

DECISION AND ORDER

Decision Issue Date Wednesday, February 21, 2018

PROCEEDING COMMENCED UNDER subsection 53, subsection 53(19), subsection 45(12), subsection (45(1) of the Planning Act, R.S.O. 1990, c. P.13, as amended (the "Act")

Appellant(s): ARIFUR SOHEL

Applicant: ARC DESIGN GROUP

Property Address/Description: 59 JEAUVONS AVE

Committee of Adjustment Case File Number: 17 154037 ESC 35 CO, 17 154041 ESC 35 MV, 17 154049 ESC 35 MV

TLAB Case File Number: **17 225636 S53 35 TLAB**
17 225637 S45 35 TLAB
17 225639 S45 35 TLAB

Hearing date: Thursday, February 08, 2018

DECISION DELIVERED BY G. Burton

APPEARANCES

Name	Role	Representative
Arifur Shohel	Owner/Appellant	Amber Stewart

INTRODUCTION

This was an appeal to the Toronto Local Appeal Body (the "TLAB") by the owner of 59 Jeavons Avenue in the Birchmount Park area of the City of Toronto, of the Committee of Adjustment's (the "COA") refusal of the requested consent to sever the parcel, and of

variances to permit the construction of two dwellings, one on each of the severed lots. The property is zoned Residential Semi-Detached (RS) in the new City of Toronto By-law 569-2013 (the “New By-law”, not yet in force); and Single Family Residential (S) under the Birchmount Park Community Zoning By-law #9174, part of the Scarborough Zoning By-laws.

BACKGROUND

This appeal was complicated by the late hiring of both the present counsel, Ms. Stewart, and the expert witness, Mr. Jonathan Benczkowski. The appellant had had other representatives before December, 2017. In the result, there were no filings made as required under the TLAB’s Notice of Hearing, issued October 5, 2017. The last date for filing most of the materials under that notice was November 20, 2017. After an inquiry by TLAB staff, the required filings were made on January 31, 2018.

Therefore I heard a motion at the commencement of the hearing on February 8 for the requisite exemption from Rule 2.1, which states:

“2.1 The Local Appeal Body is committed to fixed and definite Hearing dates. These Rules shall be interpreted in a manner which facilitates this objective.”

Failure to file materials in electronic form as required in advance of the hearing defeats the purpose of this Rule. The TLAB would normally treat the appeal as abandoned in this fact situation. However, Ms. Stewart argued that there were many mitigating circumstances in this case.

Upon their retainer, Ms. Stewart and Mr. Benczkowski noticed errors in the initial Zoning Notice obtained much earlier, on April 21, 2017, prior to the COA hearing of August 10. Thus for the appeal the application had to be amended. They then waited for an updated version of the Zoning Notice or “ZZC”, in order to revise the application and the plans, even though the TLAB filing date had passed. This new ZZC came at the end of December, 2017, but then another ZZC had to be sought for the updated plans. This issued only on January 29, 2018. The plans were then further revised, and a revised list of variances were submitted at the hearing itself.

I was satisfied that the lack of filing was not the fault of the applicant’s present representatives, but resulted from both their late hiring and their inability to obtain accurate zoning reviews prior to the requisite filing dates. They had worked closely with staff in formulating the updates. I therefore granted an exemption from the Rules for the lack of filing prior to this hearing, under Rule 2.2:

“ 2.2 These Rules shall be liberally interpreted to secure the just, most expeditious and cost-effective determination of every Proceeding on its merits.”

MATTERS IN ISSUE

The flurry of recent changes involved at least two new ZCCs, two new sets of plans, and a revised list of variances. There was no filing of the TLAB Form 3, in which the applicant is required to disclose any proposed changes to the application.

The revisions were made largely to address the Planning Staff Report dated August 1, 2017 (Exhibit 5), where staff were concerned with the requested variances for lot coverage, main wall height, side yard setbacks and the (so-called) “three-storey” structure proposed. Staff’s conclusion then was that neither the severance nor the proposed variances met the tests in the Official Plan.

However, in the narrow circumstances here, I also exempted the applicant from filing Form 3. There were very few and all positive changes made. It is critical to provide adequate notice of alterations in the normal course. It would be usual to adjourn a hearing to require that notice be provided to staff and neighbours. However, no other person would be prejudiced in the specific fact situation here. The City staff participated, and the legal department had no objections to the revisions. No neighbours were involved in the discussion of the planning merits.

Because the applicant worked closely with all relevant staff while revising the plans and variances, and there was no objection at all at the COA, I saw no prejudice to any person in accepting and considering the refiled plans at the time provided for the hearing. Ms. Stewart argued that there would be no prejudice in this case, as no other person had objected on planning grounds at the COA. The one letter received related to a personal matter.

To the extent that the variances requested differ from those before the COA, I accept that the Applicant’s proposed revisions as set out below are principally reductions from the original application. As such, I find that no further notice is required pursuant to s. 45 (18.1.1) of the Act, and the revisions can be considered. The hearing on the merits then proceeded.

JURISDICTION

On an appeal of a consent application, the TLAB must be satisfied that the relevant provisions on subsection 51(24) of the Act are satisfied. Subject to my editorial deletions of certain of the clauses for this matter (based on my assessment of the evidence provided on each of them) the subsection reads:

"... regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality and to,

(a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2 of the Planning Act;....

(c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;

(d) the suitability of the land for the purposes for which it is to be subdivided;...

(f) the dimensions and shapes of the proposed lots;.....

(h) conservation of natural resources and flood control;

(i) the adequacy of utilities and municipal services;...

(l) the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy;....

Respecting the variance appeals, the TLAB must ensure that each of the variances sought meets the tests in subsection 45(1) of the Act. This involves a reconsideration of the variances considered by the Committee in the physical and planning context. The subsection requires a conclusion that each of the variances, individually and cumulatively:

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

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

In addition, TLAB must have regard to matters of provincial interest as set out in section 2 of the Act, and the variances must be consistent with provincial policy statements and conform with provincial plans (s. 3 of the Act). A decision of the TLAB must therefore be consistent with the 2014 Provincial Policy Statement ('PPS') and conform to (or not conflict with) any provincial plan such as the Growth Plan for the Greater Golden Horseshoe ('Growth Plan') for the subject area.

Under s. 2.1(1) of the Act, TLAB is also to have regard for the earlier Committee decision and the materials that were before that body.

EVIDENCE

This was the consent sought from the COA:

“To obtain consent to sever the property into two (2) undersized residential lots as per the attached Lot Division Plan.

Conveyed - Part 1

The proposed lot frontage is 7.62 m and the proposed lot area is 243.83 m. The existing detached dwelling will be demolished and the property will be redeveloped as the site of a new three-storey detached dwelling with an integral garage, requiring variances to the Zoning By-law, as outlined in Application A0144/17SC.

Retained - Part 2

The proposed lot frontage is 7.62 m and the proposed lot area is 243.83 m. The existing detached dwelling will be demolished and the property will be redeveloped as the site of a new three-storey detached dwelling with an integral garage, requiring variances to the Zoning By-law, as outlined in Application A0143/17SC.”

Variances Requested at the TLAB:

By Exhibit 1, Ms. Stewart submitted the list of variances now sought to be approved. Alterations to some of the variances before the Committee were reached after consultation with City zoning examiners. These changes reflect the comments in the most recent Zoning Notice issued on January 29, 2018. They are:

Revised List of Variances – 59A Jeavons Avenue (Part 1)

By-law No. 569-2013:

1. The proposed lot area is 243.83 sq. m;
Whereas the minimum required lot area is 325 sq. m.
2. The proposed dwelling will cover 37.99% of the lot area;
Whereas the minimum required coverage is 33% of the lot area (80.46 sq. m).
3. The proposed dwelling will be located 0.61 m from the south side lot line and 0.91 m from the north side lot line on Part 1;
Whereas the minimum required side yard setback is 1.2 m.
4. The proposed dwelling will be three (3) storeys in height;
Whereas the maximum permitted height is two (2) storeys.

5. A total of 52.3% of the width of the front main wall and 52.46% of the width of the rear main wall is proposed to be over 7 m in height on Part 1;
Whereas the maximum permitted height is 7 m for no less than 60% of the total width of all front and rear main walls.

6. A total of 3.72 sq. m of the first floor is proposed to be within 4 m of the front main wall;
Whereas a minimum of 10 sq. m of the first floor must be located within 4 m of the front main wall.

By-law No. 9174:

7. The proposed lot area is 243.83 sq. m;
Whereas the minimum required lot area is 325 sq. m.

8. The proposed dwelling will cover 39.49% of the lot area;
Whereas the minimum required coverage is 33% of the lot area (80.46 sq. m).

9. The proposed dwelling will be three (3) storeys in height;
Whereas the maximum permitted height is two (2) storeys.

Revised List of Variances – 59B Jeavons Avenue (Part 2)

By-law No. 569-2013:

1. The proposed lot area is 243.83 sq. m;
Whereas the minimum required lot area is 325 sq. m.

2. The proposed dwelling will cover 37.99% of the lot area;
Whereas the minimum required coverage is 33% of the lot area (80.46 sq. m).

3. The proposed dwelling will be located 0.61 m from the north side lot line and 0.91 m from the south side lot line on Part 2;
Whereas the minimum required side yard setback is 1.2 m.

4. The proposed dwelling will be three (3) storeys in height;
Whereas the maximum permitted height is two (2) storeys.

5. A total of 50.98% of the width of the front main wall and 52.46% of the width of the rear main wall is proposed to be over 7 m in height on Part 2;
Whereas the maximum permitted height is 7 m for no less than 60% of the total width of all front and rear main walls.

6. A total of 3.72 sq. m of the first floor is proposed to be within 4 m of the front main wall;

Whereas a minimum of 10 sq. m of the first floor must be located within 4 m of the front main wall.

By-law No. 9174:

7. The proposed lot area is 243.83 sq. m;

Whereas the minimum required lot area is 325 sq. m.

8. The proposed dwelling will cover 39.49% of the lot area;

Whereas the minimum required coverage is 33% of the lot area (80.46 sq. m).

9. The proposed dwelling will be three (3) storeys in height;

Whereas the maximum permitted height is two (2) storeys.

Clarification of changes made in the new proposals and plans, as explained by Ms. Stewart:

Respecting Variance 2 for both dwellings, the lot coverage, the applicant had proposed a figure of 39.5% before the COA, but Planning staff considered that to be too high. In the redesign, it was found that the zoning examiner had used the wrong lot area statistic to calculate the coverage. The client, not wanting to increase the coverage variance, agreed to reduce the length of the structures instead. Thus the coverage did get reduced to 37.99% under the Toronto By-law, and 39.49% under the Scarborough By-law (a reduction of 1.5%).

Variance 3, the side yard setbacks, had sought a measurement for the exterior side yards at .81 m. This was altered to .91m (thus improving it for neighbouring properties) for both structures. The side yard setbacks are reversed for Part 2.

For Variance 4, the zoning examiner identified the dwellings as three-storey structures. Ms. Stewart stated that the planning evidence would illustrate why this conclusion could be challenged. The applicant had tried to eliminate this variance by moving the first floors to 1.2 m above grade, but on the “technical interpretation” as she called it, this variance remains.

The figures for Variance 5, the percentage of the front and rear main wall width over 7 m in height, have actually marginally increased because of the narrowing of the dwellings. 52.3% of the front main wall (50.98% for Part 2) and 52.46% of the rear main wall for both Parts is now proposed to be over 7 m in height.

Variances 6 and 7 before the COA have been eliminated. These related to the area of and a setback for a proposed rear deck. This deck has been deleted from the plans, leaving only a landing.

Ms. Stewart submitted that no further notice was required of the proposed alterations to the variances. To the extent that the variances requested differ from those before the COA, I accept that the applicant's proposed revisions are modifications not having any adverse effect on adjacent neighbours. There appear to be many such changes, but the changes are indeed minor, on the evidence of Mr. Benczkowski as outlined below. No one gave notice of an interest in the appeal, including the City of Toronto. There had been one letter of objection to the COA, but I too concluded that this was of a personal nature, involving no planning issue. As such, I find that no further notice is required pursuant to s. 45 (18.1.1) of the Act, and the revisions can be considered.

Professional planning evidence in support of the variances was provided by Mr. Jonathan Benczkowski, an experienced land use planner. Although he is a designer as well, in this file he acted only as planner to clarify the required variances and plans with the City staff. The process was complicated by very busy plans examiners, resulting in three ZZCs being issued on the same day. He performed the usual study of the files and the neighbourhood surrounding this site. His Photo Book is filed as Exhibit 3, and Lot Areas Study as Exhibit 9.

He testified that this area is very mixed, and not mainly residential in nature. The property is located in the Birchmount Park Community southeast of the intersection of Danforth Road and Birchmount Road. It is currently occupied by a one-storey detached dwelling with the northern portion of the lot paved. He chose as his study area from Danforth Road to the north, Raleigh Avenue to the south, the west side of Jeavons Avenue to the west, and North Woodrow Boulevard to the east. This generally reflects an area that a resident would experience in their day-to-day lives as they walk the streets. The area dwellings are a mix of one-, one and a half-, and two-storey detached and semi-detached dwellings. The area is undergoing reinvestment and there is significant diversity in home style and lot sizes. On Raleigh there are some industrial and commercial properties, and some as well "sprinkled" along Jeavons. It does not have the appearance of the usual subdivision-type of development. Indeed there is almost an industrial feel when moving around the area.

The proposal in question is to fill in the blank lot, and replace the dwelling on the lot beside it, with two attractive new homes. There is ample public transit in the area, as well as parks, schools and the Danforth commercial uses. He said that the proposed dwellings are almost in compliance with the present zoning standards. There is the added advantage that the neighbouring homes have adjacent driveways, leaving more space between them and the proposed. This reduces the possible impact respecting privacy and views. This can be seen from the survey (Exhibit 4).

The frontages for the proposed homes are within that required in the zoning by-laws. In his opinion this is possibly why the Planning Staff concentrated on two aspects of the proposal that they objected to, the coverage and the appearance of a three-storey structure.

Development Engineering had no objections to the severance, and merely provided its standard advisory comments. Ms. Stewart would accept the standard consent conditions in the TLAB Practice Direction No. 1, subject to revision of the usual Forestry conditions.

Urban Forestry staff comments (Exhibit 7) included the following:

“One large bylaw-protected silver maple tree measuring 108cm diameter exists onsite and within the area of disturbance. This mature tree is a valuable part of the Urban Forest and should be retained, therefore, Urban Forestry objects to the severance of the land (B0027/17SC). Urban Forestry objects to the severance as it appears to require two (2) new driveways as shown, likely requiring the removal of said silver maple tree.”

They recommended refusal of the severance based on the OP policies protective of the urban tree canopy. They continue:

“However, if the Committee of Adjustment approves this application, the following conditions must be applied:

- 1) The applicant shall submit to Urban Forestry a complete application to Injure or Destroy Trees for privately owned trees, as per City of Toronto Municipal Code Chapter 813, Article III.
- 2) The applicant shall submit to Urban Forestry a complete application to Injure or Destroy Trees for City owned trees, as per City of Toronto Municipal Code Chapter 813, Article II.
- 3) The applicant shall submit to Urban Forestry a refundable Tree Protection Security Deposit in the amount of \$16,137.00 in the form of renewable letter of credit or other form acceptable to the General Manager of Parks, Forestry and Recreation to guarantee the protection of the City owned trees to be retained fronting the site or adjacent to the site, as per the City's Tree Protection Policy and Specifications for Construction near Trees and the City of Toronto Municipal Code Chapter 813, Article II.
- 4) Where there are no existing street trees, the applicant shall provide to Urban Forestry a payment in lieu of planting one street tree on the City road allowance abutting each of the sites involved in the application. The number of trees required to be planted is one (1), and the current cost of planting each tree is \$583.00. Payments shall be made payable to the Treasurer, City of Toronto and sent to Urban Forestry, Scarborough Civic Centre, 150 Borough Drive, 5th floor, Toronto, Ontario, M1P 4N7.

5) The driveway for Part 1 (A0144/17SC) would reuse the existing alignment of the existing driveway width on the street allowance. “

These proposed conditions are set out here as Ms. Stewart argued against the imposition of conditions 3 through 5. Her rationale is found below.

Mr. Benczkowski concluded that the proposal would make efficient use of land and contribute to the revitalization of the housing stock, as it would fill in a vacant lot. The severance would create lots similar to those in the area, and fit well into the physical context. The resulting frontages comply with the zoning requirements. His lot data chart (Exhibit 10) illustrates numbers for lot areas obtained from City records, which he referred to as a “not an exact science”, but it satisfied him that the lots would fit within the existing neighborhood. (He had eliminated all industrial and commercial properties from consideration). Of 241 lots examined in his study area, 25 or 10.37 % are at or below the area proposed, while 46.06 % of lots are within the range of 245.53 – 324.14 sq. m. (243.83 is proposed).

He also argued that a dwelling would be preferable to the complete pavement on the existing vacant lot, as seen in the photo of the site (Ex. 3). Respecting the variance for a three-storey dwelling, he testified that there had probably been a misunderstanding in the staff’s consideration of this variance. The interpretation of “three-storey” relates to the dimension which is closest to established grade. Here, there is a true basement at grade, with only about 5 stairs to the front porch, and two livable storeys above it. In his opinion it should not have been determined to be a three-storey structure. It can be seen from photos of other dwellings in the neighbourhood, such as on North Edgeley and Kenmore, that they have about 15 steps up to the first level, with two levels above this – true three-storeys in appearance. There is no consistency in design in the area, but there are many examples of higher first floor elevations than that proposed here.

However, the minimal steps now shown on the revised plans for the two dwellings (Exhibits 12 and 13) do affect the variances for the first floor areas (Variance 6). These are:

“6. A total of 3.72 sq. m of the first floor is proposed to be within 4 m of the front main wall;
Whereas a minimum of 10 sq. m of the first floor must be located within 4 m of the front main wall. “

He explained that the space called into question in the plans is actually the second floor here, and not the first. Zoning examiners differ in their interpretation of this. Ms. Stewart commented that the New By-law addresses this issue by requiring the first floor to be 1.2 m above the ground, so that there could be no actual three-storey structures. This is meant to prevent a dwelling with three storeys of living space and a flat roof. However,

there are many that appear to be true three storey structures in this area. The proposed would better comply with the by-law requirement.

Mr. Benczkowski opined that the proposal is consistent with the PPS (Exhibit 14) as it promotes the efficient use of vacant land in a compact form, in an area with developed infrastructure. It also provides a new structure, replacing an old existing one. There is conformity with the Growth Plan (Exhibit 15) in that it provides housing infill in a built up area.

In the planner's opinion, the OP tests are met as well. The property is within the Neighbourhoods designation as seen on Exhibit 16. Some employment areas are found close to the subject. Policy 3.2.1 refers to gradual changes, and 3.2.1.2 encourages retention and replenishment of the existing housing stock while providing infill that is consistent with the Plan. Section 2.3 concerning Healthy Neighbourhoods indicates that while stability is desired, they should not be static, or frozen in time. New development should reinforce their stability (2.3.1.1) and in his opinion this test is met. This neighbourhood is a real mix with a broad range of uses and structures. The description in section 4.1 requires that physical changes to established Neighbourhoods must be sensitive, gradual and generally "fit" the existing physical character. A key objective of the Plan is that new development respect and reinforce the general physical patterns in a Neighbourhood. In his opinion this goal is met by this proposal.

He addressed the Development Criteria found in Policy 5 of the OP. The relevant clauses are, in his view:

b) size and configuration of lots – the variance for lot area is 243.83 sq. m, when the minimum required is 325 sq. m. However, the lot frontage complies with the by-law. He testified that when walking in the neighbourhood, one can tell from the front of the lot whether it respects and reinforces the physical character of the neighbourhood. In his opinion, with the variety of lot sizes in this area, the proposed lots, with the same built form as what exists nearby, would seem very much the same in area. The rear yard setbacks are in compliance.

c) Heights, massing, scale and dwelling type of nearby residential properties – as discussed, these are consistent with other two- and three-storey dwellings in the area, with the same architectural features. He termed it "the opposite of overdevelopment".

d) prevailing building types – these are similar and permitted.

f) prevailing patterns of rear and side yard setbacks – these too are similar to those surrounding them. The increase in the exterior side yard setback provides ample room to access the rear yard from the street if required.

His conclusion is that the proposed lots and dwellings fit harmoniously into this “fractured” neighbourhood. They therefore meet the policies in the Official Plan.

They also adequately meet the zoning performance standards as required by Policy 4.1.8 of the OP. The lot area is compatible with others nearby, maintaining a consistent streetscape pattern. The elimination of the deck at the rear reduces any impact on neighbouring properties. The overall height of the dwellings will be below the by-law requirements. There are no variances for front or rear yard setbacks, landscaping, or length or depth. The coverage increase is compatible with the existing character of the area. He stated that there was no “piling on” of variances here, that the dwellings are appropriately deployed on the sites. The altered plans remove: 1 ½ metres in length; the bump out and bay to the side; plus .1 m from the north side setback, to be more consistent with those nearby.

He addressed the variances as intertwined, in that the development would not be a “box on top of a box” – the main wall height will restrict the so-called third floor to open livable space, the minimum area at the front wall restricts the design of the front entrance to the desired lower height as well.

In his opinion the general intent and purpose of the development standards in the zoning by-laws are met by the proposed variances, both individually and cumulatively.

Respecting the test of “minor” in section 45 of the Act, he opined that the test does not imply that there be no impact, but that any perceived impact be an acceptable one. There was no City or neighbourhood participation in this hearing, indicating in his view no real planning concerns. Alterations as set out above would make the proposal even more acceptable in its impact.

He also testified that the consent and variances would be desirable as an appropriate infill for this eclectic area. It would eliminate the existing hard surface, and provide two new high quality dwellings. He finds them to be appropriate and desirable.

His comments on the consent criteria in section 51(24) of the Act were virtually identical to those for Policy 5 of the OP above. The proposed severance has adequate regard for all of the applicable criteria, in his opinion.

In her submissions Ms. Stewart requested that only conditions 1 and 2 as requested in the Forestry comments (Exhibit 7) be applied, should the application be approved. The tree mentioned therein is a silver maple, as shown only on the survey ((Exhibit 4). She argued that it is not a desirable species. The owner would prefer to maintain the proposed configuration and remove the tree, should such a permit be granted by Urban Forestry. If not granted, the design could be modified then if needed. Condition 3 as requested is not standard, she argued, as the tree has already been valued. The variances have already been settled upon and are specific, so as Mr. Benczkowski

stated it, “we’re stuck with that box.” If the dwellings had to be flipped to meet the Forestry condition, the variances could not be altered, with the result that (for example), the Building Code would not be met regarding window placement. The side yard setbacks and coverage variances would not be appropriate.

ANALYSIS, FINDINGS, REASONS

The TLAB has closely considered the opinion evidence of the expert planning witness, as well as that of the City departments as expressed in their reports and the ZZCs. The owner and his representatives have had an unfortunately difficult path in determining the appropriate variances to be sought. I accept Mr. Benczkowski’s conclusion that the criteria in subsection 51(24) of the Act are satisfied for the requested severance. After his extensive examination of the neighbourhood and the proposed variances, I am also satisfied that the four tests under s. 45(1) of the Act are met for these as well.

Compliance with the OP requirements was well elaborated, and I accept that the policies are satisfied by these attractive and compatible structures. There is the additional requirement that the general intent and purpose of the zoning by-laws be met. The general intent and purpose of the zoning by-laws is to regulate the use of the land to ensure that development both fits on a given site and within its surrounding context, and reduces impacts on adjacent properties. The proposed size of these dwellings requires several small exceptions from the zoning limits. I find that there will be virtually no impact on adjacent properties. There have been no valid objections from the neighbours.

Respecting the test of “minor”, the variances must be found to be minor in measurement as well as in impact for them to be approved. Numerically and practically these variances are minor, even the seemingly large coverage variances of 37.99 % (39.49 % in the Scarborough By-law) of the lot area versus the By-laws’ limitation of 33 %. There have been approvals elsewhere in the neighbourhood of much higher coverages – see Lot Data chart at Exhibit 10. Mr. Benczkowski’s uncontradicted professional opinion is that this proposal is well within the range of nearby structures. Therefore I find these variances to meet the numeric test of “minor”. I also conclude that they will not have any adverse impact. Any changes will initially seem to have an impact. However, a structure that meets almost all of the zoning restrictions would not in my view unduly impact the neighbours from a planning perspective. There will be no overlook or privacy concerns. The new lots would back onto the rear of lots fronting on Rupert Street, where there are much smaller lot sizes than usual in the neighbourhood (Exhibit 11).

It is instructive to examine what the resulting structures actually require by way of variances. The only variances of any significance are for lot area and coverage. There are no variances required for the proposed overall height, length, depth or front or rear

setbacks. As the planner expressed, these are sensitive increases, with no real impact on this diverse neighbourhood.

This proposal will not extend neighbourhood lot sizes or coverages beyond reasonable measurements in its context. It could be that when severed, large variances for dwellings on smaller lots might destabilize neighbourhoods and thus not meet the OP and the section 45 tests. However, here there are no such significant numbers. Not only are the variances quantitatively minor in amount, they are qualitatively acceptable in having no perceptible impact on neighbouring properties. They need not be “consistent with” nearby properties; the test is rather whether the changes will respect and reinforce the physical character of the neighbourhood. In my view they will do this.

I likewise find that the development, being compatible with the City’s Official Plan and Zoning, properly addresses matters of provincial interest as set out in section 2 of the Act, and that the variances are consistent with provincial policy statements and conform with provincial plans (s. 3 of the Act). It therefore is consistent with the 2014 Provincial Policy Statement (‘PPS’) and conforms to the Growth Plan for the Greater Golden Horseshoe (‘Growth Plan’).

Responses by the City of Toronto departments to the application expressed no objections, but requested certain conditions to be applied to any approvals. Despite Ms. Stewart’s request to apply only certain of the conditions requested in the Forestry staff report, I hesitate to do so because I have no input from Forestry on this request, and consent conditions 3 and 4 in subsection 51(24) differ somewhat. I will impose all 5 as requested by Forestry, and the TLAB may be spoken to should any difficulty arise in the application of the decision and order.

DECISION AND ORDER

The TLAB orders that:

1. The appeal is allowed and that provisional consent is given to sever 59 Jeavons Avenue Road into two Parts in accordance with the Plans for Part 1 and Part 2 filed as Exhibits 12 and 13 and attached as Attachment 4 to this decision, and subject to the conditions included as Attachment 1 to this decision.

Conveyed - Part 1

The proposed lot frontage is 7.62 m and the proposed lot area is 243.83 m.

Retained - Part 2

The proposed lot frontage is 7.62 m and the proposed lot area is 243.83 m.

2. The variances to Birchmount Park Community Zoning By-law #9174, part of the Scarborough Zoning By-laws, as listed in Attachment 2 to this decision are authorized.
3. The variances to Zoning By-law No. 569-2013 as listed in Attachment 3 to this decision are authorized, contingent upon the relevant provisions of this By-law coming into force and effect.
4. The new detached dwellings shall be constructed substantially in accordance with the Plans for Parts 1 and 2 filed as Exhibits 12 and 13 and attached as Attachment 4 to this decision.

Any other variances that may appear on these plans that are not listed in this decision are not authorized.

ATTACHMENT 1: CONDITIONS OF CONSENT

- (1) Confirmation of payment of outstanding taxes to the satisfaction of Revenue Services Division, Finance Department.
- (2) Municipal numbers for the subject lots indicated on the applicable Registered Plan of Survey shall be assigned to the satisfaction of Survey and Mapping Services, Technical Services.
- (3) Prior to the issuance of a building permit, the applicant shall satisfy all conditions concerning City owned trees, to the satisfaction of the Director, Parks, Forestry & Recreation, Urban Forestry Services.
- (4) Where no street trees exist, the owner shall provide payment in an amount to cover the cost of planting a street tree abutting each new lot created, to the satisfaction of the General Manager, Parks, Forestry and Recreation.
- (5) Two copies of the registered reference plan of survey integrated with the Ontario Coordinate System and listing the Parts and their respective areas, shall be filed with City Surveyor, Survey & Mapping, and Technical Services.
- (6) Three copies of the registered reference plan of survey satisfying the requirements of the City Surveyor, shall be filed with the Committee of Adjustment.
- (7) Within ONE YEAR of the date of the giving of this notice of decision, the applicant shall comply with the above-noted conditions and prepare for electronic submission to the Deputy Secretary-Treasurer, the Certificate of Official, Form 2 or 4, O. Reg. 197/96, referencing either subsection 50(3) or (5) or subsection

53(42) of the Planning Act, as it pertains to the conveyed land and/or consent transaction.

ATTACHMENT 2:

Part 1: Birchmount Park Community Zoning By-law #9174

1. The proposed lot area is 243.83 sq. m;
Whereas the minimum required lot area is 325 sq. m.
2. The proposed dwelling will cover 39.49% of the lot area;
Whereas the minimum required coverage is 33% of the lot area (80.46 sq. m).
3. The proposed dwelling will be three (3) storeys in height;
Whereas the maximum permitted height is two (2) storeys.

Part 2: Birchmount Park Community Zoning By-law #9174

1. The proposed lot area is 243.83 sq. m;
Whereas the minimum required lot area is 325 sq. m.
2. The proposed dwelling will cover 39.49% of the lot area;
Whereas the minimum required coverage is 33% of the lot area (80.46 sq. m).
3. The proposed dwelling will be three (3) storeys in height;
Whereas the maximum permitted height is two (2) storeys.

ATTACHMENT 3:

Part 1: By-law No. 569-2013

1. The proposed lot area is 243.83 sq. m;
Whereas the minimum required lot area is 325 sq. m.
2. The proposed dwelling will cover 37.99% of the lot area;
Whereas the minimum required coverage is 33% of the lot area (80.46 sq. m).
3. The proposed dwelling will be located 0.61 m from the south side lot line and 0.91 m from the north side lot line on Part 1;
Whereas the minimum required side yard setback is 1.2 m.

4. The proposed dwelling will be three (3) storeys in height;
Whereas the maximum permitted height is two (2) storeys.

5. A total of 52.3% of the width of the front main wall and 52.46% of the
width of the rear
main wall is proposed to be over 7 m in height on Part 1;
Whereas the maximum permitted height is 7 m for no less than 60% of the
total width
of all front and rear main walls.

Part 2: By-law No. 569-2013

1. The proposed lot area is 243.83 sq. m;
Whereas the minimum required lot area is 325 sq. m.

2. The proposed dwelling will cover 37.99% of the lot area;
Whereas the minimum required coverage is 33% of the lot area (80.46 sq.
m).

3. The proposed dwelling will be located 0.61 m from the north side lot line
and 0.91 m
from the south side lot line on Part 2;
Whereas the minimum required side yard setback is 1.2 m.

4. The proposed dwelling will be three (3) storeys in height;
Whereas the maximum permitted height is two (2) storeys.

5. A total of 50.98% of the width of the front main wall and 52.46% of the
width of the rear
main wall is proposed to be over 7 m in height on Part 2;
Whereas the maximum permitted height is 7 m for no less than 60% of the
total width
of all front and rear main walls.

6. A total of 3.72 sq. m of the first floor is proposed to be within 4 m of the
front main wall;
Whereas a minimum of 10 sq. m of the first floor must be located within 4
m of the front
main wall.

ATTACHMENT 4: EXHIBITS 12 AND 13 - PLANS

X 

G. Burton

Panel Chair, Toronto Local Appeal Body

RECEIVED

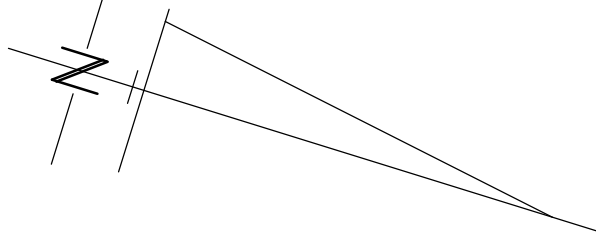
By Toronto Local Appeal Body at 8:40 am, Feb 08, 2018

Toronto Local Appeal Body

EXHIBIT # 12

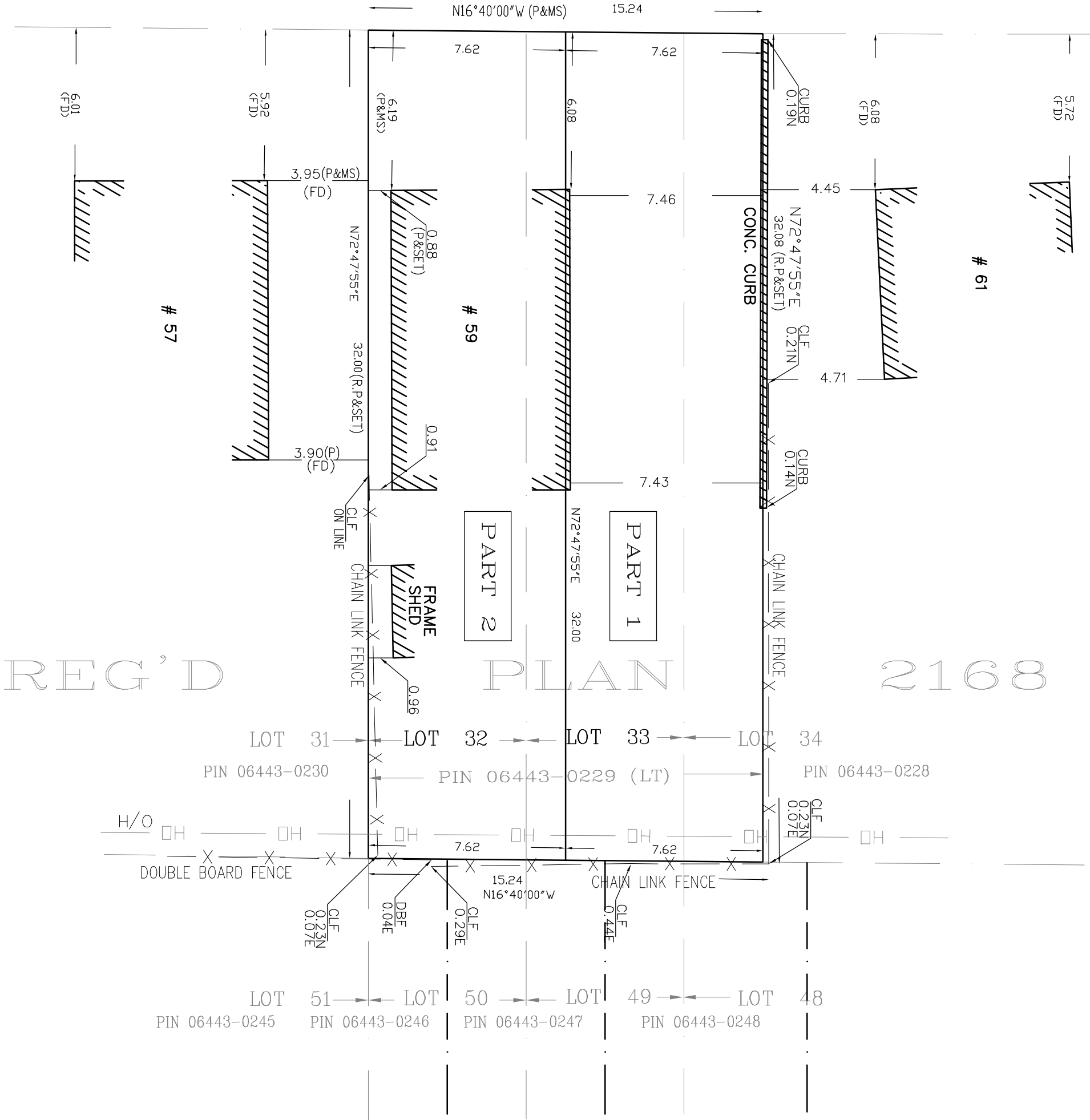
Case File Number: 17 225636 S53 35 TLAB, 17 225637 S45 35 TLAB, 17 225639 S45 35 TLAB
Property Address: 59 Jeavos Ave
Date Marked: February 08, 2018

Attachment 4



JEAVOS AVENUE

REGISTERED PLAN 2168
PIN 06443-0401 (LT)



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

PLAN 65R-

RECEIVED AND DEPOSITED :

DATE : NOVEMBER 9, 2011

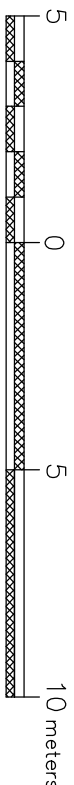
DATE : , 2011

A.ABDEL SHAHID O.L.S.

REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF YORK REGION (No. 65).

PART	PART OF LOT	PLAN	ALL OF P.I.N.	AREA(Sq.m)
1	PART LOTS 33 & 34	2168	PIN 06443-0229 (LT)	243.83
2	ALL OF LOT 32 & PART LOTS 33			243.83

PLAN OF SURVEY OF
LOTS 32 & 33 & PART OF LOT 34
REGISTERED PLAN 2168
CITY OF TORONTO
(FORMERLY THE CITY OF SCARBOROUGH)



SCALE = 1 : 200

MITSCHE & AZIZ, O.L.S.

METRIC: DISTANCES SHOWN HEREON ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

BEARING NOTE:

BEARINGS SHOWN HEREON ARE UTM GRID BEARINGS, DERIVED FROM CONTROL POINTS 105980182 AND 105980176 (CITY OF TORONTO), UTM ZONE 17, NAD 83 (ORIGINAL) MONUMENT 612,330,224 4,849,907,874 612,765,823 4,848,818,460 COORDINATES ARE UTM ZONE 17, NAD 83 (ORIGINAL), TO URBAN ACCURACY PER SEC. 14 (2) OF OREG. 216/10, AND CANNOT IN THEMSELVES BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN. DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GROUND DISTANCES AND CAN BE USED TO COMPUTE GRID DISTANCES BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999878.

LEGEND

■ DENOTES SURVEY MONUMENT SET
STANDARD IRON BAR
IB IRON BAR
IP IRON PIPE
CC CUT CROSS
WT WITNESS
NI NOT IDENTIFIABLE
OU ORIGIN UNKNOWN
Meas MEASURED
N.E.S.W. NORTH, EAST, SOUTH, WEST
FD FOUNDATION
R.P. REFERENCE PLAN 2168

SURVEYORS CERTIFICATE

I CERTIFY THAT :

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON 3rd. DAY OF NOV., 2011

NOV. 9, 2011
DATE

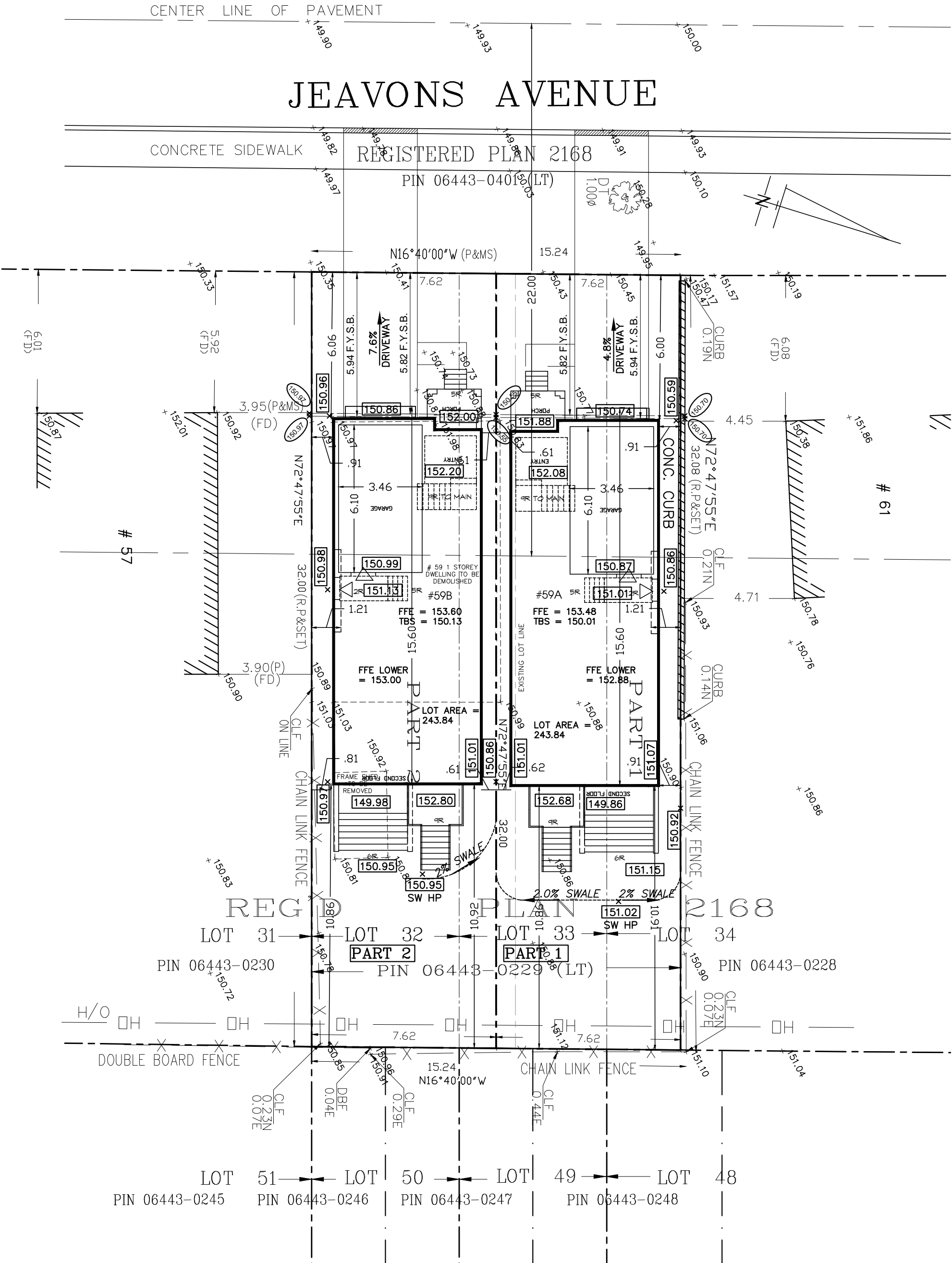
A.ABDEL SHAHID
ONTARIO LAND SURVEYOR

MITSCHE & AZIZ INC.

ONTARIO LAND SURVEYORS
56 WRIGHT STREET, RICHMOND HILL, ONT. L4C 4A1
Tel. (416) 409-4267 Fax: (905) 237-8224
E-Mail : azizbdsnd@rogcns.com

PROJECT NUMBER	PROJECT
11-250	59 JEAVOS AVENUE (RP)
DRAWN BY E.S	CHECKED BY A.A

Revised for TLAB - Jan 30, 2018





Arc Design Group
architectural | mechanical | planning

tel: 905-240-4024 fax: 905-240-4019
arcdesign@rogers.com

Model

Client

ALBION BUILDER

59 JEAUVONS
TORONTO, ONTARIO

THESE DRAWINGS ARE NOT TO BE SCALED. ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES MUST BE REPORTED DIRECTLY TO ARC DESIGN GROUP DEVELOPMENT SERVICES LTD.

3.	REVISED FOR TLAB	JAN 30	JE
2.	REVISED PER COMMENTS	MAR 17	PJ
1.	ISSUED FOR ZONING CERTIFICATE	JAN '17	PJ
No.	Description	Date	By
I, PETER JARUCZIK DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF ARC DESIGN GROUP DEVELOPMENT SERVICES LTD. UNDER DIVISION C, PART 3, SUBSECTION 3.2.4. OF THE BUILDING CODE. I AM QUALIFIED, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSES/CATEGORIES.			
Qualified Designer BCIN:		32051	Signature:
Firm BCIN:		35536	
Date:		JANUARY 2018	

Sheet Title

Project No.

Scale

Drawn by

SITE PLAN

16-008-12

1:150

JE

Drawing No.

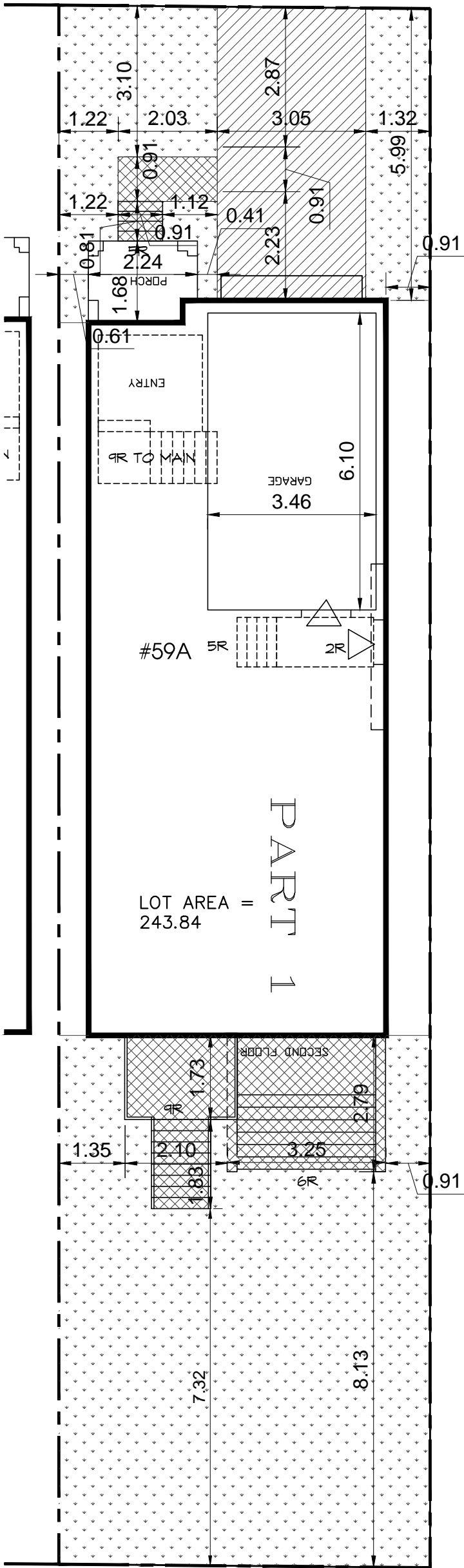
Date

Checked by

SP

JAN '18

PJ



LANDSCAPE OPEN SPACE
FRONT YARD



SOFT LANDSCAPE OPEN
22.50 SQ.M. (88.9%)



HARD LANDSCAPED AREA
2.60 SQ.M. (11.1%)

TOTAL LANDSCAPED AREA
25.10 SQ.M. (57.7%)



DRIVEWAY SURFACE
18.37 SQ.M. (42.3%)

TOTAL FRONT YARD
43.47 SQ.M.

LANDSCAPE OPEN SPACE
REAR YARD



SOFT LANDSCAPE OPEN
53.60 SQ.M. (76.6%)



HARD LANDSCAPED AREA
15.90 SQ.M. (23.4%)

TOTAL REAR YARD
69.5 SQ.M.



59a JEAUVONS AVENUE
TORONTO, ONTARIO
REVISED JAN 30, 2018

BUILDING AREAS		
GROUND FLOOR AREA	997 SF	92.62 m²
SECOND FLOOR AREA	969 SF	90.02 m²
SUBTOTAL	1966 SF	182.64 m²
DEDUCT ALL OPEN AREAS	8 SF	0.74 m²
TOTAL NET AREA	1958 SF	181.90 m²
FINISHED BASEMENT AREA	547	50.82 m²
COVERAGE w/o PORCH	997 SF	92.62 m²
COVERAGE WITH PORCH	1036 SF	96.30 m²

adg

Arc Design Group

architectural | mechanical | planning

tel: 905-240-4024 fax: 905-240-4019

arcdesign@rogers.com

Model

CUSTOM

Client

ALBION BUILDER

59 JEAUVONS

TORONTO, ONTARIO

THESE DRAWINGS ARE NOT TO BE SCALED. ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES MUST BE REPORTED DIRECTLY TO ARC DESIGN GROUP DEVELOPMENT SERVICES LTD.

No.	Description	Date	By
3.			
2.	REVISED FOR TLAB	JAN 30	JE
1.	ISSUED FOR ZONING CERTIFICATE	JAN '17	PJ
I, PETER JARUCZIK DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF ARC DESIGN GROUP DEVELOPMENT SERVICES LTD. UNDER DIVISION C, PART 3, SUBSECTION 3.2.4. OF THE BUILDING CODE. I AM QUALIFIED, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSES/CATEGORIES.			
Qualified Designer BCIN: 32051		Signature:	
Firm BCIN: 35536			
Date: JANUARY 2018			

Sheet Title

TITLEPAGE

Project No.

16-008-12

Scale

N.T.S.

Drawn by

JE

Date

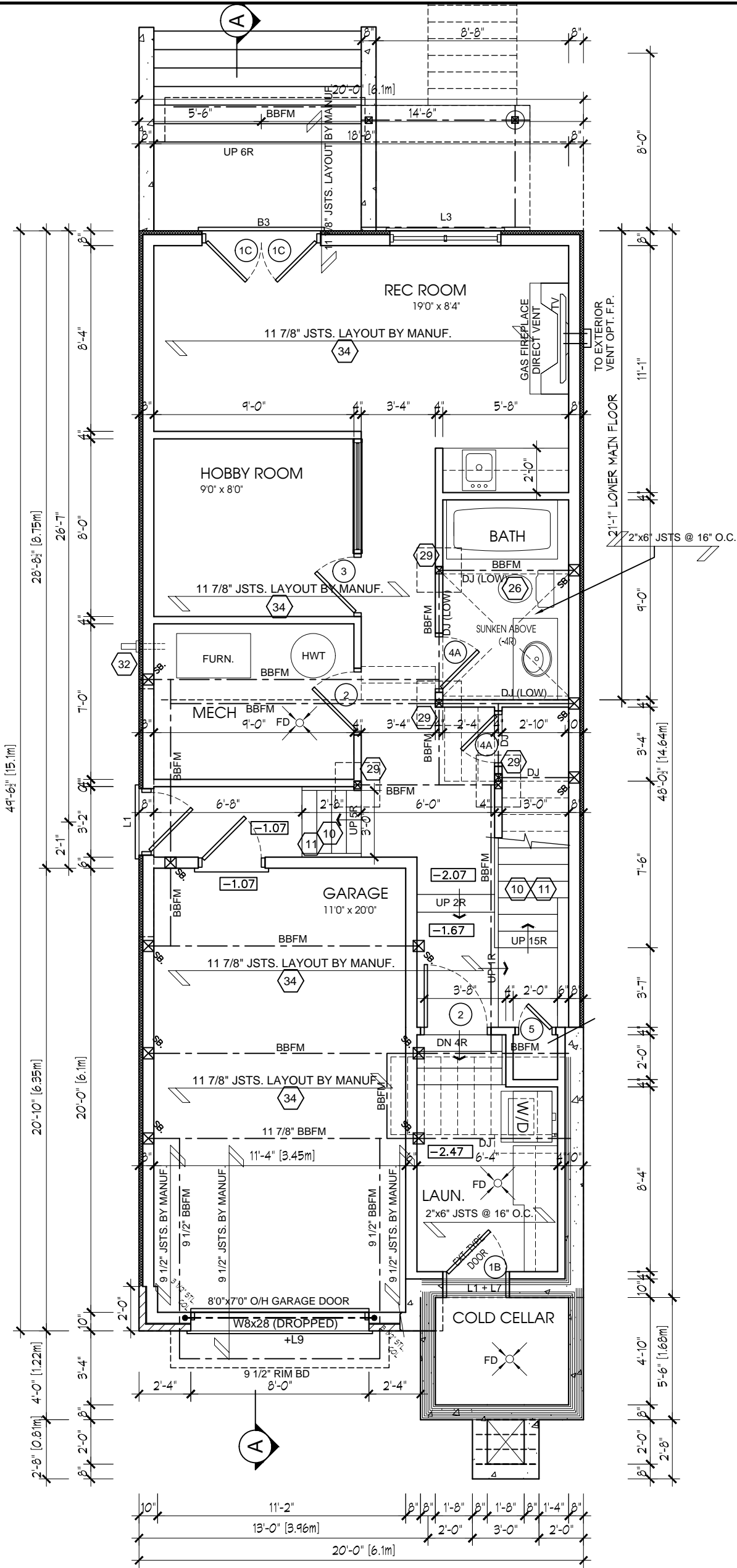
JAN '18

Checked by

PJ

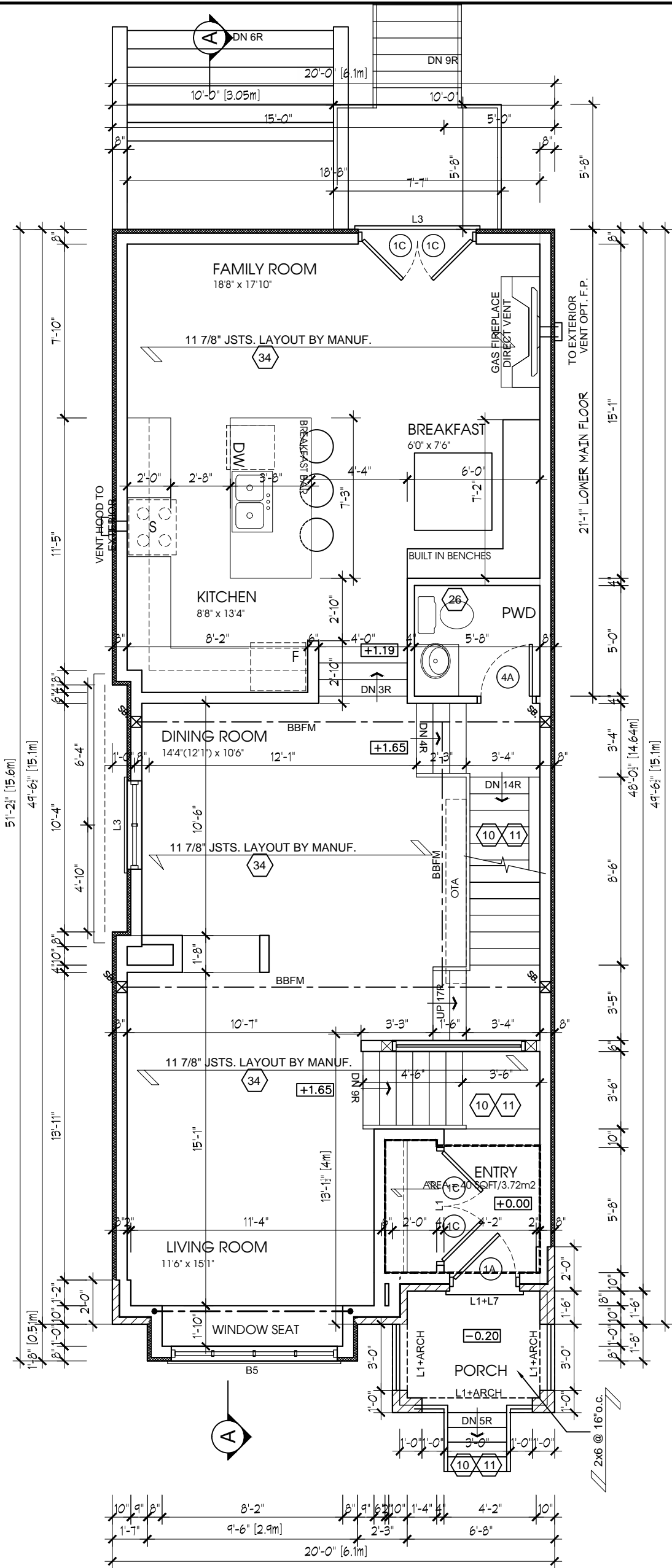
Drawing No.

T1



LINTEL / BEAM SCHEDULE

L1	2/2"x8" (2/38x184) SPR.#2
B1	3/2"x8" (3/38x184) SPR.#2
B2	4/2"x8" (4/38x184) SPR.#2
B7	5/2"x8" (5/38x184) SPR.#2
L3	2/2"x10" (2/38x235) SPR.#2
B3	3/2"x10" (3/38x235) SPR.#2
B4	4/2"x10" (4/38x235) SPR.#2
B8	5/2"x10" (5/38x235) SPR.#2
L5	2/2"x12" (2/38x286) SPR.#2
B5	3/2"x12" (3/38x286) SPR.#2
B6	4/2"x12" (4/38x286) SPR.#2
B9	5/2"x12" (5/38x286) SPR.#2
L7	3 1/2"x3 1/2"x1/4"L (90x90x6.0)
L8	3 1/2"x3 1/2"x5/16"L (90x90x8.0)
L9	4"x3 1/2"x1/4"L (100x90x6.0)
L10	5"x3 1/2"x5/16"L (125x90x8.0)
L11	5"x3 1/2"x3/8"L (125x90x10.0)
L12	6"x4"x3/8"L (150 x100x10.0)



LINTEL / BEAM SCHEDULE

L1	2/2"x8" (2/38x184) SPR.#2
B1	3/2"x8" (3/38x184) SPR.#2
B2	4/2"x8" (4/38x184) SPR.#2
B7	5/2"x8" (5/38x184) SPR.#2
L3	2/2"x10" (2/38x235) SPR.#2
B3	3/2"x10" (3/38x235) SPR.#2
B4	4/2"x10" (4/38x235) SPR.#2
B8	5/2"x10" (5/38x235) SPR.#2
L5	2/2"x12" (2/38x286) SPR.#2
B5	3/2"x12" (3/38x286) SPR.#2
B6	4/2"x12" (4/38x286) SPR.#2
B9	5/2"x12" (5/38x286) SPR.#2
L7	3 1/2"x3 1/2"x1/4"L (90x90x6.0)
L8	3 1/2"x3 1/2"x5/16"L (90x90x8.0)
L9	4"x3 1/2"x1/4"L (100x90x6.0)
L10	5"x3 1/2"x5/16"L (125x90x8.0)
L11	5"x3 1/2"x3/8"L (125x90x10.0)
L12	6"x4"x3/8"L (150 x100x10.0)



tel: 905-240-4024 fax: 905-240-4019
arcdesign@rogers.com

Model
59a(PART 1)

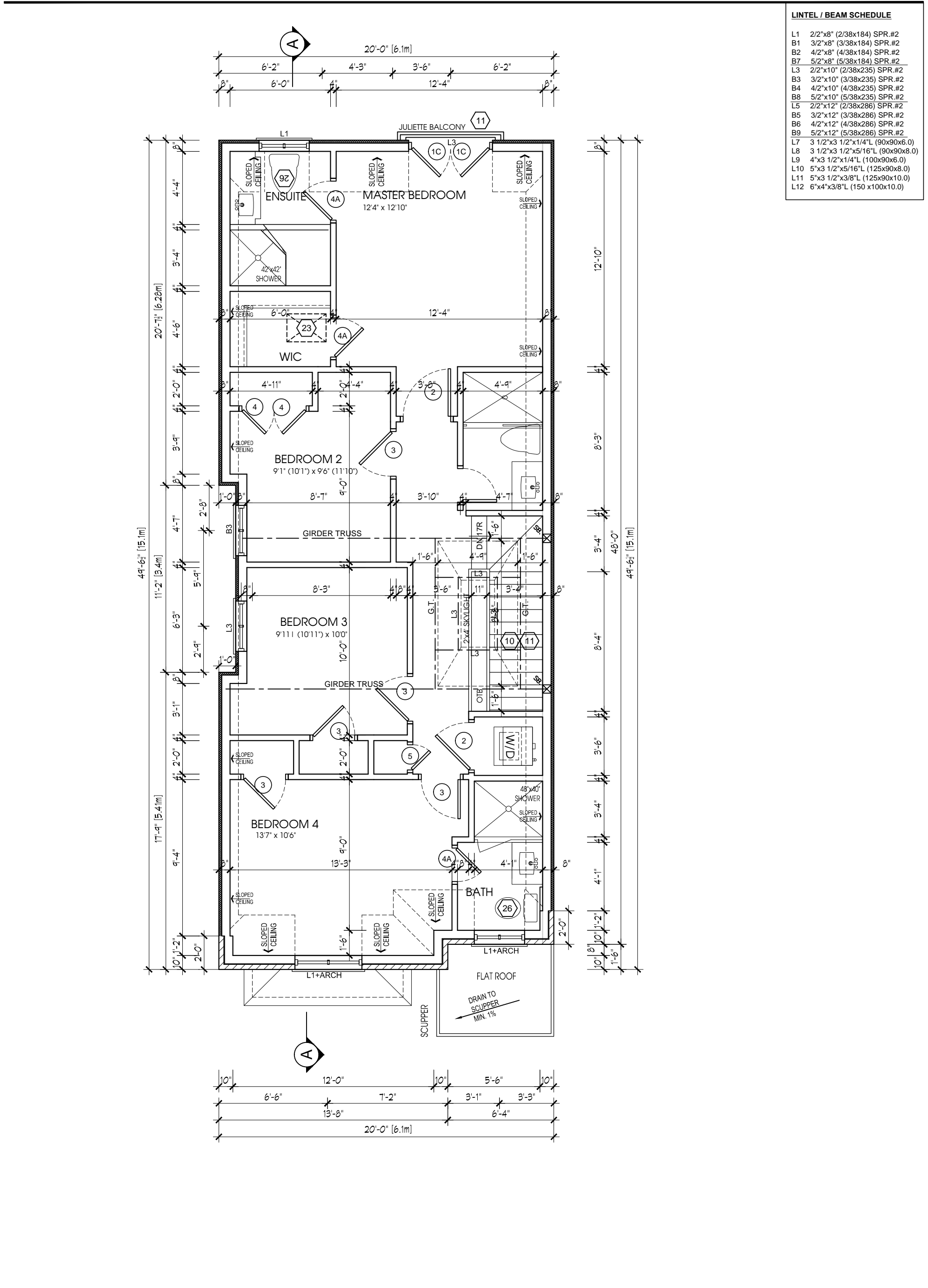
Client
ALBION BUILDER
59 JEAVONS
TORONTO, ONTARIO

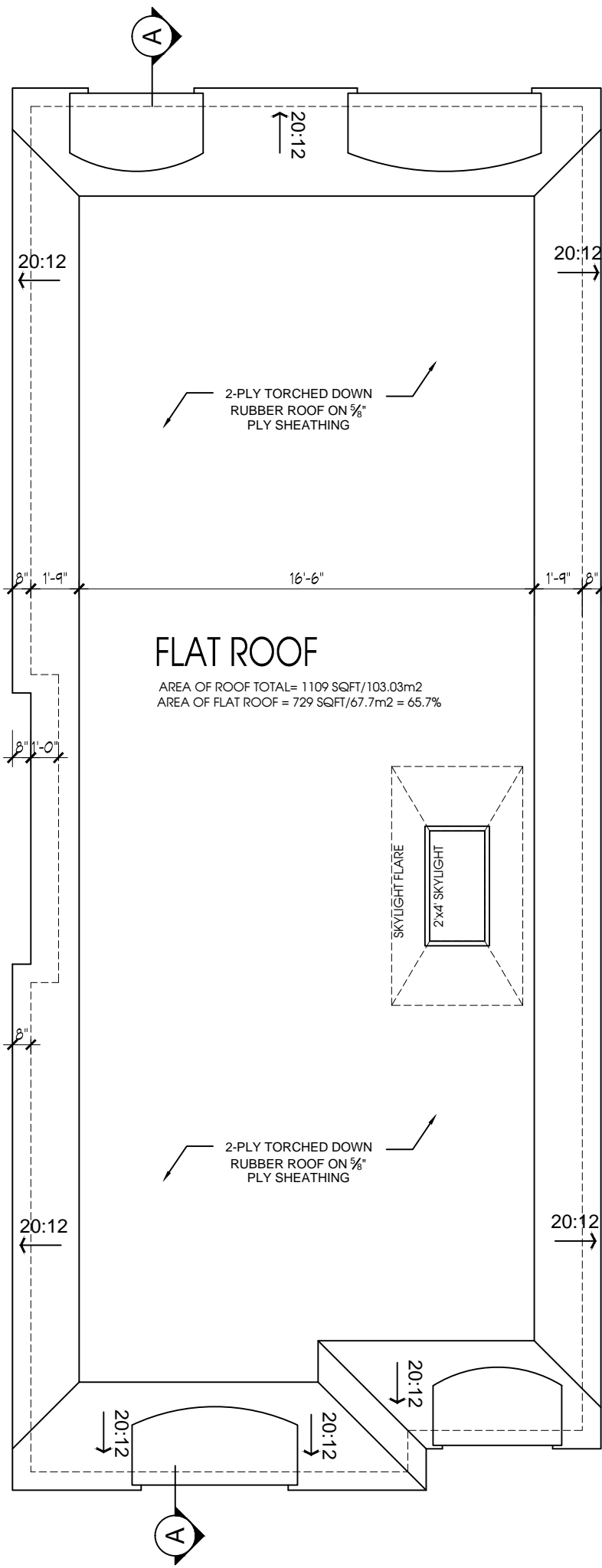
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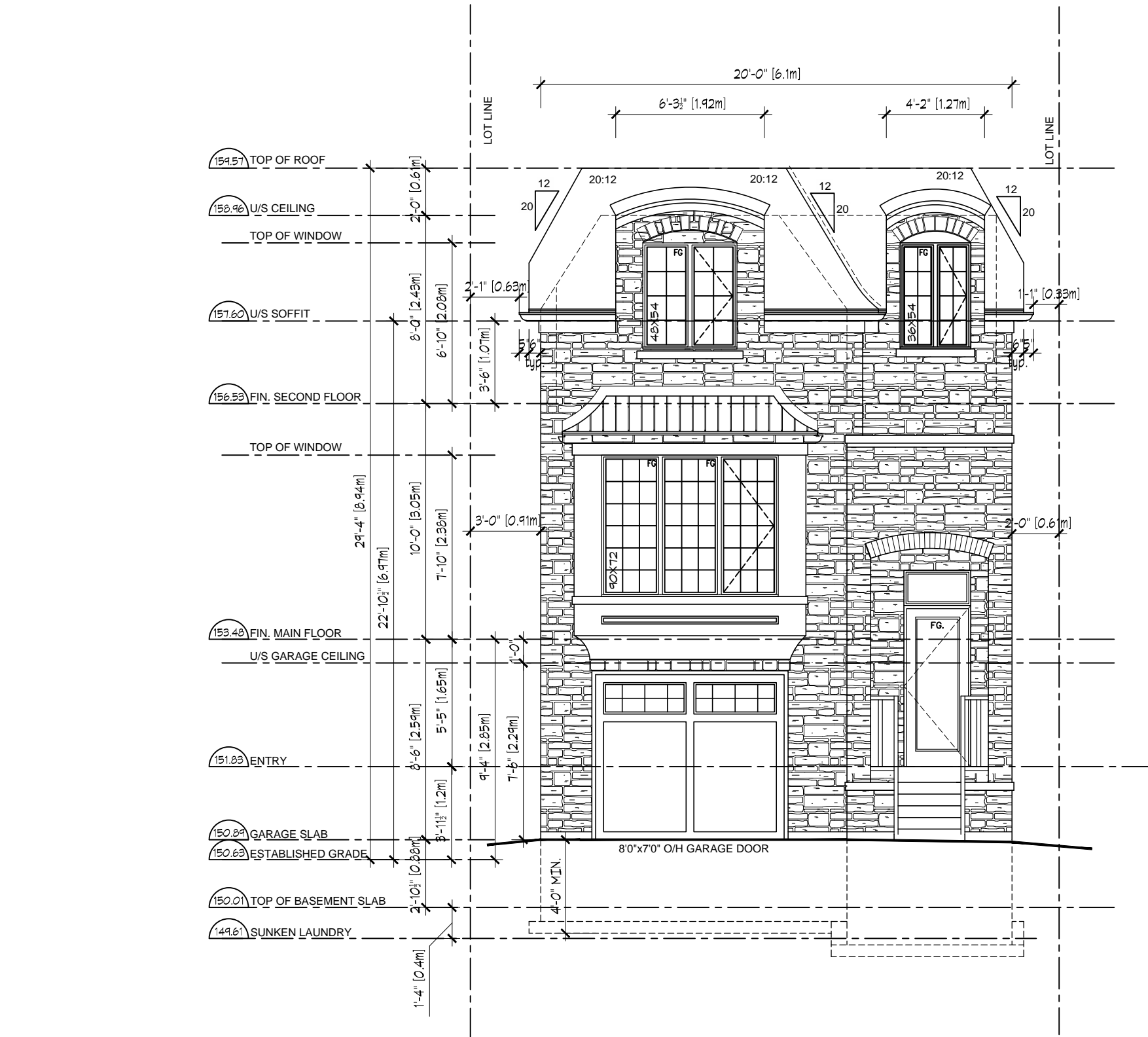
3.			
2.	REVISED FOR TLAB	JAN 30	JE
1.	ISSUED FOR ZONING CERTIFICATE	JAN '17	PJ
No.	Description	Date	By
I, PETER JARUCZIK DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF ARC DESIGN GROUP DEVELOPMENT SERVICES LTD. UNDER DIVISION C, PART 3, SUBSECTION 3.2.4. OF THE BUILDING CODE. I AM QUALIFIED, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSES/CATEGORIES.			
Qualified Designer BCIN:		32051	Signature:
Firm BCIN:		35536	
Date:		JANUARY 2018	

Sheet Title
GROUND FLOOR PLAN

Project No. 16-008-12	Drawing No. A2
Scale 3/16"=1'-0"	Date JAN '18
Drawn by JE	Checked by PJ







adg

Arc Design Group

architectural | mechanical | planning

tel: 905-240-4024 fax: 905-240-4019

arcdesign@rogers.com

Model

59a(PART 1)

Client

ALBION BUILDER

59 JEAVONS

TORONTO, ONTARIO

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3.			
2.	REVISED FOR TLAB	JAN 30	JE
1.	ISSUED FOR ZONING CERTIFICATE	JAN '17	PJ
No.	Description	Date	By
I, PETER JARUCZIK DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF ARC DESIGN GROUP DEVELOPMENT SERVICES LTD. UNDER DIVISION C, PART 3, SUBSECTION 3.2.4. OF THE BUILDING CODE. I AM QUALIFIED, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSES/CATEGORIES.			
Qualified Designer BCIN:		32051	Signature:
Firm BCIN:		35536	
Date:		JANUARY 2018	

Sheet Title

FRONT ELEVATION

Project No.

16-008-12

Scale

3/16"=1'-0"

Date

JAN '18

Drawing No.

A5

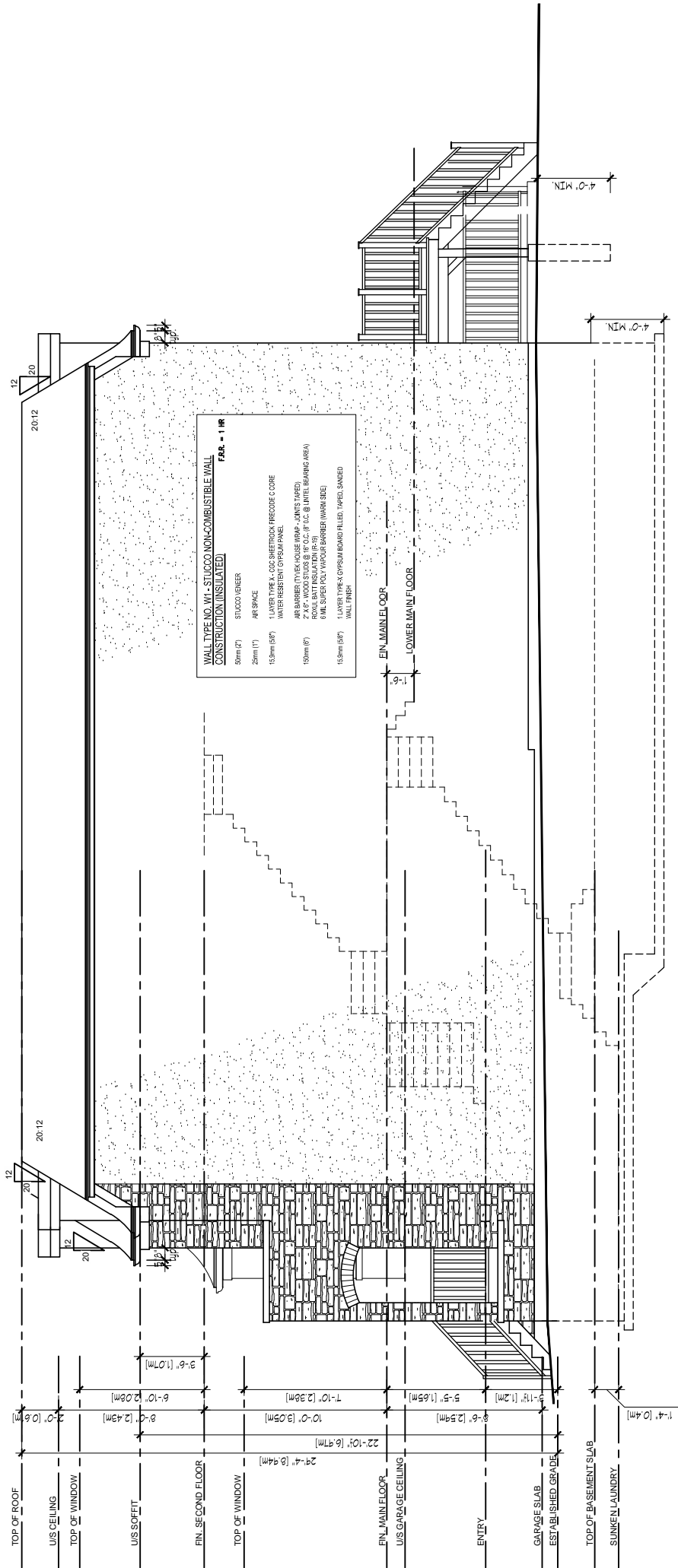
Drawn by

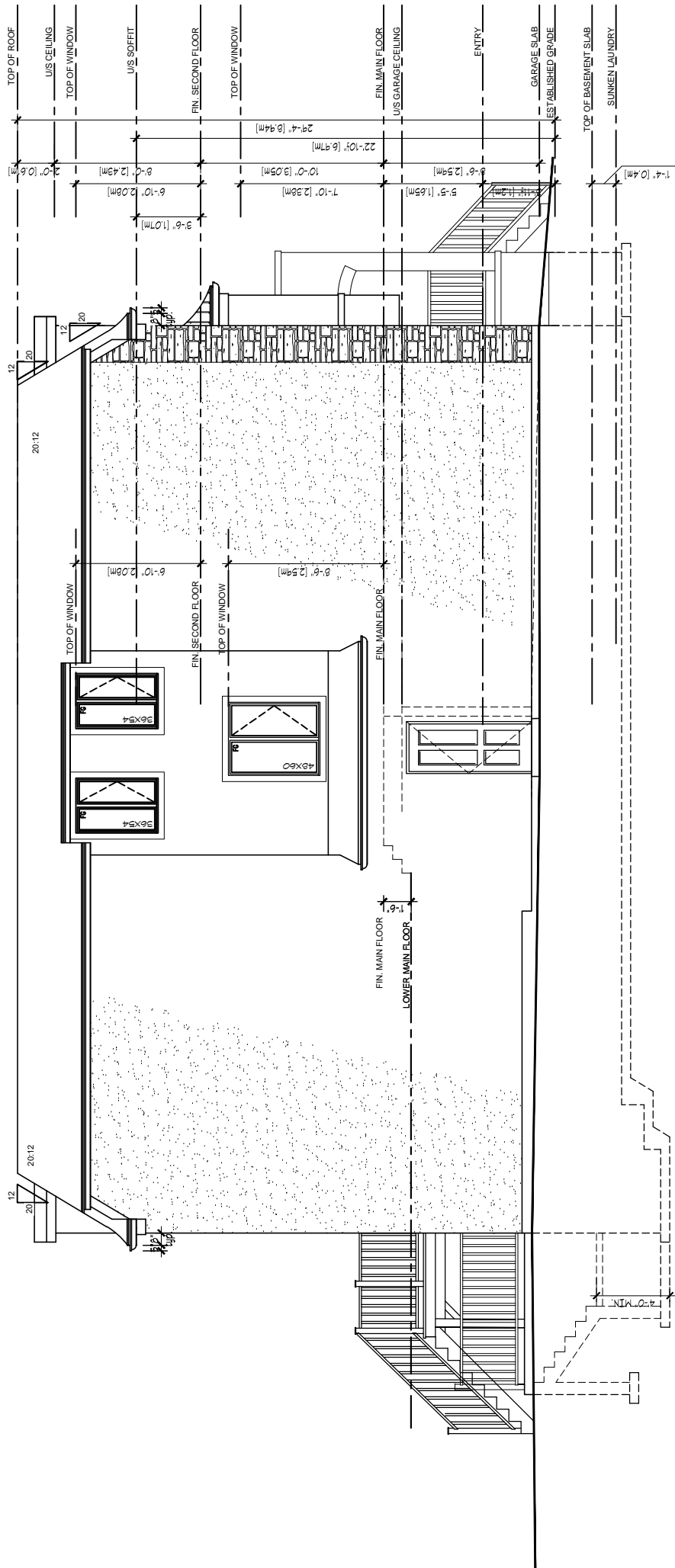
JE

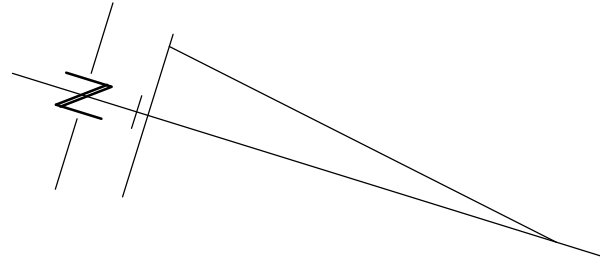
Checked by

PJ









RECEIVED

By Toronto Local Appeal Body at 8:41 am, Feb 08, 2018

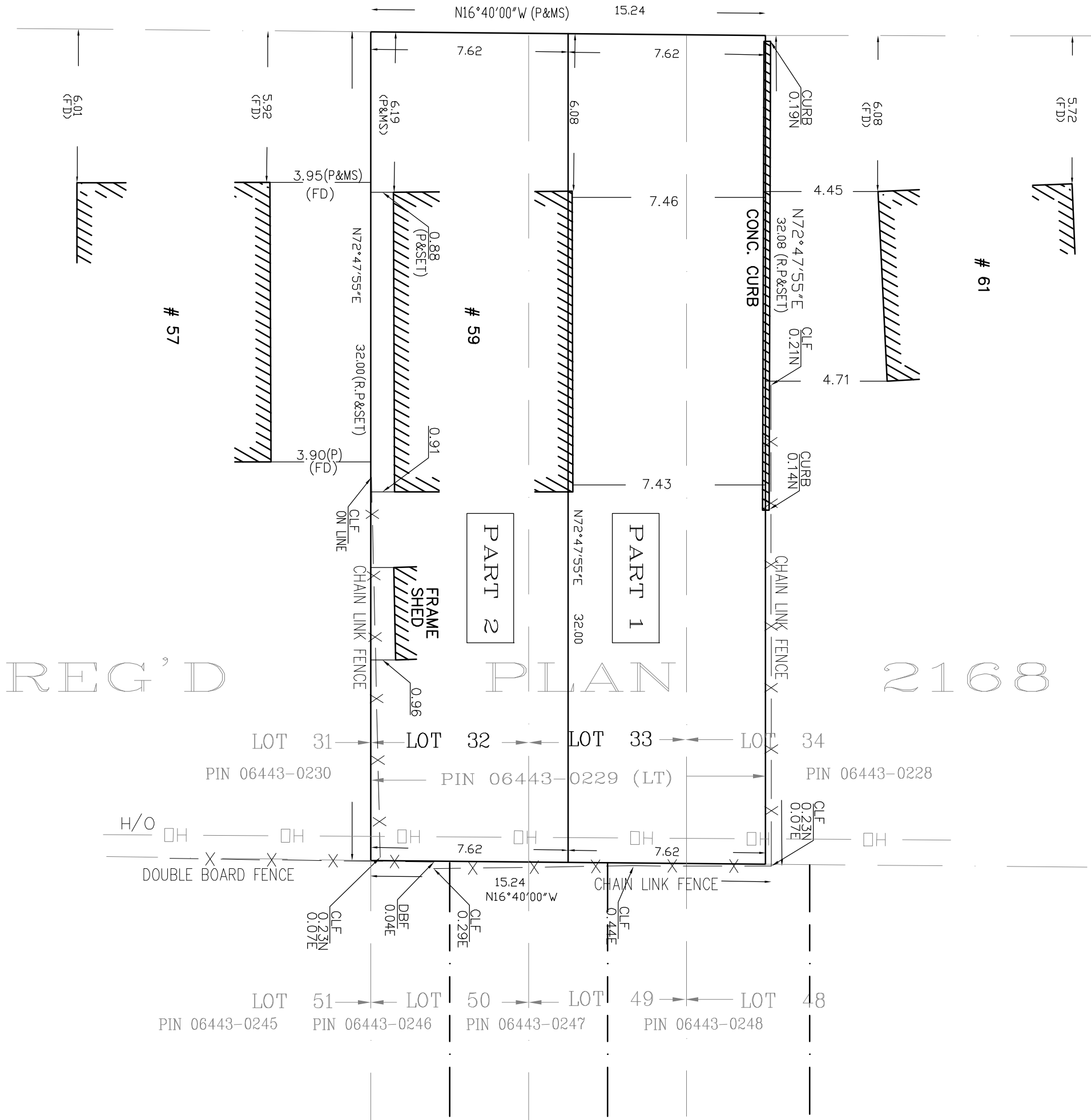
Toronto Local Appeal Body

EXHIBIT # 13

Case File Number: 17 225636 S53 35 TLAB, 17 225637 S45 35 TLAB, 17 225639 S45 35 TLAB
Property Address: 59 Jeavons Ave
Date Marked: February 08, 2018

JEAVOS AVENUE

REGISTERED PLAN 2168
PIN 06443-0401 (LT)



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

PLAN 65R-

RECEIVED AND DEPOSITED :

DATE : NOVEMBER 9 ,2011

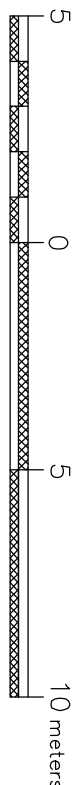
DATE : , 2011

A.ABDEL SHAHID O.L.S

REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF YORK REGION (No. 65).

PART	PART OF LOT	PLAN	ALL OF P.I.N.	AREA(Sq.m)
1	PART LOTS 33 & 34	2168	PIN 06443-0229 (1T)	243.83
2	ALL OF LOT 32 & PART LOTS 33			243.83

PLAN OF SURVEY OF
LOTS 32 & 33 & PART OF LOT 34
REGISTERED PLAN 2168
CITY OF TORONTO
(FORMERLY THE CITY OF SCARBOROUGH)



SCALE = 1 : 200

MITSCHE & AZIZ O.L.S.

METRIC: DISTANCES SHOWN HEREON ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

BEARING NOTE:

BEARINGS SHOWN HEREON ARE UTM GRID BEARINGS, DERIVED FROM CONTROL POINTS 105980182 AND 105980176 (CITY OF TORONTO), UTM ZONE 17, NAD 83 (ORIGINAL) MONUMENT 612,330,224 4,849,907,874 105980182 612,765,823 4,848,818,460 COORDINATES ARE UTM ZONE 17, NAD 83 (ORIGINAL), TO URBAN ACCURACY PER SEC. 14 (2) OF OREG. 216/10, AND CANNOT IN THEMSELVES BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN. DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GROUND DISTANCES AND CAN BE USED TO COMPUTE GRID DISTANCES BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999878.

LEGEND

- DENOTES SURVEY MONUMENT SET
- SURVEY MONUMENT FOUND
- SB STANDARD IRON BAR
- IB IRON BAR
- IP IRON PIPE
- CC CUT CROSS
- WT WITNESS
- NI NOT IDENTIFIABLE
- OU ORIGIN UNKNOWN
- Meas MEASURED
- N.E.S.W. NORTH, EAST, SOUTH, WEST
- FD FOUNDATION
- R.P. REFERENCE PLAN 2168

SURVEYORS CERTIFICATE

I CERTIFY THAT :

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON 3rd. DAY OF NOV., 2011

NOV. 9, 2011
DATE

A.ABDEL SHAHID
ONTARIO LAND SURVEYOR

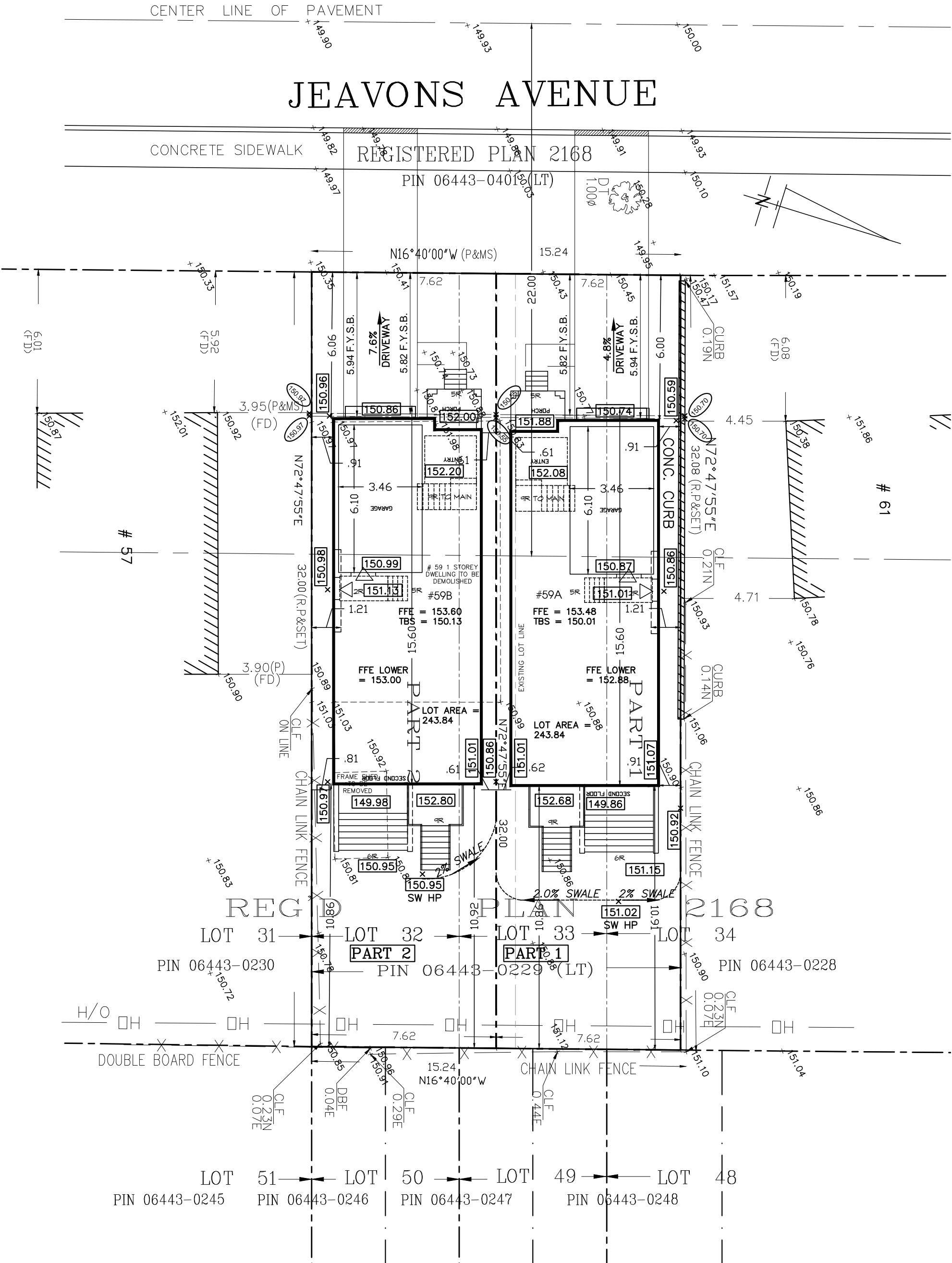
MITSCHE & AZIZ INC.

ONTARIO LAND SURVEYORS

56 WRIGHT STREET, RICHMOND HILL, ONT. L4C 4A1
Tel. (416) 409-4267 Fax: (905) 237-8224
E-Mail : azizbdsnd@rogcns.com

PROJECT NUMBER	PROJECT
11-250	59 JEAVOS AVENUE (RP)
DRAWN BY E.S	CHECKED BY A.A

Revised for TLAB - Jan 30, 2018



adg

Arc Design Group

architectural | mechanical | planning

tel: 905-240-4024 fax: 905-240-4019
arcdesign@rogers.com

Model

Client

ALBION BUILDER

59 JEAUVONS

TORONTO, ONTARIO

THESE DRAWINGS ARE NOT TO BE SCALED. ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES MUST BE REPORTED DIRECTLY TO ARC DESIGN GROUP DEVELOPMENT SERVICES LTD.

3.	REVISED FOR TLAB	JAN 30	JE
2.	REVISED PER COMMENTS	MAR 17	PJ
1.	ISSUED FOR ZONING CERTIFICATE	JAN '17	PJ
No.	Description	Date	By
I, PETER JARUCZIK DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF ARC DESIGN GROUP DEVELOPMENT SERVICES LTD. UNDER DIVISION C, PART 3, SUBSECTION 3.2.4. OF THE BUILDING CODE. I AM QUALIFIED, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSES/CATEGORIES.			
Qualified Designer BCIN:		32051	Signature:
Firm BCIN:		35536	
Date:		JANUARY 2018	

Sheet Title

SITE PLAN

Project No.

16-008-12

Drawing No.

SP

Scale

1:150

Date

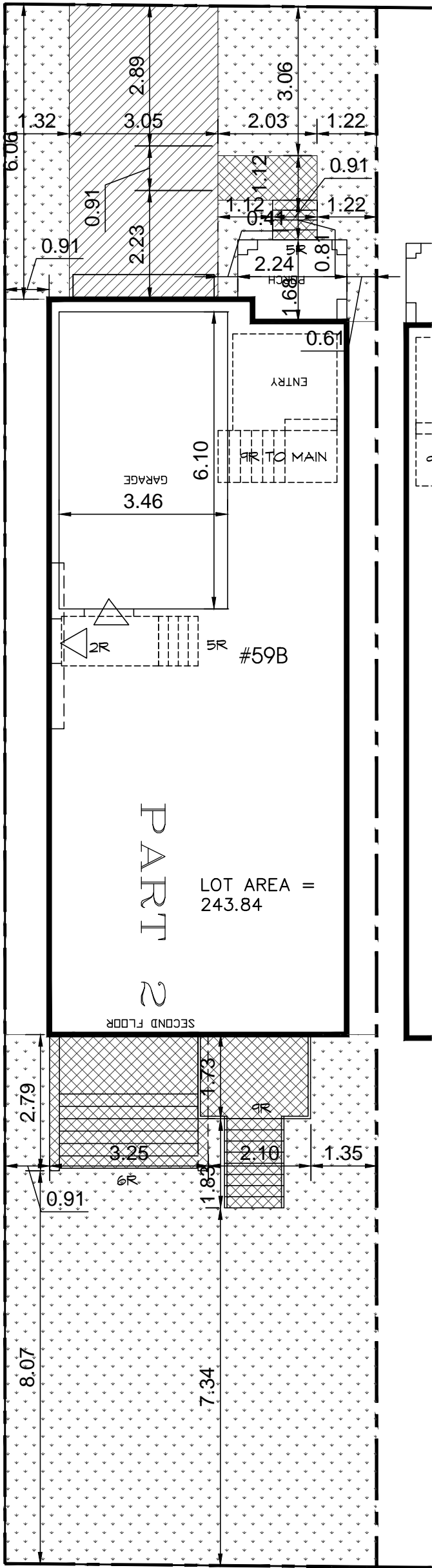
JAN '18

Drawn by

JE

Checked by

PJ



LANDSCAPE OPEN SPACE

FRONT YARD



SOFT LANDSCAPE OPEN
22.37 SQ.M. (89.2%)



HARD LANDSCAPED AREA
2.50 SQ.M. (10.8%)

TOTAL LANDSCAPED AREA
24.87 SQ.M. (57.5%)



DRIVEWAY SURFACE
18.39 SQ.M. (42.5%)

TOTAL FRONT YARD
43.47 SQ.M.

LANDSCAPE OPEN SPACE

REAR YARD



SOFT LANDSCAPE OPEN
54.99 SQ.M. (78.0%)



HARD LANDSCAPED AREA
14.38 SQ.M. (22.0%)

TOTAL REAR YARD
69.4 SQ.M.



ELEVATION 12

59b JEAUVONS AVENUE
TORONTO, ONTARIO
REVISED JAN 30, 2018

BUILDING AREAS

GROUND FLOOR AREA	997 SF	92.62 m ²
SECOND FLOOR AREA	969 SF	90.02 m ²
SUBTOTAL	1966 SF	182.64 m ²
DEDUCT ALL OPEN AREAS	8 SF	0.74 m ²
TOTAL NET AREA	1958 SF	181.90 m ²
FINISHED BASEMENT AREA	547	50.82 m ²
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COVERAGE WITH PORCH	1036 SF	96.30 m ²

adg

Arc Design Group

architectural | mechanical | planning

tel: 905-240-4024 fax: 905-240-4019
arcdesign@rogers.com

Model

CUSTOM

Client

ALBION BUILDER

59 JEAUVONS
TORONTO, ONTARIO

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No.	Description	Date	By
3.			
2.	REVISED FOR TLAB	JAN 30	JE
1.	ISSUED FOR ZONING CERTIFICATE	JAN '17	PJ
I, PETER JARUCZIK DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF ARC DESIGN GROUP DEVELOPMENT SERVICES LTD. UNDER DIVISION C, PART 3, SUBSECTION 3.2.4. OF THE BUILDING CODE. I AM QUALIFIED, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSES/CATEGORIES.			
Qualified Designer BCIN: 32051		Signature:	
Firm BCIN: 35536			
Date: JANUARY 2018			

Sheet Title

TITLEPAGE

Project No.
16-008-12

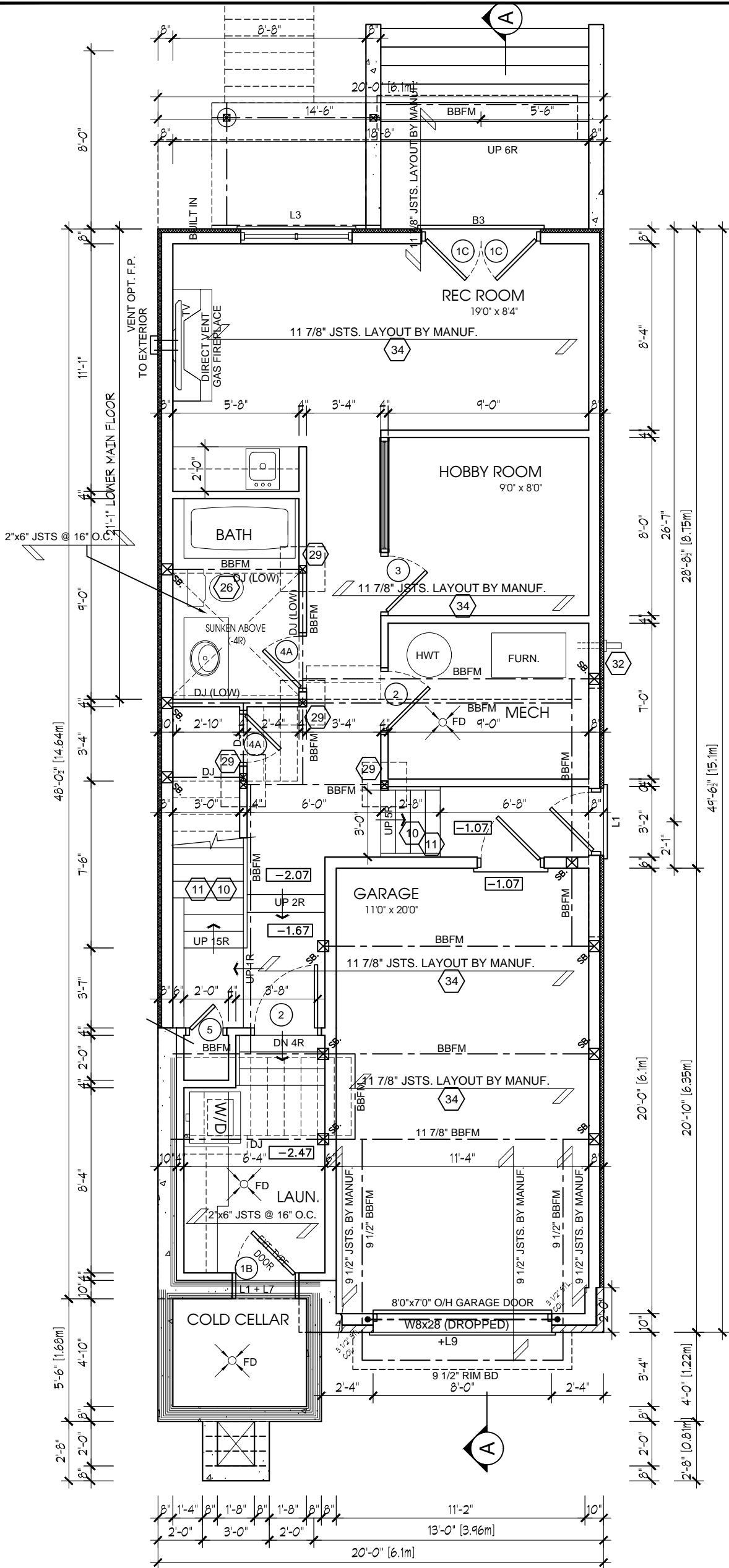
Scale
N.T.S.

Drawn by
JE

Date
JAN '18

Checked by
PJ

Drawing No.
T1



LINTEL / BEAM SCHEDULE

L1	2/2"x8" (2/38x184) SPR.#2
B1	3/2"x8" (3/38x184) SPR.#2
B2	4/2"x8" (4/38x184) SPR.#2
B7	5/2"x8" (5/38x184) SPR.#2
L3	2/2"x10" (2/38x235) SPR.#2
B3	3/2"x10" (3/38x235) SPR.#2
B4	4/2"x10" (4/38x235) SPR.#2
B8	5/2"x10" (5/38x235) SPR.#2
L5	2/2"x12" (2/38x286) SPR.#2
B5	3/2"x12" (3/38x286) SPR.#2
B6	4/2"x12" (4/38x286) SPR.#2
B9	5/2"x12" (5/38x286) SPR.#2
L7	3 1/2"x3 1/2"x1/4"L (90x90x6.0)
L8	3 1/2"x3 1/2"x5/16"L (90x90x8.0)
L9	4"x3 1/2"x1/4"L (100x90x6.0)
L10	5"x3 1/2"x5/16"L (125x90x8.0)
L11	5"x3 1/2"x3/8"L (125x90x10.0)
L12	6"x4"x3/8"L (150 x100x10.0)



tel: 905-240-4024 fax: 905-240-4019
arcdesign@rogers.com

Model

59b(PART 2)

Client

ALBION BUILDER

59 JEAVONS
TORONTO, ONTARIO

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Qualified Designer BCIN:		32051	Signature:
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Sheet Title

BASEMENT FLOOR PLAN

Project No.

16-008-12

Scale

3/16"=1'-0"

Drawn by
JE

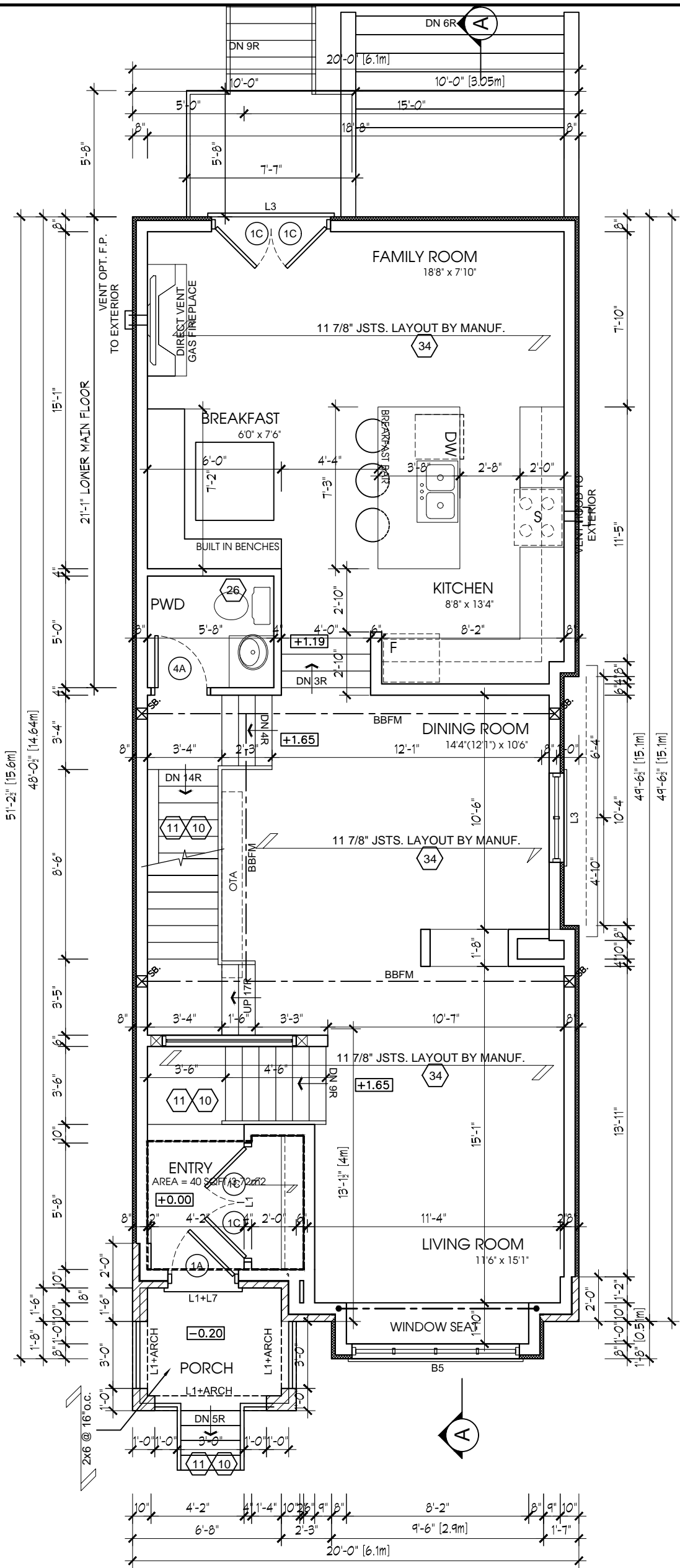
Date

JAN '18

Checked by
PJ

Drawing No.

A1

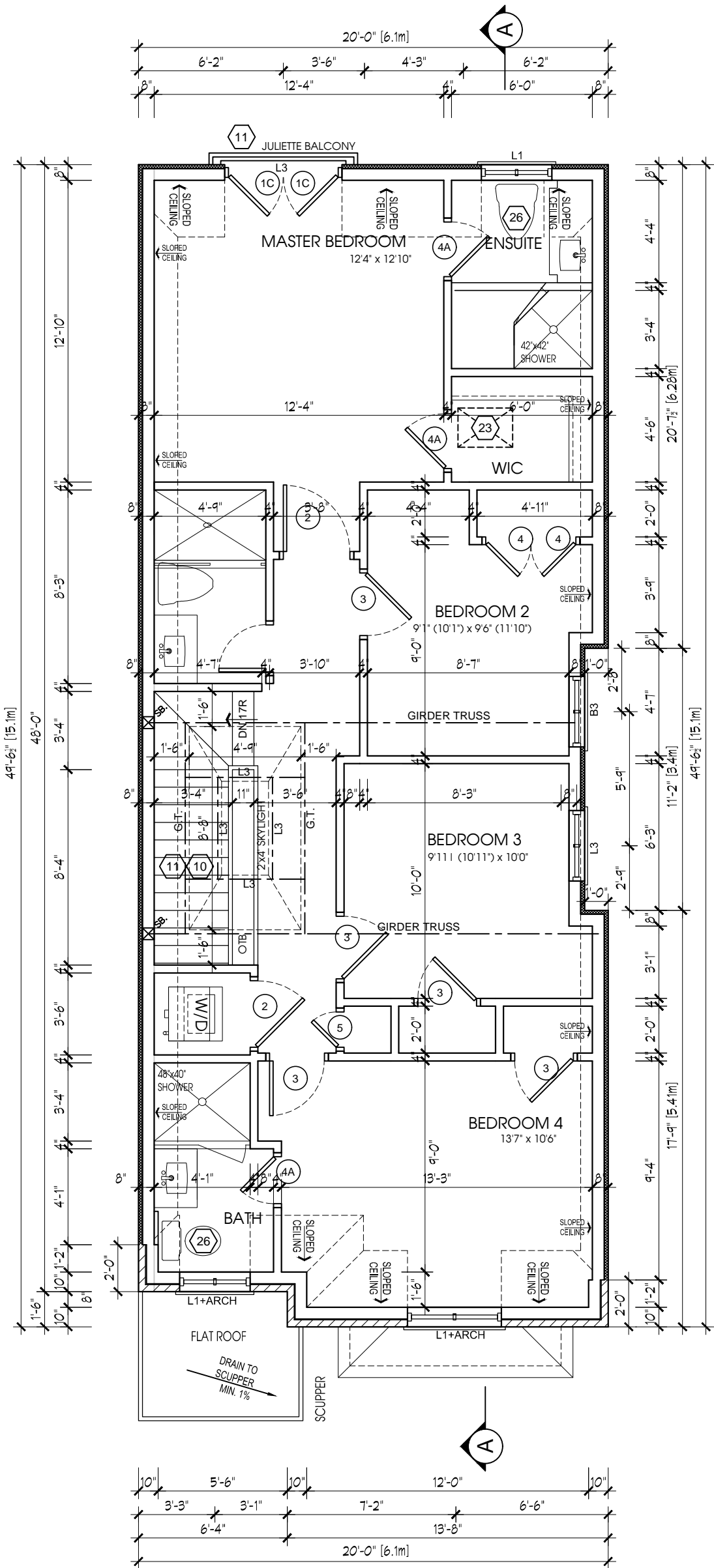


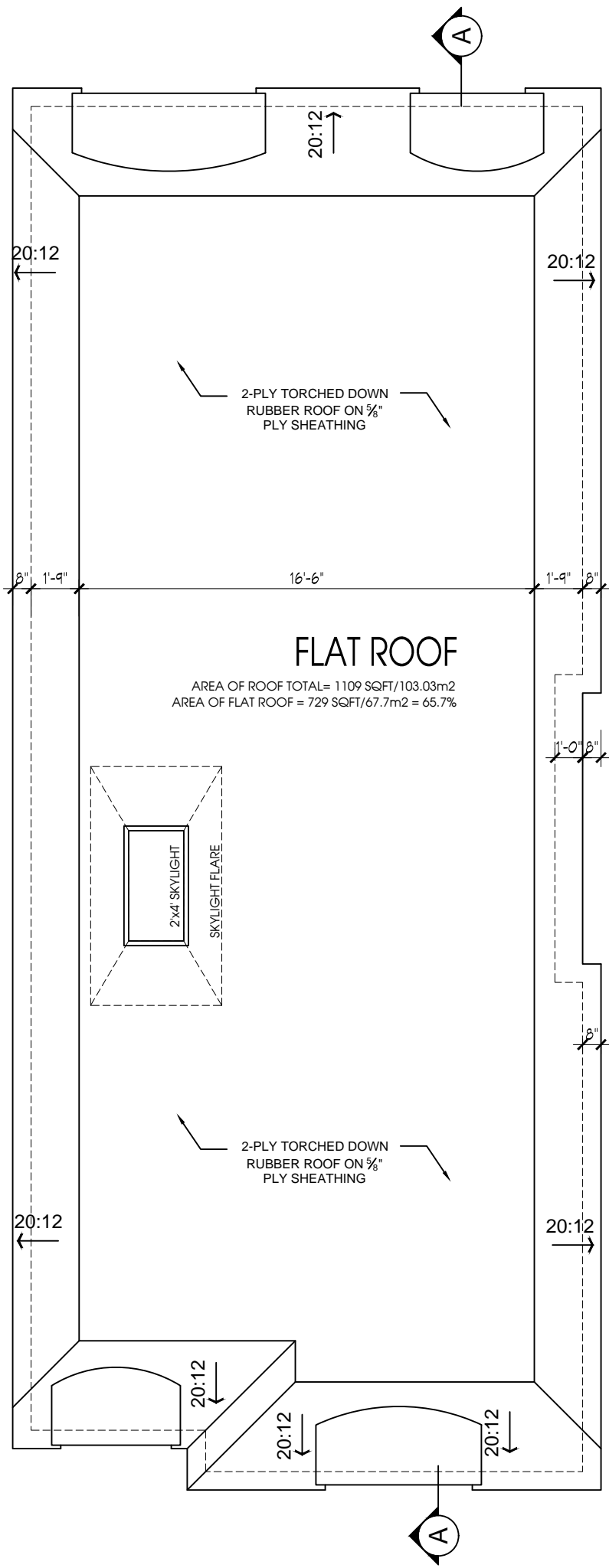
LINTEL / BEAM SCHEDULE

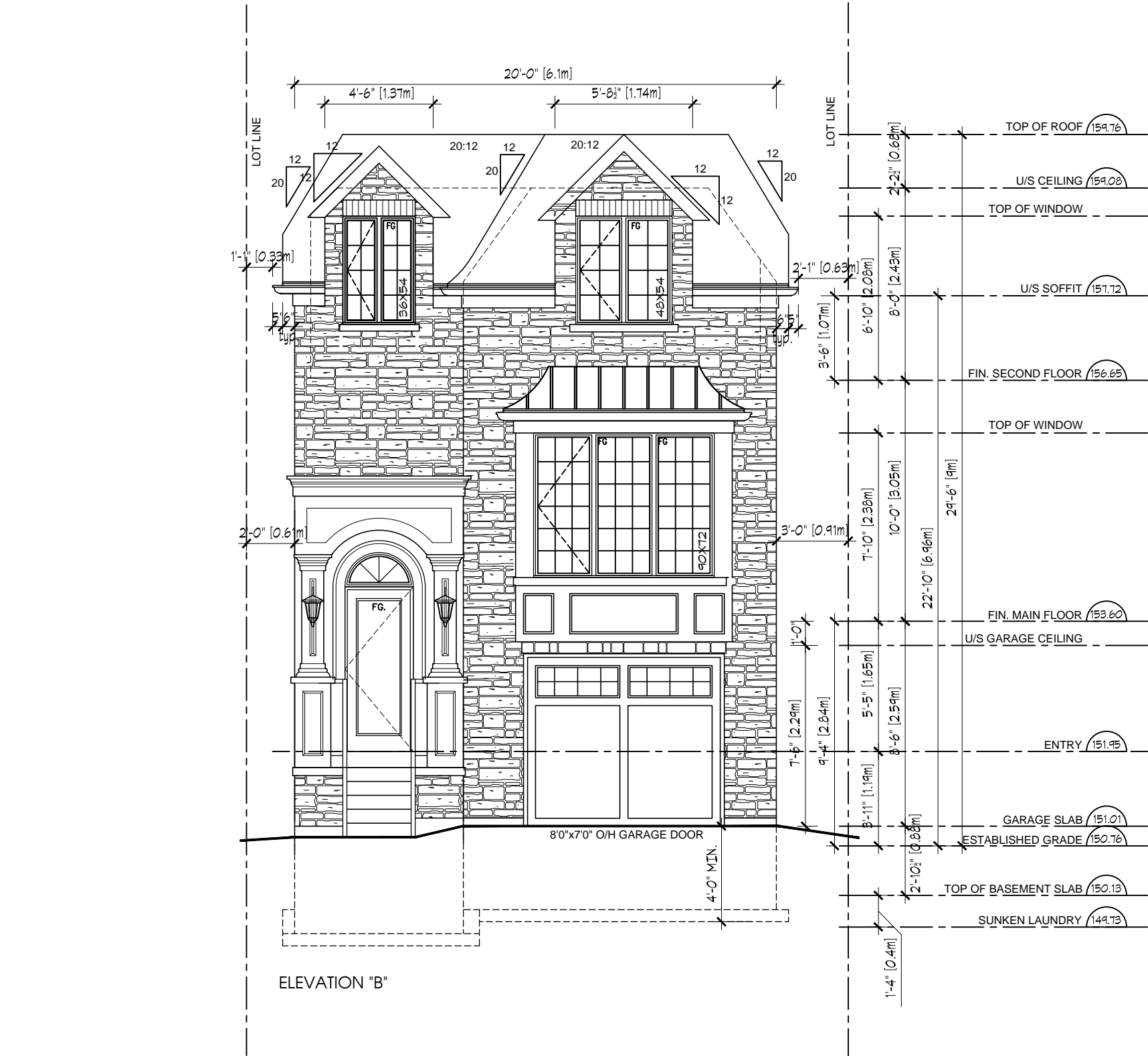
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adg

Arc Design Group

architectural | mechanical | planning

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Model

59b(PART 2)

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Sheet Title

FRONT ELEVATION

Project No.

16-008-12

Scale

3/16"=1'-0"

Drawn by

JE

Date

JAN '18

Checked by

PJ

Drawing No.

A5



