circumstances of this property, its size and location next to a corner lot having a much greater front yard setback. Thus these approvals should not be the precedent feared by the Don Mills Residents association. Similarly, this panel finds that the development is desirable for the appropriate redevelopment of this site.

Most of the variances requested are numerically minor in nature, and will have little discernible impact on the neighbours. Their purpose and sense of proportion must also be considered – see the case below. While the lot coverage request may seem more than minor, it must be realized that it is only a small increase over the existing 26.5% coverage. It is also at the highest end of the range endorsed by the Planning Report to the Committee of Adjustment, but it is indeed within it. Mr. Artenosi submitted the decision of the Ontario Municipal Board entitled Toronto Standard Condominium Corp # 1517 v. Toronto (City) Committee of Adjustment, [2006] O.M.B.D. No. 707, wherein the Board concluded that “...whether a variance is ‘minor’ cannot be regarded as a robotic exercise of the degree of numerical deviation, but must be held in light of the fit of appropriateness, the sense of proportion, a due regard to the built and planned environ, the reasons for which the requirement is instituted...and last, but not least, the impact of the deviation.” (para. 11.) Here, there will be little adverse impact from the increase in lot coverage, even though as a two-storey the building will appear larger from the street.

There are other tests that a proposal must meet. By section 2 of the Planning Act, the TLAB must have regard to matters of provincial interest. Section 3 of the Planning Act requires that a decision of the TLAB be consistent with the 2014 Provincial Policy Statement (‘PPS’) and conform to the Growth Plan of the Greater Golden Horseshoe for the subject area (‘Growth Plan’). Mr. Bissett’s professional opinion was that there is both consistency and conformity, and I accept his opinion.

## **DECISION AND ORDER**

Therefore this appeal is allowed, and the variances applied for, as modified before the Committee with respect to coverage, to 28.00%, are approved, subject to the following condition:

- 1) The proposal shall be developed in accordance with the revised Plans filed at Tab 6 of the Applicant’s Disclosure filed July 27, 2017, and attached as Attachment 1 to this decision.



2) The variances to Zoning By-law No. 569-2013 as identified herein as variances 1 and 2 are all authorized contingent upon the relevant provisions of that by-law coming into full force and effect, subject to the same condition.

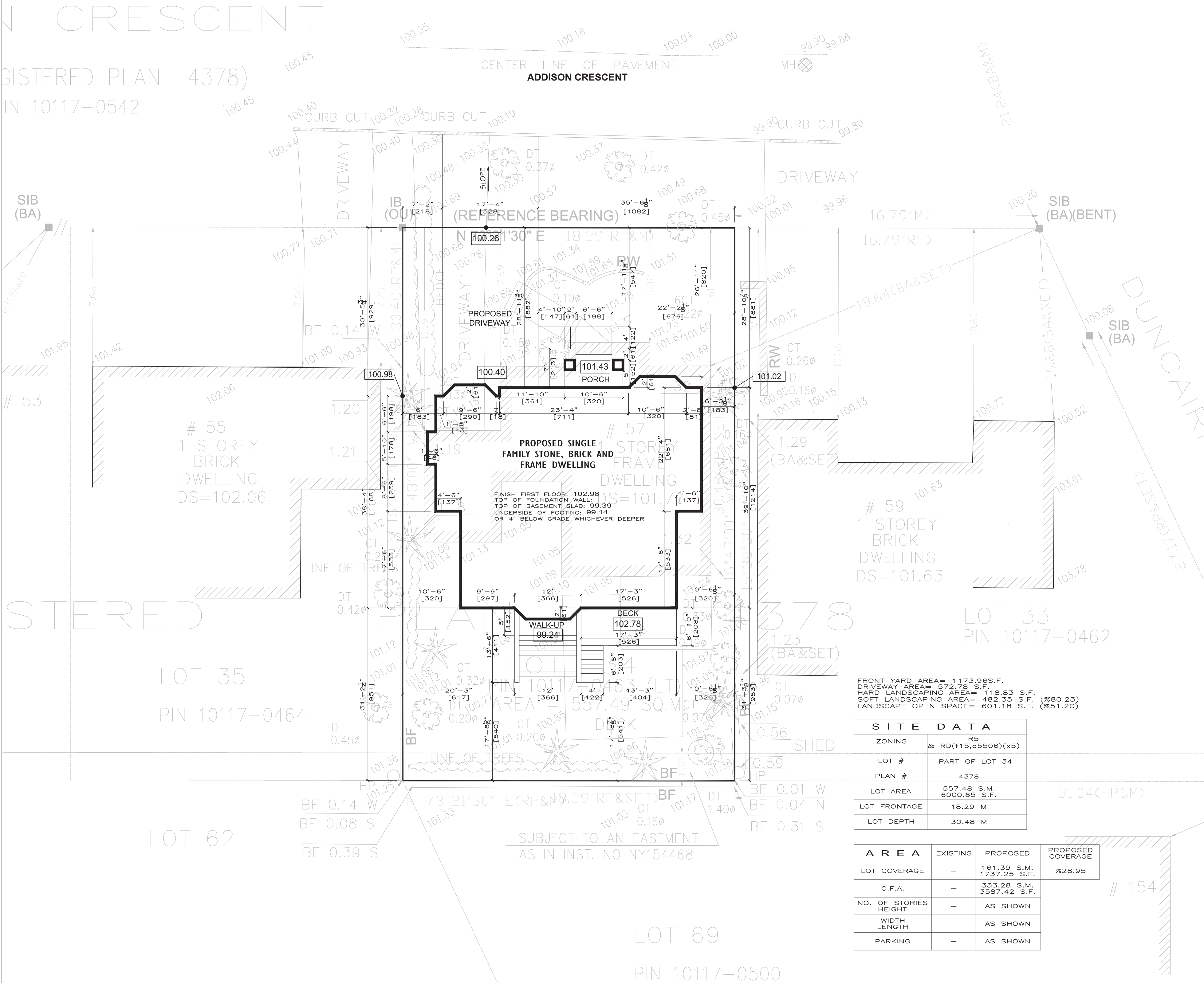
X 

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Gillian Burton

Chair, Toronto Local Appeal Body

Signed by: Gillian Burton



as per manu. spec.

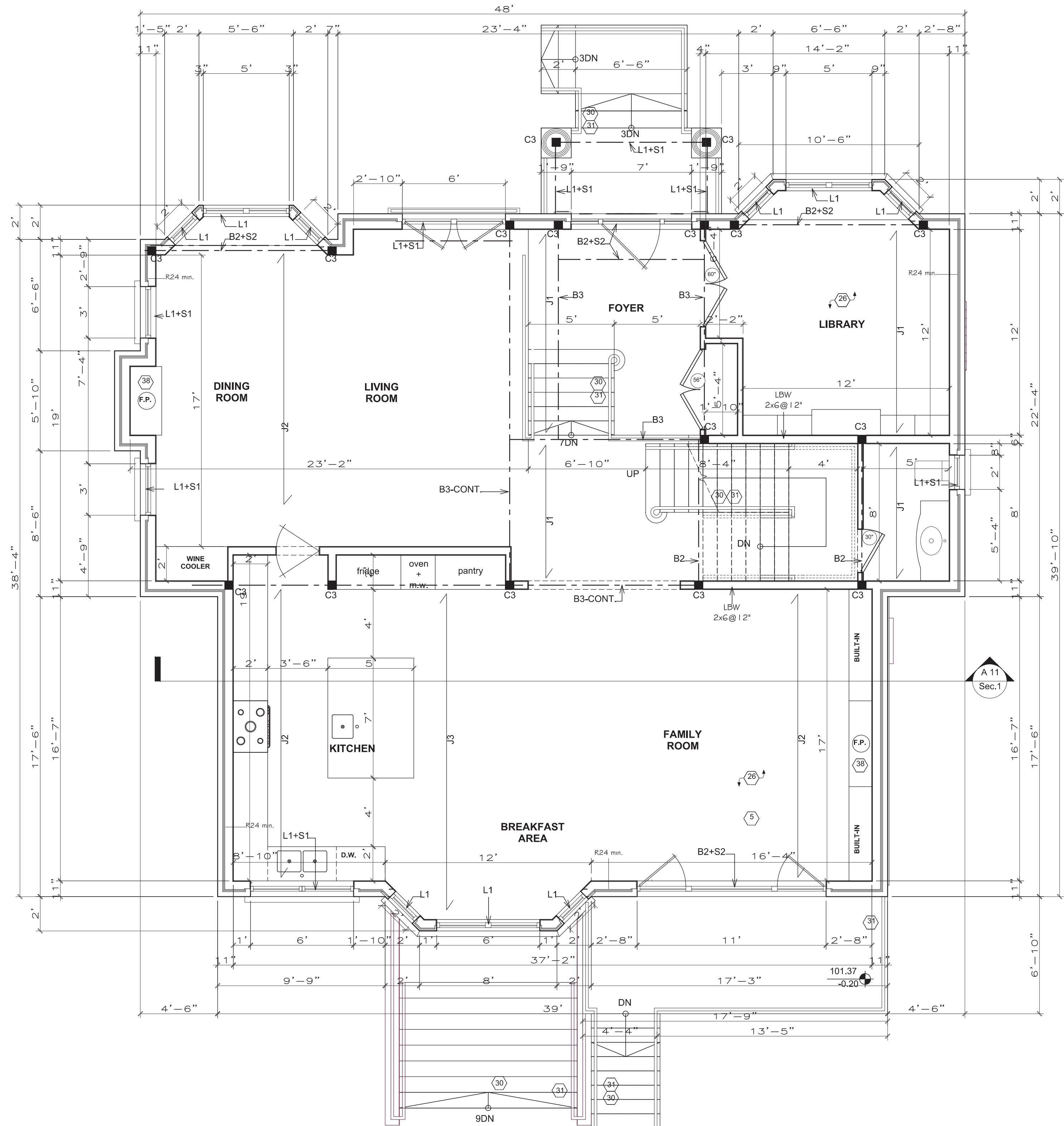


10

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**STRUCTURAL MEMBERS:**  
**J1:** LPI 20 PLUS 11 $\frac{1}{8}$ " @16"  
**J2:** LPI 42 PLUS 11 $\frac{1}{8}$ " @16"  
**J3:** LPI 42 PLUS 11 $\frac{1}{8}$ " @12"  
**B1:** 1-LVL 11 $\frac{1}{8}$ "X1 $\frac{3}{4}$ "  
**B2:** 2-LVL 11 $\frac{1}{8}$ "X1 $\frac{3}{4}$ "  
**B3:** 3-LVL 11 $\frac{1}{8}$ "X1 $\frac{3}{4}$ "  
**B4:** 4-LVL 11 $\frac{1}{8}$ "X1 $\frac{3}{4}$ "  
**C1:** HSS Ø102X8  
**C2:** HSS 127X127X8  
**C3:** 3-2x6  
**L1:** 3-2x10  
**L2:** 2-2x10  
**S1:** L89x89x7.9  
**S2:** L152x89x7.9  
**P1:** precast conc. lintel  
 as per manu. spec.



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**revisions:**  
 AUG. 7, 2016-ISSUED FOR COA1  
 DEC9, 2016-ISSUED FOR PERMIT1

1. ALL WORK SHALL BE CARRIED OUT IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST REVISION OF THE ONTARIO BUILDING CODE.  
 2. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.  
 3. DO NOT SCALE DRAWINGS.  
 4. ALL DIMENSIONS AND INFORMATION SHALL BE CHECKED AND VERIFIED ON THE JOB AND ANY VARIANCES OR DISCREPANCIES MUST BE REPORTED TO THE DESIGNER BY PHONE AND SUBSEQUENT WRITTEN CONFIRMATION PRIOR TO COMMENCEMENT OF THE WORK.  
 5. USE ONLY LATEST REVISED DRAWINGS OF THOSE THAT ARE MARKED "ISSUED FOR CONSTRUCTION".  
 6. ALL STRUCTURAL MEMBERS SHOULD BE REVIEWED AND APPROVED BY CERTIFIED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.

**project:**  
 57 ADDISON CRESCENT

**drawing:**  
 FIRST FLOOR PLAN

**scale:**  
 1/4"=1'

**page:**  
 A3

THE UNDERSIGNED HAS REVIEWED & TAKES RESPONSIBILITY FOR THIS DESIGN, & HAS THE QUALIFICATIONS & MEETS THE REQUIREMENTS SET OUT IN THE O.B.C. TO BE A DESIGNER  
 Ali Shakeri  
 BCIN#24574  
 F&A Associates Ltd.  
 BCIN#30998

## STRUCTURAL MEMBERS:

J1: LPI 20 PLUS  $1\frac{1}{8}$ " @16"J2: LPI 42 PLUS  $1\frac{1}{8}$ " @16"J3: LPI 42 PLUS  $1\frac{1}{8}$ " @12"B1: 1-LVL  $1\frac{1}{8}$ "x $1\frac{3}{4}$ "B2: 2-LVL  $1\frac{1}{8}$ "x $1\frac{3}{4}$ "B3: 3-LVL  $1\frac{1}{8}$ "x $1\frac{3}{4}$ "B4: 4-LVL  $1\frac{1}{8}$ "x $1\frac{3}{4}$ "C1: HSS  $\emptyset 102$ x8

C2: HSS 127x127x8

C3: 3-2x6

L1: 3-2x10

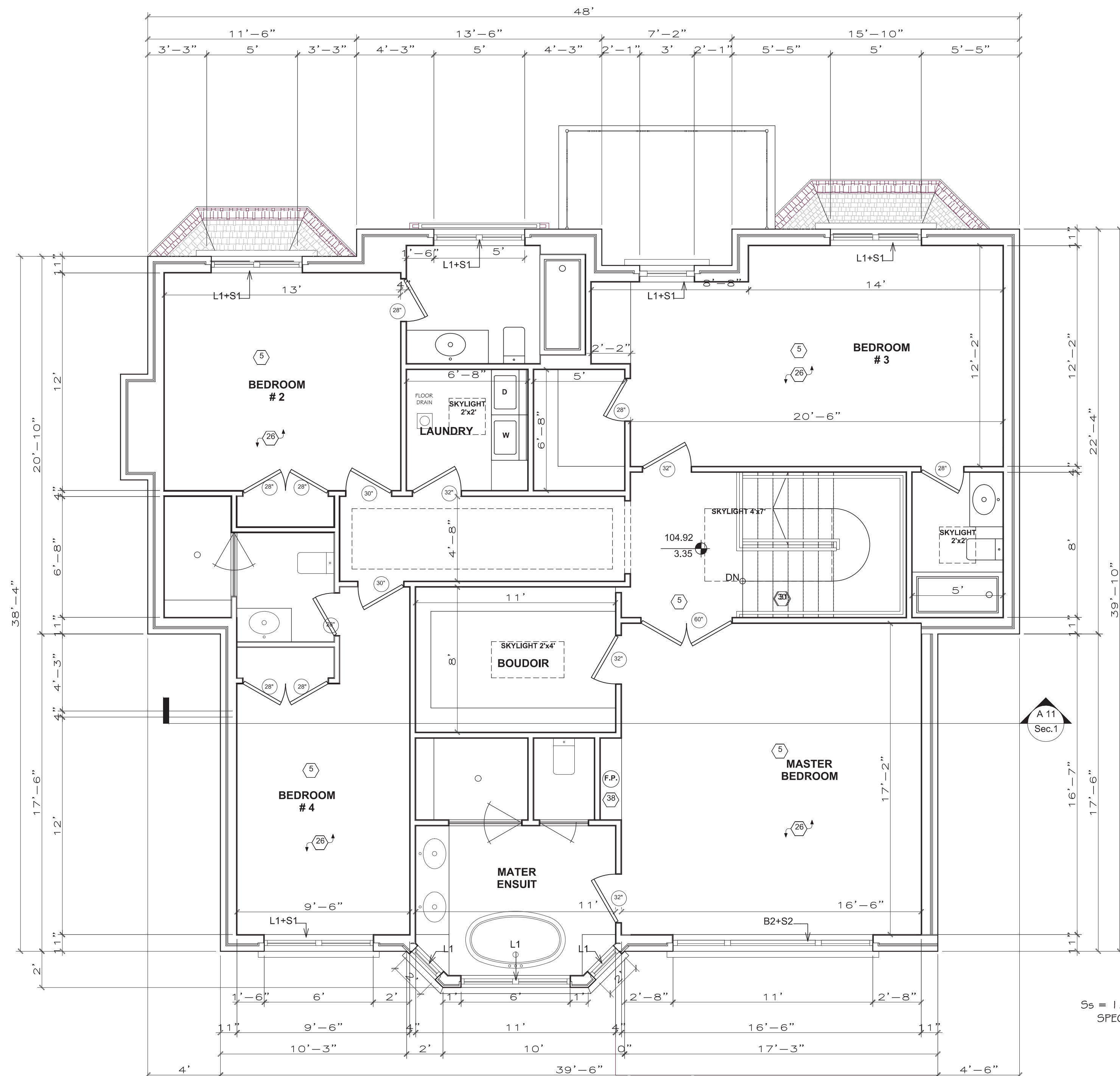
L2: 2-2x10

S1: L89x89x7.9

S2: L152x89x7.9

P1: precast conc. lintel

as per manu. spec.



DESIGN L.L.  
 $S_s = 1.2 \text{ KPa}$ ;  $S_r = 0.4 \text{ KPa}$   
 SPECIFIED L.L. =  $1.1 \text{ KPa}$

## TRUSS DESIGN NOTE:

ROOF TRUSSES WHICH ARE NOT DESIGNED IN ACCORDANCE WITH PART 4 SHALL  
 (A) BE CAPABLE OF SUPPORTING A TOTAL CEILING LOAD(DEAD LOAD+LIVE LOAD) OF 0.5  
 $\text{KPa}$  PLUS TWO AND TWO-THIRD TIMES THE SPECIFIED LIVE LOAD FOR 24 hr. , AND  
 (B) NOT EXCEED THE DEFLECTIONS SHOWN IN TABLE 9.23.13.1.1 WHEN LOADED WITH  
 THE CEILING LOAD PLUS ONE AND ONE-THIRD TIMES THE SPECIFIED ROOF SNOW LOAD  
 FOR 1 hr. (9.23.13.1.1 (1)) - FOOR TRUSSES.

ALL GIRDER TRUSSES SHALL BE MIN. 3 PLIES AND BE SUPPORTED BY COLUMNS WITH  
 MINIMUM EQUAL WIDTH PER 9.17.4.1

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 TORONTO, ONTARIO, CANADA

**Ali Shakeri**  
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project:  
**57 ADDISON CRESCENT**

drawing:  
**SECOND FLOOR PLAN**

scale:  
 **$1/4"=1'$**

page:  
**A4**

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+24'-6" (+110.45)  
T/ROOF

+20'-9" (+109.30)  
MID OF THE ROOF  
+21'-0" (+109.38)  
2nd FLOOR CEILING

+11'-0" (+106.33)  
FIN 2nd FLOOR

+0'-0" (+102.98)  
MAIN FLOOR

-4'-7" (+101.58)  
FIN 1ST FLOOR

-6'-6" (+101.00)  
ESTABLISHED GRADE

-9'-2" (+100.18)  
C/ROAD

-11'-9 1/2" (+99.39)  
T/BASEMENT

-13'-8" (+98.82)  
LOWER BASEMENT



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drawing:  
FRONT ELEVATION

scale:  
1/4"=1'

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# FRONT ELEVATION

0 1 5 10ft. 0 1 2 3m.



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page:  
A7

THE UNDERSIGNED HAS REVIEWED & TAKES RESPONSIBILITY FOR THIS DESIGN, & HAS THE QUALIFICATIONS & MEETS THE REQUIREMENTS SET OUT IN THE O.B.C. TO BE A DESIGNER

Ali Shakeri  
BCIN#24574  
F&A Associates Ltd.  
BCIN#30998



1. AREA OF EXPOSED BUILDING FACE: 1298 SQ.FT.  
2. PROPOSED GLAZED AREA: 72 SQ.FT. (5.54%)



1. ALL WORK SHALL BE CARRIED OUT IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST REVISION OF THE ONTARIO CODE.
2. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
3. DO NOT SCALE DRAWINGS.
4. ALL DIMENSIONS AND INFORMATION SHALL BE CHECKED AND VERIFIED ON THE JOB AND ANY DISCREPANCIES OR AMBIGUITIES MUST BE REPORTED TO THE DESIGNER BY PHONE AND SUBSEQUENT WRITTEN CONFIRMATION PRIOR TO COMMENCING WORK.
5. USE ONLY LATEST REVISED DRAWINGS OF THOSE THAT ARE MARKED "ISSUED FOR CONSTRUCTION".
6. ALL STRUCTURAL MEMBERS SHOULD BE REVIEWED AND APPROVED BY CERTIFIED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.

# A8

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## SIDE ELEVATION (WEST)







CONSTRUCTION SPECIFICATIONS

1. **GENERAL:** ALL DIMENSION TO BE CONFIRMED ON SITE AND ANY VARIANCES OR DISCREPANCIES MUST BE REPORTED TO THE DESIGNER BY PHONE AND SUBSEQUENT WRITTEN NOTICE PRIOR TO COMMENCEMENT OF THE JOB

2. **GENERAL:** ALL WORK SHALL BE CARRIED OUT WITH STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST REVISION OF THE O.B.C.

3. **GENERAL:** ALL STRUCTURAL LUMBER TO BE #1 OR #2 SPRUCE-PINE-FIR CONSTRUCTION GRADE, UNLESS OTHERWISE SPECIFIED

4. **GENERAL:** ALL LUMBER TO BE SUPPORTED MIN. 6" ABOVE FINISH GRADE UNLESS PRESSURE TREATED OR SEPARATED FROM CONCRETE BY DAMPPROOFING MATERIAL

5.**GENERAL:** SMOKE ALARMS AND CARBON MONOXIDE ALARMS SHALL BE INSTALLED AS PER O.B.C. 9.10.19 & O.B.C. 9.33.4. SMOKE ALARMS SHALL BE INSTALLED ON ALL FLOORS AND IN EVERY BEDROOM. CARBON MONOXIDE ALARM IS REQUIRED FOR THE DETACHED GARAGE CONDITION. ALL SMOKE ALARMS MUST HAVE A VISUAL COMPONENT.

6. **GENERAL:** SURFACE FLAME SPREAD RATING OF ALL INTERIOR FINISHES NOT TO EXCEED 150

7. **GENERAL:** JOINTS BETWEEN SLABS ON GRAD, FOUNDATION WALLS, AROUND PIPES, CONDUITS OR DUCTS THAT PENETRATE SUCH, SHALL BE FILLED W/ BITUMEN RUBBER OR COAL TAR

8. **GENERAL:** FOOTINGS TO BE POURED ON NATURALLY UNDISTURBED SOIL CAPABLE OF BEARING 3 K.S.F. AT MIN. 4'-0" FEET BELOW GRADE. USE 3600 P.S.I. CONCRETE@ 28 DAYS FOR FOOTINGS AND FOUNDATION WALLS. STEP FOOTINGS HORIZONTAL STEPS SHALL BE MIN. 2'-0" AND VERTICAL STEPS SHALL BE NO GREATER THAN 2/3 OF HORIZONTAL STEP TO A MAX. OF 2'-0" AS PER O.B.C., 9.15.3.8. FOOTING OVER TRENCHES TO BE REINFORCED W/ 2-#4 BARS @ 1/3 POINTS

9. **DRAINAGE:** 4" DIAMETER WEEPING TILE W/ 6" CRUSHED STONE COVER

10. **GENERAL:** ALL STRUCTURAL STEEL TO CONFORM TO REQUIREMENTS FOR GRADE 300W STEEL IN CAN.CSA-G40.21, "STRUCTURAL QUALITY STEELS"

11. **RESERVED**

12. **CONRCETE:** DRAINAGE LAYER OVER 2 COATS OF BITUMINOUS DAMPPROOFING ON POURED CONCRETE FOUNDATION WALL. MOISTURE BARRIER TO HEIGHT OF EXTERIOR GRADE, 2x3 WOOD STRAPPING, MIN. R20CI BATT INSUL. W/ 6 MIL FULL HEIGHT POLY AIR / VAPOUR BARRIER ON THE WARM SIDE, 1/2" INTERIOR DRYWALL FINISH

13. **WALL ASSEMBLY:** 4" NATURAL STONE OR BRICK LAYER W/ 0.03 THK. 7/8" WIDE ADJUSTABLE GALVANIZED STEEL TIES INSTALLED W/ GALVANIZED SPIRAL NAILS OR SCREWS 52" O.C. HORIZONTAL 16" O.C. VERTICAL, FILL SPACE BETWEEN THE STONE AND FOUNDATION WALL WITH MORTAR

14. **WALL ASSEMBLY:** 4" NATURAL STONE OR BRICK LAYER W/ WEEP HOLES AT 31" O.C., 1" AIR SPACE. 0.03 THK. 7/8" WIDE ADJUSTABLE GALVANIZED STEEL TIES INSTALLED W/ GALVANIZED SPIRAL NAILS OR SCREWS 52" O.C. HORIZONTAL 16" O.C. VERTICAL, 20 MIL POLY FLASHING MIN. 6" UP BEHIND THE SHEATHING PAPER, SHEATHING PAPER LAYERS TO OVERLAP EACH OTHER, 1/2" THK. PLYWOOD SHEATHING, 2x6 WOOD STUDS @ 16" O.C., R22 BATT INSUL. IN CONTINUOUS CONTACT W/ EXTERIOR SHEATHING, 6 MIL CONTINUOUS POLY AIR / VAPOUR BARRIER ON WARM SIDE, 5/8" INTERIOR TYPE "X" DRYWALL FINISH, DOUBLE PLATE @ TOP, SOLE PLATE @ BOTTOM

15. **STUCCO WALL:** STUCCO FINISH, 2" STYROFOAM (REPLACE WITH 3/4" CEMENT BOARD WHERE CLOSER THAN 2' TO PROPERTY LINE), DRYVIT DRAINAGE MATT, TYVEC SHEATHING PAPER, SHEATHING PAPER LAYERS TO OVERLAP EACH OTHER, 1/2" THK. TYPE X PLYWOOD SHEATHING, 2x6 WOOD STUDS @ 16" O.C., R22 BATT INSUL. IN CONTINUOUS CONTACT W/ EXTERIOR SHEATHING, 6 MIL CONTINUOUS POLY AIR / VAPOUR BARRIER ON WARM SIDE, 5/8" INTERIOR TYPE "X" DRYWALL FINISH, DOUBLE PLATE @ TOP, SOLE PLATE @ BOTTOM

16. **RESERVED**

17. **GRADE:** SLOPE GRADE AWAY FROM BUILDING FACE

18. **SILL PLATE:** 2x6 SILL PLATE FASTENED TO FOUNDATION WALL WITH MIN. 1/2" DIA. ANCHOR BOLTS EMBEDDED MIN. 4" INTO CONCRETE @ 4' O.C. & PROVIDE CAULKING OR GASKET BETWEEN PLATE & FOUNDATION WALL

19. **FLOOR INSULATION:** CONTINUOUS HEADER JOIST W/ R19 BATT INSUL., EXTEND VAPOUR / AIR BARRIER & SEAL TO JOIST & SUBFLOOR

20. **BASEMENT SLAB:** 4" POURED CONCRETE SLAB (3600 PSI CONC. STRENGTH) 6" CRUSHED STONE BELOW. THICKEN THE SLAB TO 6" UNDER THE STAIRCASE AREA.

21. **ROOF CONSTRUCTION:** 20 YEARS ASPHALT SHINGLES (2 LAYERS OF FELT ROOFING MEMBRANE WHERE FLAT ROOF) ON 3/8" EXTERIOR PLYWOOD SHEATHING ON APPROVED ROOF TRUSSES

22. **OVERHANG CONSTRUCTION:** 8" PREFINISHED ALUMINUM FACIA, EAVES TROUGH & RAIN WATER LEADERS TO MATCH THE EXTERIOR FINISHES, PROVIDE DRIP EDGE AT FACIA & VENTED SOFFIT, EXTEND DOWNSPOUT TO GRADE LEVEL, PROVIDE PRECAST CONCRETE SPLASH PAD

23. **ROOF VENTILATION:** 1/300 OF THE INSULATED CEILING AREA UNIFORMLY DISTRIBUTED

24. **EAVES PROTECTION:** EAVESTROUGH PROTECTION MEMBRANE TO EXTEND FROM THE EDGE OF THE ROOF 36" UP THE SLOPE BUT NOT LESS THAN 12" BEYOND THE INTERIOR FACE OF THE EXTERIOR WALL

25. **CEILING CONSTRUCTION:** 5/8" THK. INTERIOR DRYWALL FINISH, CONTINUOUS AIR / VAPOUR BARRIER W/ MIN. R60 BATT INSULATION.

26. **FLOOR CONSTRUCTION:** 3/4" T&G PLYWOOD SUBFLOOR GLUE-NAILED ON TJI FLOOR JOISTS @ 16" O.C. UNLESS NOTED OTHERWISE, DOUBLE ALL JOISTS UNDER PARTITIONS THAT ARE PARALLEL TO THE FLOOR JOISTS UNLESS OTHERWISE NOTED

27. **INTERIOR STUD PARTITION:** 1/2" DRYWALL FINISH BOTH SIDES OF 2x4 or 2x6 WOOD STUDS @ 16" O.C., 2 TOP PLATES & 1 BOTTOM PLATE, PROVIDE SOUND ATTENUATION INSULATION IN BATHROOM WALLS & WHERE INDICATED ON DRAWINGS, USE MOISTURE RESISTANT DRYWALL IN BATHROOMS

28. **ATTIC ACCESS:** 21.5"x23" ATTIC ACCESS WITH INSULATION. PROVIDE WEATHER STRIPPING AROUND THE PERIMETER

29. **MECHANICAL VENTILATION:** PROVIDE MIN 1 AIR CHANGE PER HOUR IN ROOMS SPECIFIED TO BE MECHANICALLY VENTED, 80 CFM FOR BATH PRIMARY VENTS.

30. **STAIRS INTERIOR/EXTERIOR:**  
MAXIMUM RISE 7-7/8"  
MINIMUM RISE 4-7/8"  
MINIMUM RUN 8-1/4"  
MAXIMUM RUN 14"  
MINIMUM TREAD 9-1/4"  
MAXIMUM TREAD 14"  
MAXIMUM NOSING 1"  
MINIMUM WIDTH 2'-10"  
MINIMUM HEADROOM 6'-5"

31. **GUARDS:**  
INTERIOR LANDINGS 2'-11"  
EXTERIOR BALCONY 3'-6"  
INTERIOR STAIRS 2'-11"  
EXTERIOR STAIRS 2'-11"  
MAXIMUM BETWEEN PICKETS 4"  
GUARD HEIGHT IF DECK TO GRADE IS GREATER THAN 5'-11" 3'-6", 5'-11" OR LESS 2'-11"  
NO MEMBER OR ATTACHMENT BETWEEN 4" & 2'-11" HIGH SHALL FACILITATE CLIMBING

32. **PIERS:** 16" DIA. SONOTUE FOR POURED CONCRETE PIERS MIN. 4' BELOW GRADE, 6"x6" WOOD POST ANCHORED TO CONCRETE PIER W/ METL SHOE & 1/2" DIA. BOLT EMBEDED INTO THE CONCRETE PEIR MIN. 4"

33. **STEEL COLUMN:** HSSØ102X8 W/8"x8"x1/2" TOP & BOTTOM PLATE, 60"x60"x18" CONCRETE PAD WITH 15M @12" O/C E.W. BOTT., UNLESS NOTED OTHERWISE.

34. **STEEL BEAM:** AS SHOWN

35. **GARAGE FLOOR:** 4" CONCRETE SLAB (4650PSI) ON 6" CRUSHED STONE AND COMPACTED SOIL TO 7% AIR ENTRAINMENT, REINFORCED WITH 6"x6"x6/6 WELDED WIRE MESH

36. **SKYLIGHT:** "ARTISTIC" SKYLIGHT

37. **HEATING:** FUR-IN DUCTS WITH 1/2" DRYWALL ON 2x2 FRAMING, DUCTS TO BE INSULATED WITH MIN. R4 WHERE AGAINST EXTERIOR WALL

38. **FIREPLACE:** GAS FIREPLACE AS PER MANUFACwd"TURNER SPEC. INSTALL AS PER GAS CODE OF ONTARIO

39. **INTERLOCKING STONE**

40. **DRYLAI**D RETAINING WALL: RISI STONE, MODEL "PISA 2"

ARCICA INC.  
326 SHEPPARD AVE. E. , M2N 3B4  
TORONTO, ONTARIO, CANADA

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T.416-821-3960  
F.416-250-8900

revisions:  
AUG. 7,2016-ISSUED FOR COA1  
DEC9, 2016-ISSUED FOR PERMIT1

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project:  
57 ADDISON CRESCENT

drawing:  
GENERAL SECTION

scale:	page:
NTS	A11

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