

# DECISION AND ORDER

**Decision Issue Date**      Friday, April 06, 2018

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

Appellant(s): NELUFAR YASMIN

Applicant: ARC DESIGN GROUP

Property Address/Description: 28 PITT AVE

Committee of Adjustment Case File Number:

17 197732 ESC 35 CO (B0041/17SC), 17 197736 ESC 35 MV (A0258/17SC),  
17 197738 ESC 35 MV (A0254/17SC)

TLAB Case File Number:

17 252552 S53 35 TLAB, 17 252553 S45 35 TLAB, 17 252554 S45 35 TLAB

**Hearing date:**      Friday, March 16, 2018

**DECISION DELIVERED BY G. BURTON**

## REGISTERED PARTIES AND PARTICIPANTS

<b>Name</b>	<b>Role</b>	<b>Representative</b>
Nelufar Yasmin	Appellant	Amber Stewart
ARC Design Group	Applicant	
Jonathan Benczkowski	Expert Witness	

## **INTRODUCTION**

This is an appeal to the Toronto Local Appeal Body (TLAB) from refusals of the Committee of Adjustment (COA) for consent to sever the parcel at 28 Pitt Avenue in the Clairlea area of Scarborough, City of Toronto, and for variances for proposed dwellings on the severed lots. The landowner Mr. Yasmin has significantly altered the requested variances, in both the numbers sought and the magnitude of those remaining, since the refusals.

## **BACKGROUND**

The parcel is located in an area designated Residential Neighbourhood in the Official Plan (OP), and is zoned RD or Residential Detached (f12.0; a371) in City of Toronto By-law 569-2013 (the “New By-law”). It is also subject to the Clairlea Community Zoning By-law # 8978 (the “Clairlea By-law”), in which it is zoned Single Family Residential (S). It is on the west side of Pitt Avenue, a north-south street one east of Victoria Park Ave, southeast of the intersection of St. Clair Ave. East and Victoria Park.

The severance sought at the COA has not changed. The applicant proposes to sever the parcel into two lots and construct single dwellings. They are shown as Part 1 and Part 2 on the Draft Reference Plan found in Exhibit 2. Each lot would have a frontage of 7.62 m on Pitt Avenue and a lot area of approximately 246 sq. m.

The planner for the owner, Mr. Jonathan Benczkowski, was retained after the COA refusals. He began to work with a designer and the owner to reduce and rationalize the variances sought in this appeal. The proposal before the TLAB is for a severance to permit construction of two single dwellings with integral garages. Variances now sought are set out below, with changes outlined.

## **MATTERS IN ISSUE**

The issue to be determined is whether the alterations and reductions permit the TLAB to find that the revised proposals meet the statutory tests respecting consent to sever and minor variances. Another issue is whether additional notice of the proposed alterations was needed under subsection 45(18.1) of the Planning Act (the “Act”).

## **JURISDICTION**

On an appeal of a consent application, the TLAB must be satisfied that the relevant criteria in subsection 51(24) of the Act are satisfied. This requires that

regard 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 (quoting in part) 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;.....

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

Respecting the variance appeals, the TLAB must ensure that each of the variances sought meets the tests in subsection 45(1) of the Act. The variances considered by the Committee must be reevaluated, 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**

Mr. Benczkowski provided expert land use planning evidence on behalf of the owner.

The consent application was to sever the land into two lots for detached houses. The owner is proposing to demolish the existing dwelling and build a new dwelling on each of the severed lots, Part 1 to the north and Part 2 to the south. These would require variances from the two zoning by-laws.

Mr. Benczkowski was of the opinion that many of the variances requested in the original COA application were not required. He stated that while lot areas and frontages sought had not changed, the plans have been substantially altered. There would still be the same concept – two dwellings, with four bedrooms and integral garages.

These are the variances now requested under the two by-laws for each of the lots proposed (also found in Exhibit 1):

### **PART 1**

#### **By-law No. 569-2013:**

- 1) The proposed lot frontage is 7.6 m  
Whereas the minimum required lot frontage is 12 m
- 2) The proposed lot area is 246 m<sup>2</sup>  
Whereas the minimum required lot area is 371 m<sup>2</sup>
- 3) The proposed house would be a three storey dwelling  
Whereas the maximum permitted number of storeys is two
- 4) The proposed lot coverage is 42%  
Whereas the maximum permitted lot coverage is 33%
- 5) The proposed south side yard setback is 0.62 m  
Whereas the minimum required side yard setback is 0.9 m
- 6) A total of 51.3% of the width of the front main wall and 46.8% of the width of the rear main wall is proposed to be over 7 m in height;  
Whereas the maximum permitted height is 7 m for no less than 60% of the total width of all front and rear main walls
- 7) A floor area of 4.2 m<sup>2</sup> is proposed within 4.0 m of the front main wall  
Whereas a minimum of 10.0 m<sup>2</sup> of the first floor must be within 4.0 m of the front main wall
- 8) The proposed rear deck would be located 0.62 m from the south lot line  
Whereas the minimum required setback is 2.19 m

#### **Clairlea Community Zoning By-law #8978**

9) The proposed lot frontage is 7.6 m  
Whereas the minimum required lot frontage is 12 m

10) The proposed lot area is 246 m<sup>2</sup>  
Whereas the minimum required lot area is 371 m<sup>2</sup>

11) The proposed side yard setback is 0.62 m from the south side lot line  
Whereas the minimum required side yard setback is 0.9 m

12) The proposed lot coverage is 42%  
Whereas the maximum permitted lot coverage is 33%

13) The proposed house would be a three storey dwelling  
Whereas the maximum permitted number of storeys is two

## **PART 2**

### **By-law No. 569-2013:**

1) The proposed lot frontage is 7.6 m  
Whereas the minimum required lot frontage is 12 m

2) The proposed lot area is 246 m<sup>2</sup>  
Whereas the minimum required lot area is 371 m<sup>2</sup>

3) The proposed house would be a three storey dwelling  
Whereas the maximum permitted number of storeys is two

4) The proposed lot coverage is 42%  
Whereas the maximum permitted lot coverage is 33%

5) The proposed north side yard setback is 0.62 m  
Whereas the minimum required side yard setback is 0.9 m

6) A total of 51.3% of the width of the front main wall and 46.8% of the width of the rear main wall is proposed to be over 7 m in height;  
Whereas the maximum permitted height is 7 m for no less than 60% of the total width of all front and rear main walls

7) A floor area of 4.2 m<sup>2</sup> is proposed within 4.0 m of the front main wall  
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ALTERATIONS MADE SINCE THE COA DECISION

A major change was made to the total height of the dwellings, and the variance for height was thus eliminated. The height would comply with the 9m limit in both applicable by-laws, even though a variance for a “three storey” structure is still required. This requirement in the New By-law was in Mr. Benczkowski’s opinion aimed at preventing the massing of a three-storey structure, or “shoe-horning” a modern design with a possible flat roof, into the 9 m height requirement in the by-law. It was not intended to be enforced on a traditional design such as the proposed. There are only two storeys of livable space above the ground here, and not three.

The interior side yard setbacks were increased, and thus improved, to 0.62 m, while 0.9 m is required. The exterior setbacks comply with the by-laws. There would be adequate exterior space on the lot even with variances for side yard setbacks.

Lot coverage was reduced to 42% of the lot area, rather than the 43.3% sought at the COA.

The rear deck was reduced in area, thus deleting the variance for the deck size. The related deck setback now complies with the by-laws. However, the deck was interpreted to be at the second floor, although it is actually at the first floor level. This necessitated the variance for setbacks for the rear decks (number 8 for the two lots). The zoning examiner has revealed that this variance was perhaps not warranted, but the owner requests that it be included as an excess of caution.

There are no windows on the sides that might raise privacy or shadow concerns.

In summary, there were reductions in coverage, height, area of rear decks, deck setbacks, and a desirable increase in interior side yard setbacks - 0.62 m rather than 0.52 m. Variances eliminated include the height of the first floor (Variance 8 in the COA decision), rear deck area (Variance 9 – COA), setback for rear stairs (Variance 12 – COA) and for eaves troughs (Variance 13). Similar changes were made to provisions in By-law 8978.

Mr. Benczkowski filed two books of photos illustrating his chosen neighbourhood for assessing compliance with the OP. Book 2 shows that there are many similar designs nearby, such as 76 and 78 Pitt Avenue. Many appear to be three storeys, such as 51 Pitt, but are really 2 ½ storeys such as the proposed. Similar designs are found at 70 Westbourne Ave., 32 and 51 Pitt, and 61 Bexhill Ave.

He testified that there are many parcels with 7.62 m width throughout the area, and similar lot areas to the 246.22 sq. m proposed. Thus there would be very similar lot patterns in the neighbourhood. He considered the conditions for lot severances found in subsection 51(24) of the Act, concluding that there was appropriate regard for all of the criteria in the subsection. He stressed how accessible this neighbourhood is to public transit routes of many types.

He testified that in his professional opinion, there was compliance with the OP policies for the Neighbourhood designation. This proposal represented good planning, contributing to the revitalization of the housing stock where there is existing infrastructure. There would be no adverse impacts on the area. His study of the structures approved elsewhere, together with the decisions on the COA approvals nearby (Exhibit 3), convinced him that there are very similar lot sizes and structures in the area.

In Mr. Benczkowski's opinion there is compliance with both the PPS and the Growth Plan, in that the proposals provide transit-supportive development in compact form. He finds similar compliance with Policy 3.2.1.2 of the OP, as the proposal respects and reinforces the existing physical character of the buildings and streetscape. Policy 2.3 respecting Healthy Neighbourhoods is met with this compatible infill housing. Criteria in Policy 5 concerning Zoning standards are also fulfilled as the proposal is consistent with diverse developments already existing in the area, where there really is no overall consistency. Of 546 lots appearing on his Chart (in Exhibit 4) obtained from City statistics, 48 or 8.79 % are at or below the proposed sizes. As well, 27.4 % of the lots are below the 371 sq. m. required for lot size; in his opinion these represent the future of developments in the neighbourhood. His chart does not illustrate approvals for the last two years, not yet available from the City in this format. Many are in fact smaller than the average and yet have no discernable impact on the character of the neighbourhood. He summed up by concluding that this proposal is "the opposite of overdevelopment."

Therefore the proposal respects and reinforces the existing physical character of the neighbourhood. It complies with the test under section 45(1) respecting the general intent and purpose of the official plan, and maintains the intent and purpose of the zoning by-laws. Similarly, his opinion is that it is desirable for the appropriate development or use of the land, and is minor in size and impact. It does not constitute “piling on” of variances, but is a respectful deployment of lot size and built form in the area.

## **ANALYSIS, FINDINGS, REASONS**

I have reviewed the decisions provided as examples of approvals nearby, and the photos of corresponding dwellings (Exhibit 3). I find that there have been many consents involving the 7.62 m frontage sought here, and very similar lot areas and side yard setbacks granted. I concentrated on the recent approvals, as the New By-law was enacted in 2013. I find that the lot sizes provide a “fit” with the lot patterns nearby, and the housing types respect and reinforce those in the area.

Further, that a plan of subdivision is not required to consider the consent.

The variances requested are indeed minor in the context of other decisions on nearby properties. Principal among these is the very recent decision of the TLAB for 94 Pitt Avenue, granting similar frontages and variances to the application here. The lot coverages granted there (38% and 39%) were smaller than the 42% here, and the variance for floor area within 4.0 m of the front main wall was granted at 7.3 sq. m., more than 4.2 sq. m. as requested in this application. However, the designs are very similar and in the same neighbourhood. I do not find any of the variances here to be excessive, but in fact desirable.

Because the alterations to the designs are almost entirely reductions in the number and extent of the variances, I find that no further notice is required, as permitted by subsection 45(18.1.1) of the Act. I agree with Mr. Benczkowski that there are many designs which are very similar to the proposed in the neighbourhood. Some appear to be even higher, with front exterior stairs reaching up to what must be in reality a second storey rather than a first. The presence of these structures argues in favour of acceptance of these dwellings as an appropriate “fit” in the neighbourhood. The OP requirement that the structures respect and reinforce the existing physical character of the neighbourhood is thereby met.

There were no Planning Department or councillor comments. Development Engineering comments are advisory only. One neighbour, on the next street over, commented on the proposed height, which has now been altered.

There was much discussion about conditions requested by Urban Forestry at the COA - both for the consent and for the minor variances for Part 2 (28A Pitt).

This is the comment Forestry provided to the COA prior to its decision:

“One large bylaw-protected Norway maple street tree measuring 81 cm in diameter is located within the proposed driveway and no placement of a driveway within Part 1 would allow for the preservation of this tree. One large bylaw-protected Norway maple private tree measuring 104 cm in diameter is located in the backyard of Part 2. The currently proposed single detached dwellings, especially 28A Pitt Ave. (Part 2), would require severe injuries to the tree that would likely require the removal of this tree. These mature trees are a valuable part of the Urban Forest and should be retained, therefore, **Urban Forestry objects to the Consent (B0041/17SC) and all of the Variances of Part 2 (A0254/17SC). Urban Forestry objects to these requested Variances because they would allow for the current designs of 28A Pitt Ave., which is very intrusive in terms of encroachment of tree protection zone of a mature tree. Each one of the proposed lots would require the removal of a large mature healthy tree”.**

It reminded the Committee that provisions of the Official Plan require tree protection to the extent possible.

It went on to say the following:

**“Recommendations: Urban Forestry objects to the Consent (B0041/17SC) and all of the Variances of Part 2 (A0254/17SC). However, if the Committee of Adjustment approves this application, the following conditions must be applied to this Consent and Minor Variance application:**

- 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 non-refundable Appraised Value and Cash-In-Lieu Replanting in the amount of **\$10,685.00** in a 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. ....”

The applicant objects to the imposition of Condition 3 on the consent, and the variances for Part 2. In its view, Urban Forestry is saying that if the application is approved in its present form, requiring tree removal, the penalty as in Paragraph 3 must be paid. This would not permit a resolution that would allow the design to be “flipped” or reversed, if the tree could in fact be saved. The owner requests that only conditions 1, 2 and 4 in the Forestry memo be applied to the variance approvals if granted. I agree that this would provide more scope for the parties to accommodate both the trees and the proposed design. The design could be modified then if needed.

## **DECISION AND ORDER**

The TLAB orders that:

1. The appeal is allowed and that provisional consent is given to sever 28 Pitt Avenue into two Parts in accordance with the Plans for Part 1 and Part 2 filed as Exhibit 2 and attached as Attachment 4 to this decision, and subject to the conditions included as Attachment 1 to this decision.

### **Part 1**

The proposed lot frontage is 7.62 m and the proposed lot area is 246 sq. m.

### **Part 2**

The proposed lot frontage is 7.62 m and the proposed lot area is 246 sq. m.

2. The variances to Clairlea Community Zoning By-law # 8978, 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 Exhibit 2 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.

5. The variances in Attachments 2 and 3 are subject to the following conditions:

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) 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.

In the event that the owner proceeds with plans that cause destruction of any City owned tree, the following additional condition shall apply subject to its application and review by Urban Forestry:

4) The applicant shall submit to Urban Forestry a non-refundable Appraised Value and Cash-In-Lieu Replanting in the amount of **\$10,685.00** in a 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.

Subject to the foregoing, in the event of a conflict in the application of conditions, the more prescriptive shall apply.

If a difficulty arises in the implementation of this decision, the TLAB may be spoken to.

## **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) 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.

(4) 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.

(5) Three copies of the registered reference plan of survey satisfying the requirements of the City Surveyor, shall be filed with the Committee of Adjustment.

(6) 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**

### **Variances - Clairlea Community Zoning By-law #8978**

#### **PART 1:**

- 1) The proposed lot frontage is 7.6 m  
Whereas the minimum required lot frontage is 12 m
- 2) The proposed lot area is 246 m<sup>2</sup>  
Whereas the minimum required lot area is 371 m<sup>2</sup>
- 3) The proposed side yard setback is 0.62 m from the south side lot line  
Whereas the minimum required side yard setback is 0.9 m
- 4) The proposed lot coverage is 42%  
Whereas the maximum permitted lot coverage is 33%
- 5) The proposed house would be a three storey dwelling  
Whereas the maximum permitted number of storeys is two

#### **PART 2:**

- 1) The proposed lot frontage is 7.6 m  
Whereas the minimum required lot frontage is 12 m
- 2) The proposed lot area is 246 m<sup>2</sup>  
Whereas the minimum required lot area is 371 m<sup>2</sup>
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4) The proposed lot coverage is 42%

Whereas the maximum permitted lot coverage is 33%

5) The proposed house would be a three storey dwelling

Whereas the maximum permitted number of storeys is two

### **ATTACHMENT 3**

Variances - By-law No. 569-2013:

#### **PART 1**

1) The proposed lot frontage is 7.6 m

Whereas the minimum required lot frontage is 12 m

2) The proposed lot area is 246 m<sup>2</sup>

Whereas the minimum required lot area is 371 m<sup>2</sup>

3) The proposed house would be a three storey dwelling

Whereas the maximum permitted number of storeys is two

4) The proposed lot coverage is 42%

Whereas the maximum permitted lot coverage is 33%

5) The proposed south side yard setback is 0.62 m

Whereas the minimum required side yard setback is 0.9 m

6) A total of 51.3% of the width of the front main wall and 46.8% of the width of the rear main wall is proposed to be over 7 m in height;

Whereas the maximum permitted height is 7 m for no less than 60% of the total width of all front and rear main walls

7) A floor area of 4.2 m<sup>2</sup> is proposed within 4.0 m of the front main wall

Whereas a minimum of 10.0 m<sup>2</sup> of the first floor must be within 4.0 m of the front main wall

8) The proposed rear deck would be located 0.62 m from the south lot line


Whereas the minimum required setback is 2.19 m

#### **PART 2**

**PART 1**

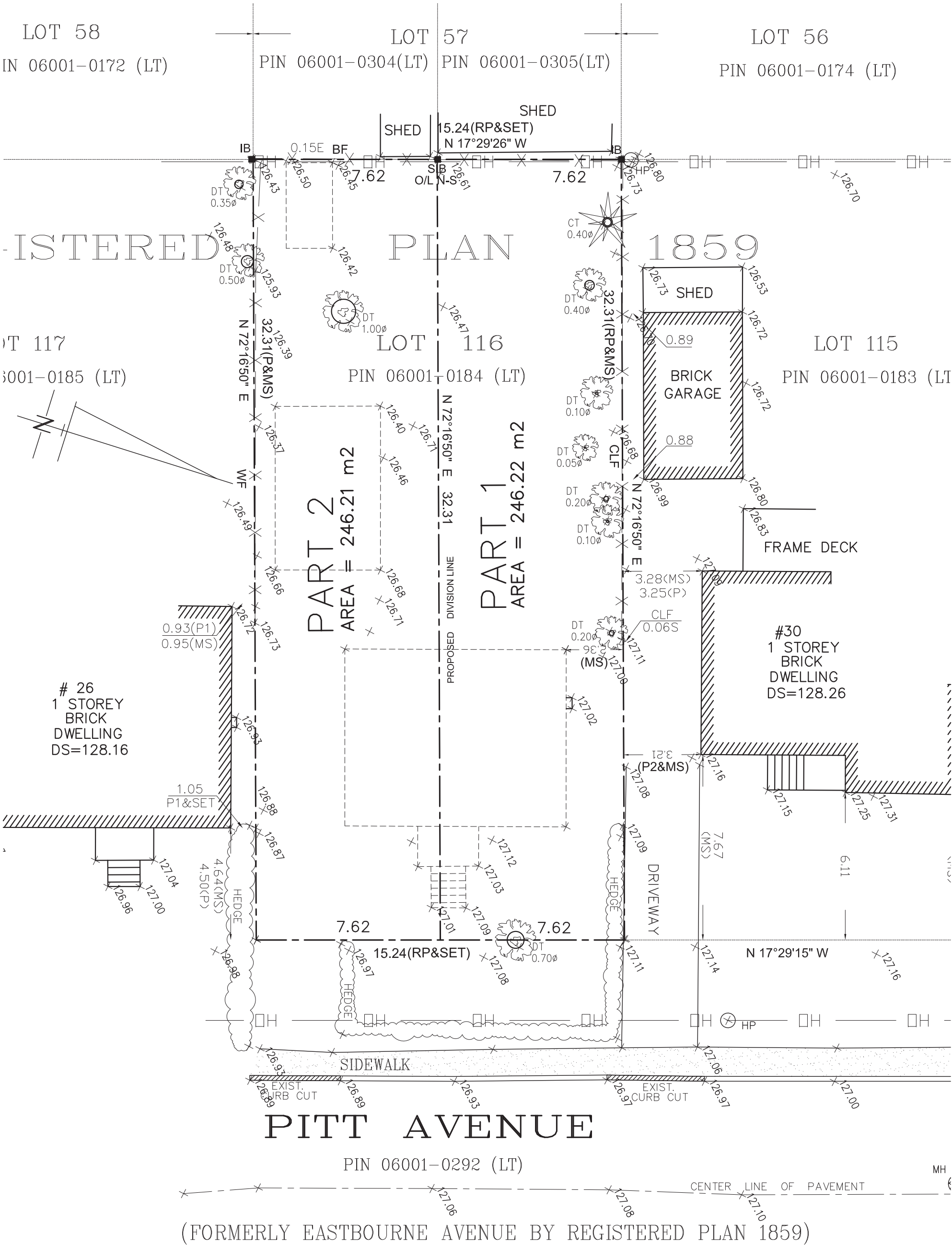
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**ATTACHMENT 4 – PLANS – EXHIBIT 2**

  
\_\_\_\_\_  
G. Burton  
Panel Chair, Toronto Local Appeal Body



ISSUED FOR COMMITTEE OF ADJUSTMENT



Model

Client

ALBION BUILDER

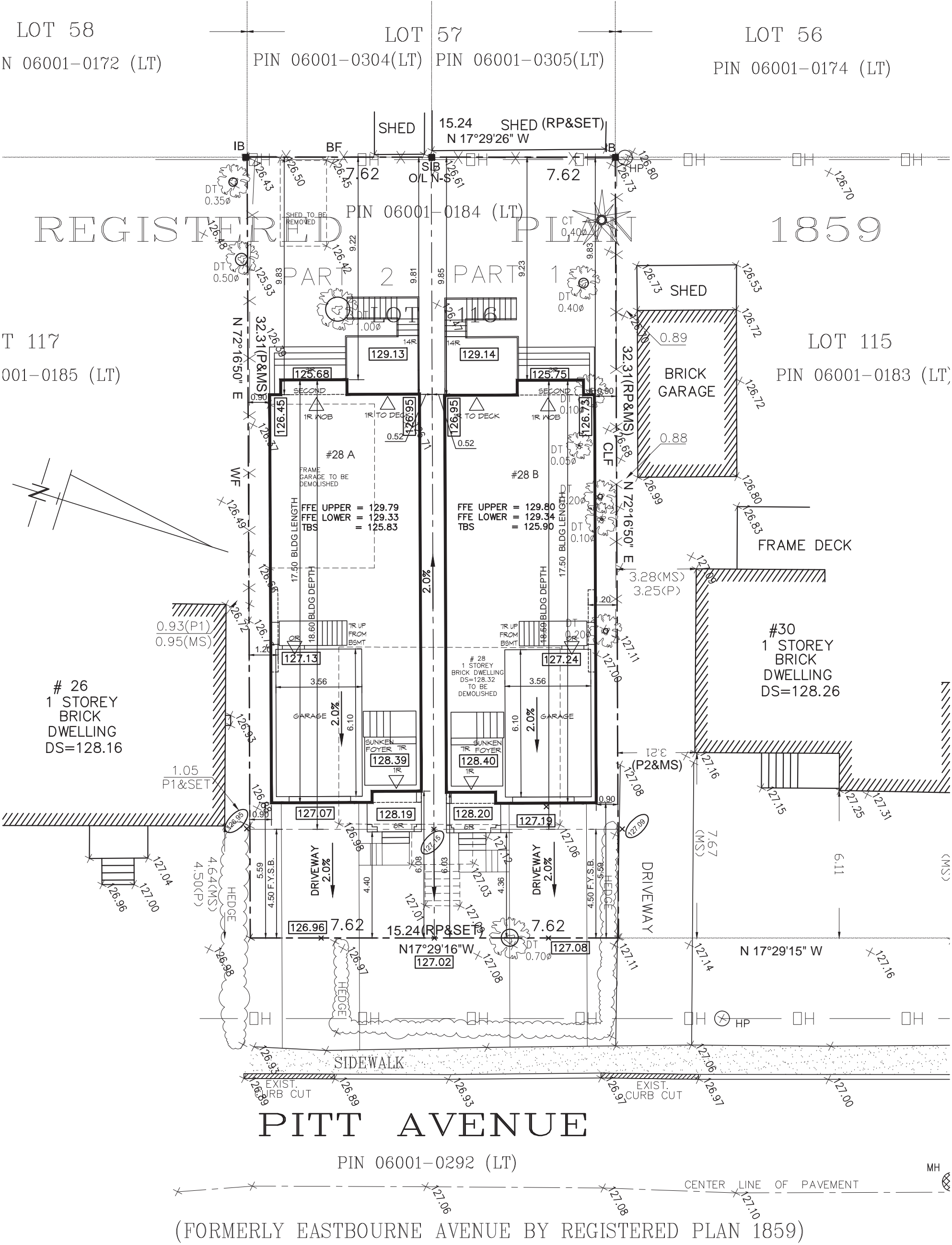
28 PITT AVENUE  
TORONTO, ONTARIO

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.		
2.	FOR COMMITTEE OF ADJUSTMENT	JULY 11 JE
1.	ISSUED FOR ZONING CERTIFICATE	MAR 23 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:	JULY 2017	

Sheet Title	
DRAFT REFERENCE PLAN	
Project No. 17-001-05	Drawing No. RP
Scale 1:150	Date JULY '17
Drawn by JE	Checked by PJ

ISSUED FOR COMMITTEE OF ADJUSTMENT



**adg**  
Arc Design Group  
architectural | mechanical | planning  
tel: 905-240-4024 fax: 905-240-4019  
arcdesign@rogers.com

Model

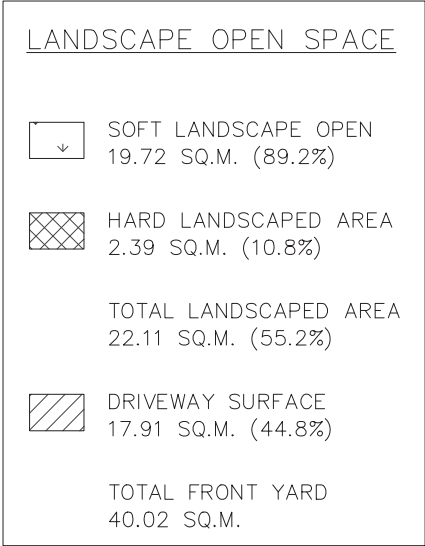
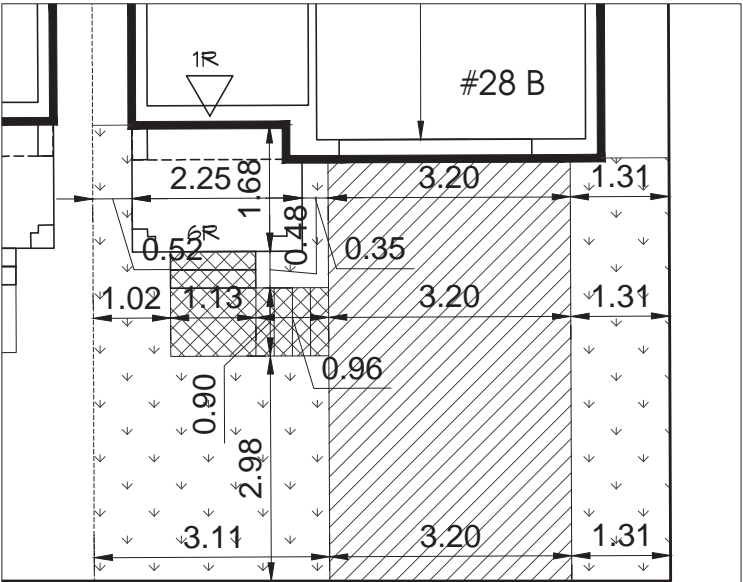
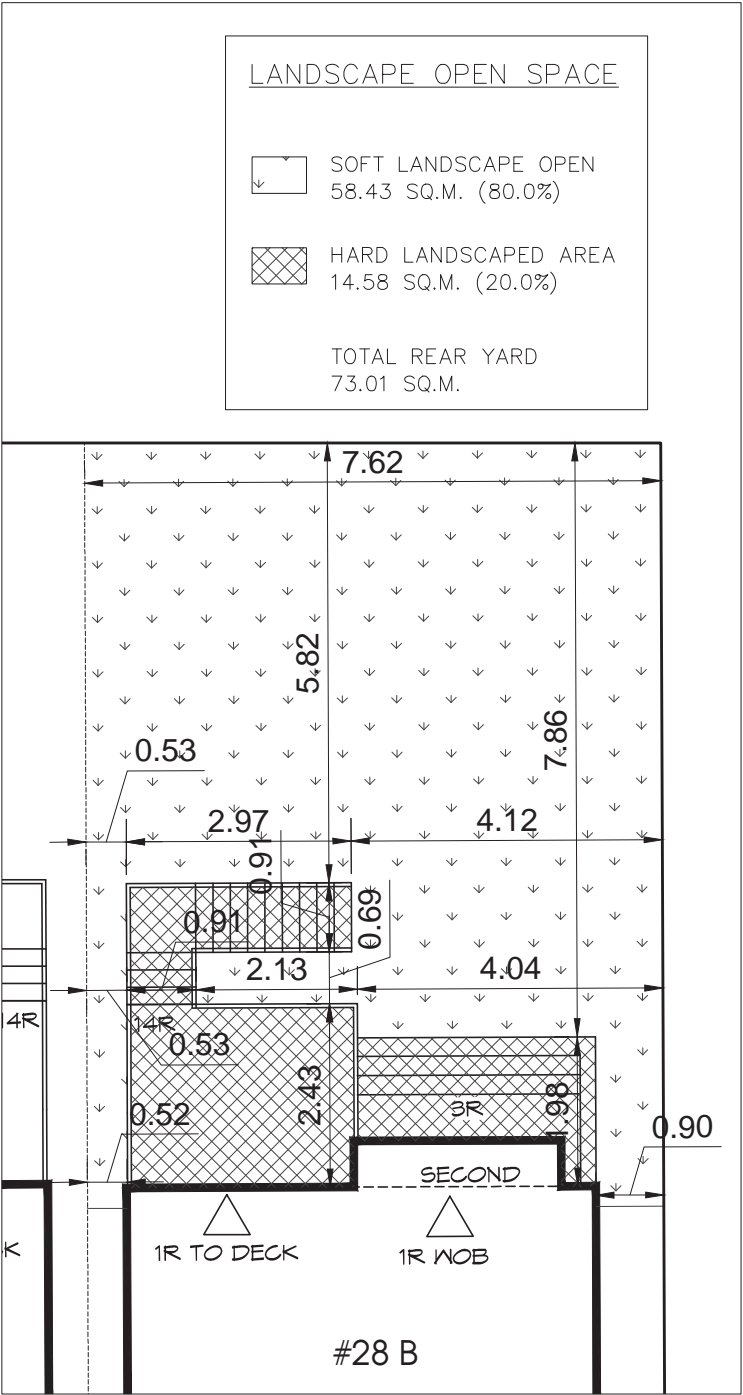
Client

ALBION BUILDER  
28 PITT AVENUE  
TORONTO, ONTARIO

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No.	Description	Date	By
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Qualified Designer BCIN:		32051	Signature:
Firm BCIN:		35536	
Date:		JULY 2017	

Sheet Title		SITE PLAN	
Project No.		Drawing No.	
17-001-05		SP	
Scale	Date	Drawn by	Checked by
1:150	JULY '17	JE	PJ



	Project: <b>28B PITT AVE.</b> <b>Toronto, Ontario</b>			
	Lot Description: <b>PART OF LOT 116 OF REG. PLAN 1859</b> Part 1, Draft Plan			
Item	Single Family Residential Zoning Matrix			
	Municipality and Project Information			
1	Project Type and Description	New Single Detached Residence		
2	Municipality	SCARBOROUGH		
3	Ward	SCARBOROUGH SW(35)		
4	By-law 569-2013 Zone:	RD (f12.0; a371) (x169)		
	By-Law 8978 (Clairlea) Zone:	S-3-21-25-42-61-84		
5	Permitted Uses	Detached House		
	Lot Information	By-Law 569-2013	By-Law 8978	PART 1
6	Total Lot Area	371 m²	371 m²	246.22 m²
7	Lot Depth			32.31 m
8	Lot Frontage	12.0 m	12.0 m	7.62 m
	Building Area (sq. m.)			109.1 m²
	Ancillary Structures	10% max	10% max	m²
9	Lot Coverage	33% max	33% max	44.3%
10	Setbacks	By-Law 569-2013	By-Law 8978	PART 1
	Front	4.5 m	4.5 m	5.59 m
	Rear	8.09 m	7.5 m	9.23 m
	Side Yard (North)	0.9 m	0.9 m	0.9 m
	Side Yard (South)	0.9 m	0.9 m	0.25 m
11	Height	By-Law 569-2013	By-Law 8978	PART 1
	Highest Point on Roof	9.0 m	9.0 m	9.14 m
	Main Walls - Front/Rear	7.0 m		7.25 m
	No. of Storeys	2	2	2
	Total Width of Dormers			
	% of main wall	40% max		51.0%
	Height of First Floor from Grade	1.2 m		1.28 m
	Height of Basement Ceiling		1 m	1.91 m
12	Floor Space	By-Law 569-2013	By-Law 8978	PART 1
	Floor area within 4m of front main wall (to inside walls, excl. stairs)	10 m²		4.18 m²
13	Building Length and Depth	By-Law 569-2013	By-Law 8978	PART 1
	Building Length	17.0 m		17.5 m
	Building Depth	19.0 m		18.59 m
14	Permitted Encroachments	By-Law 569-2013	By-Law 8978	PART 1
	Rear Platform/Deck	Lesser of 2.5m or 50% of rear setback		m
	Eaves	0.9 m		m
	provided minimum setback:	>0.3m from lot line		0.19 m
15	Platform Areas	By-Law 569-2013	By-Law 8978	PART 1
	Platform at or above 2nd floor	4.0 m² max.		m2
17	Landscape Open Space	By-Law 569-2013	By-Law 8978	PART 1
	Total Front Yard Area			40.02 m²
	Front Yard Landscaping	50% min.	50% min.	22.11 m² 55.2%
	Front Yard Soft Landscaping	75% min.	75% min.	19.72 m² 89.2%
18	Parking	By-Law 569-2013	By-Law 8978	PART 1
	Parking Space Width	2.6m (+ 0.3m @ w all)	2.6m (+ 0.3m @ w all)	3.56 m
	Parking Space Depth	5.6 m min	5.6 m min	6.1 m
	Driveway Width (min)	2.6 m	2.6 m	3.2
	Driveway Width (max)	the lesser of garage interior width or 6m		3.2 m



28b PITT AVENUE  
TORONTO, ONTARIO

TABLE 3.1.1.2.A	
COMPLIANCE PACKAGE A1	
COMPONENT	ZONE 1
CEILING WITH ATTIC SPACE MINIMUM RSI (R)-VALUE	10.56 (R60)
CEILING WITHOUT ATTIC SPACE MINIMUM RSI (R)-VALUE	5.46 (R31)
EXPOSED FLOOR MINIMUM RSI (R)-VALUE	5.46 (R31)
WALLS ABOVE GRADE MINIMUM RSI (R)-VALUE	3.87 (R22)
BASEMENT WALLS MINIMUM RSI (R)-VALUE	3.52 (R20ci)
BELOW GRADE SLAB ENTIRE SURFACE >600 mm BELOW GRADE MINIMUM RSI (R)-VALUE	1.76 (R10)
EDGE OF BELOW GRADE SLAB <600 mm BELOW GRADE MINIMUM RSI (R)-VALUE	1.76 (R10)
HEATED SLAB OR SLAB < 600 mm BELOW GRADE MINIMUM RSI (R)-VALUE	1.76 (R10)
WINDOWS AND SIDING GLASS DOORS MAXIMUM U-VALUE	1.6
SKYLIGHTS MAXIMUM U-VALUE	2.8
SPACE HEATING EQUIPMENT MINIMUM AFUE	96%
HRV MINIMUM EFFICIENCY	75%
DOMESTIC HOT WATER HEATER	MINIMUM EF .80

ENTRY FLOOR AREA	45 SF	4.18 m²
GROUND FLOOR AREA	1090 SF	101.26 m²
SECOND FLOOR AREA	1115 SF	103.58 m²
SUBTOTAL	2250 SF	209.03 m²
DEDUCT ALL OPEN AREAS	8 SF	0.74 m²
TOTAL NET AREA	2242 SF	208.28 m²
COVERAGE w/o PORCH	1135 SF	105.44 m²
COVERAGE WITH PORCH	1174 SF	109.06 m²

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PART 1 (28b)

Client

ALBION BUILDER

28 PITT AVENUE

TORONTO, ONTARIO

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Sheet Title

TITLEPAGE

Project No.

17-001-05

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Date

JULY '17

Drawing No.

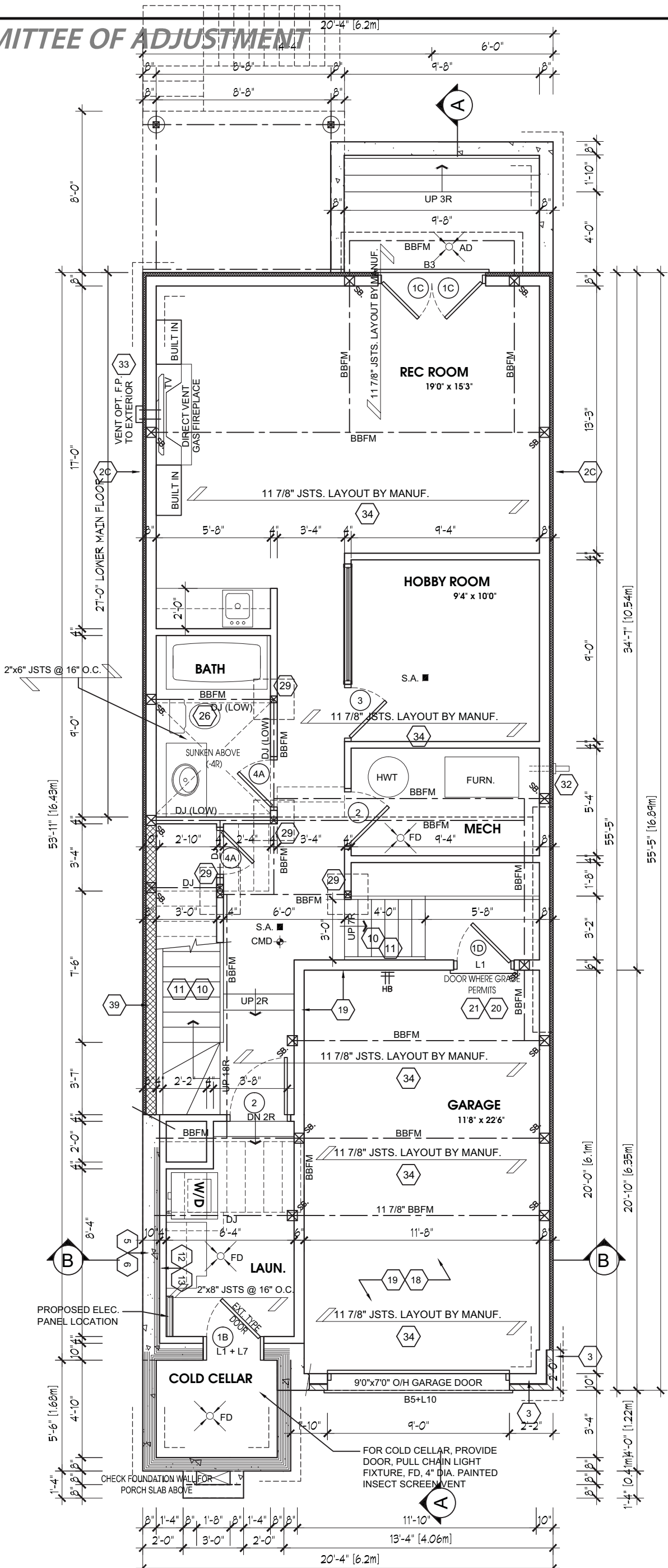
T1

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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)

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PART 1 (28b)

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28 PITT AVENUE

TORONTO, ONTARIO

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Sheet Title

BASEMENT FLOOR PLAN

Project No.

17-001-05

Scale

1:64

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JE

Date

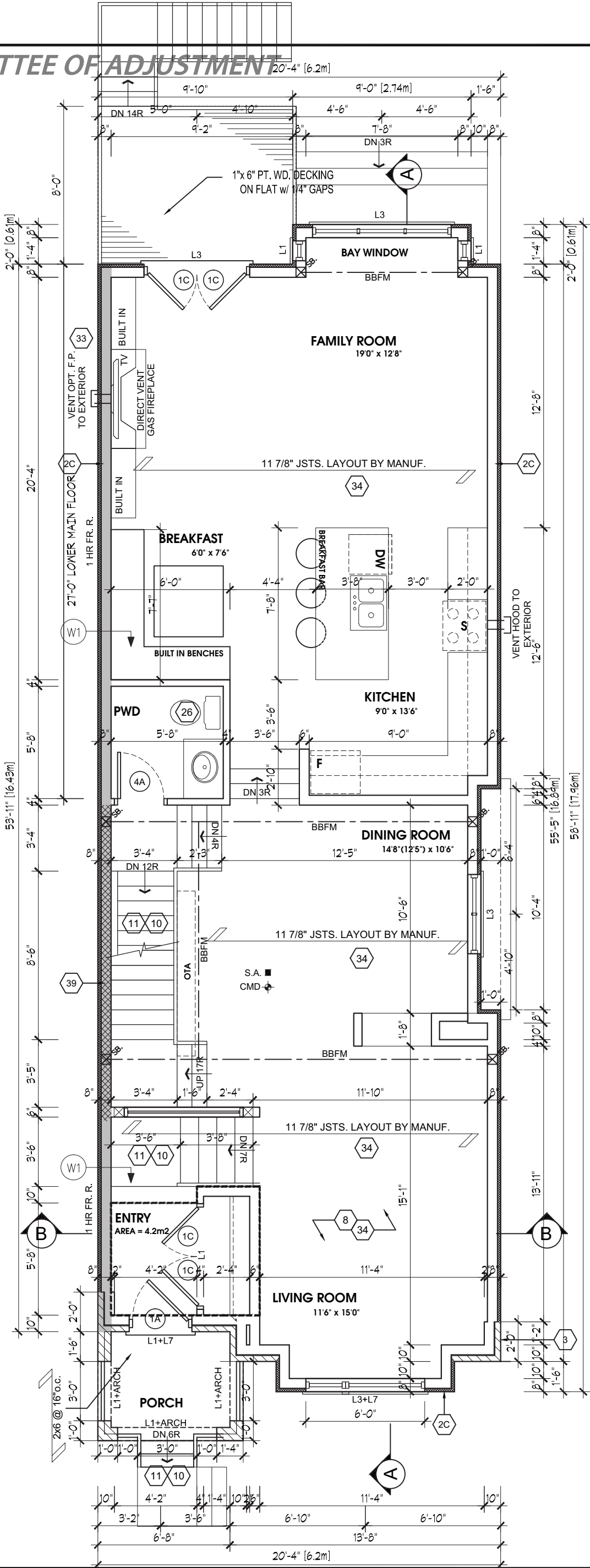
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Drawing No.

A1



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)



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Sheet Title <b>GROUND FLOOR PLAN</b>	
Project No. <b>17-001-05</b>	Drawing No. <b>A2</b>
Scale <b>1:64</b>	Date <b>JULY '17</b>
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Model

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PART 1 (28b)


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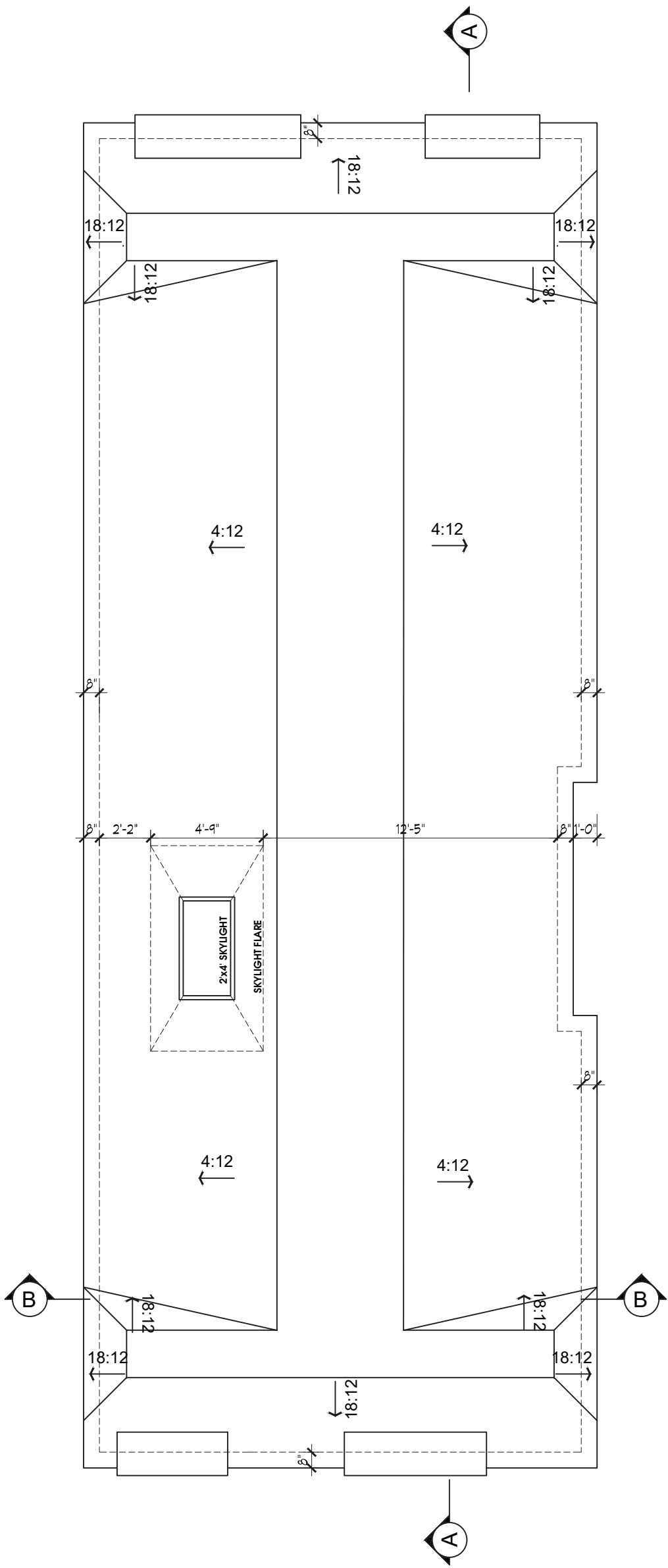
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Scale 1:64	Date JULY '17	
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Sheet Title

ROOF PLAN

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17-001-05

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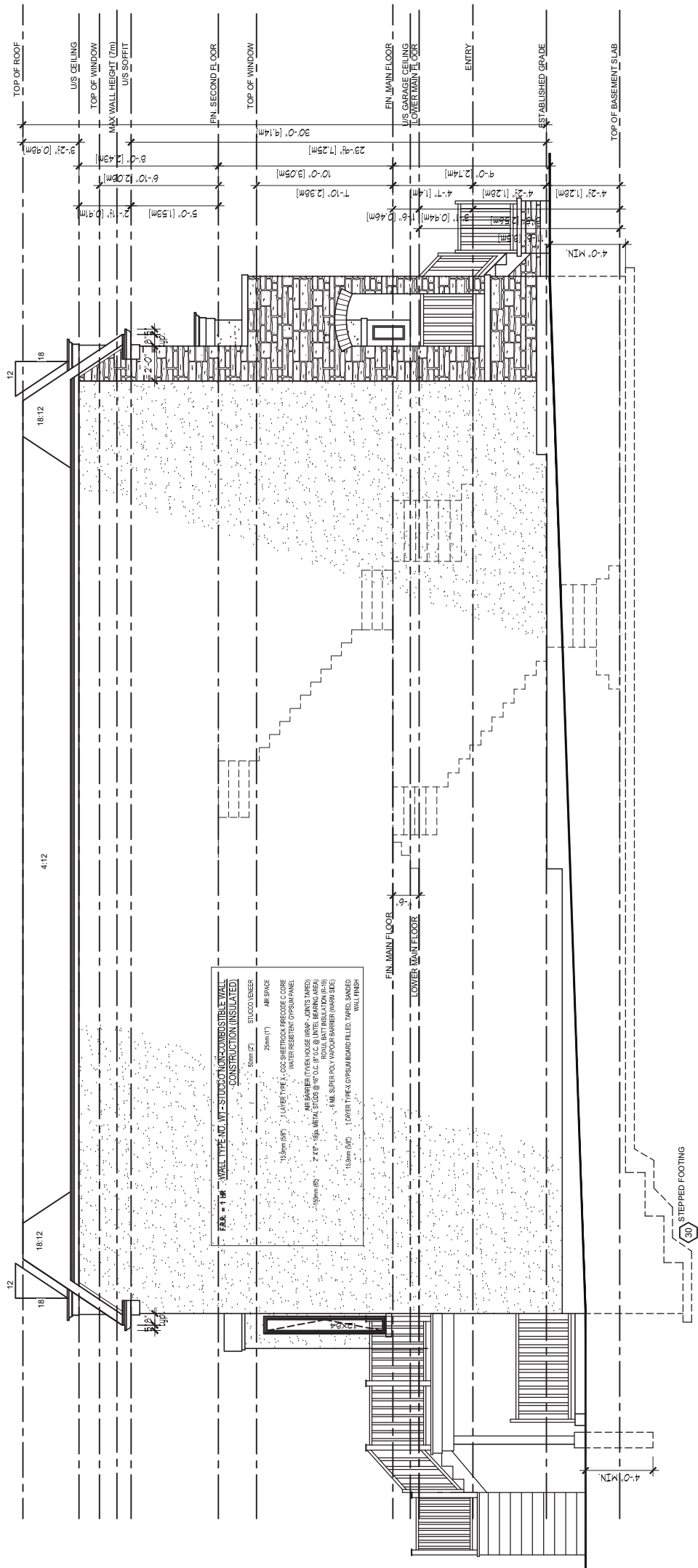
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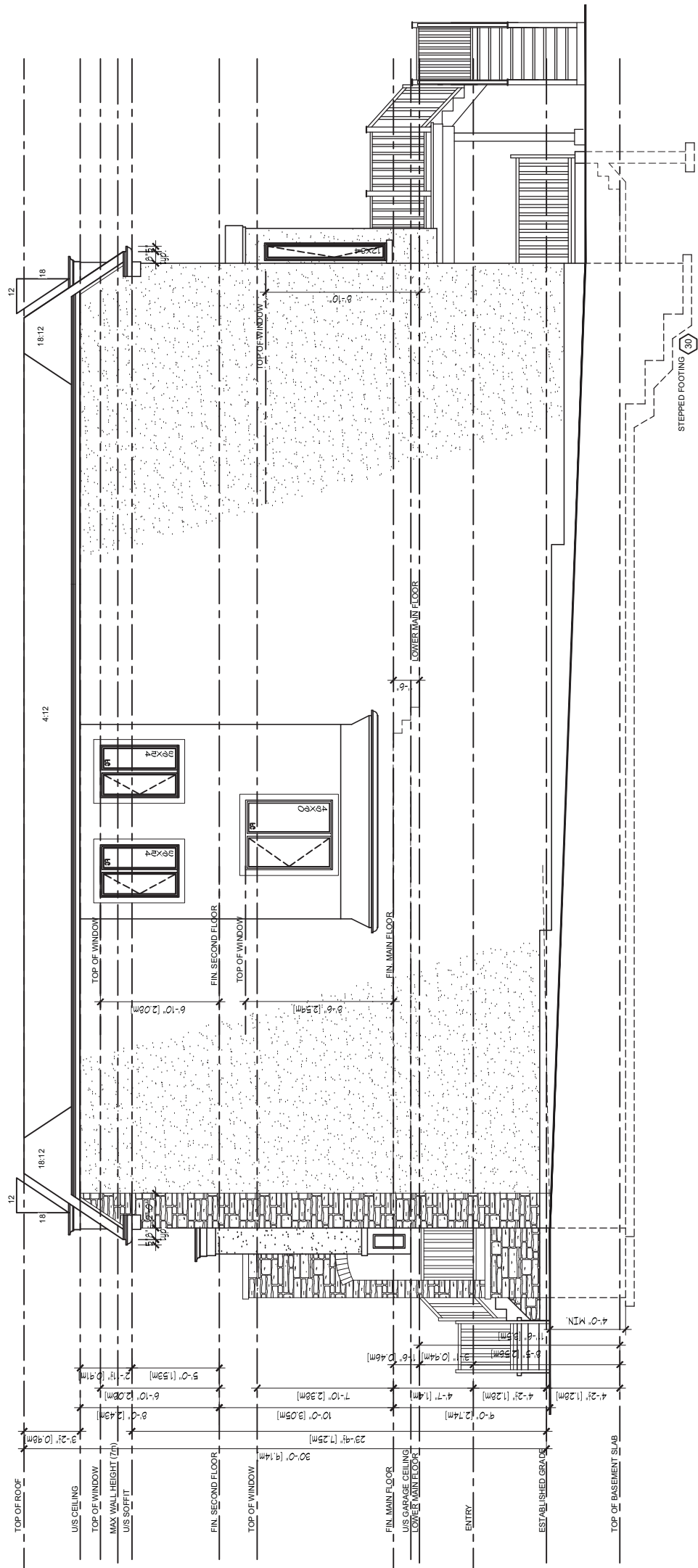
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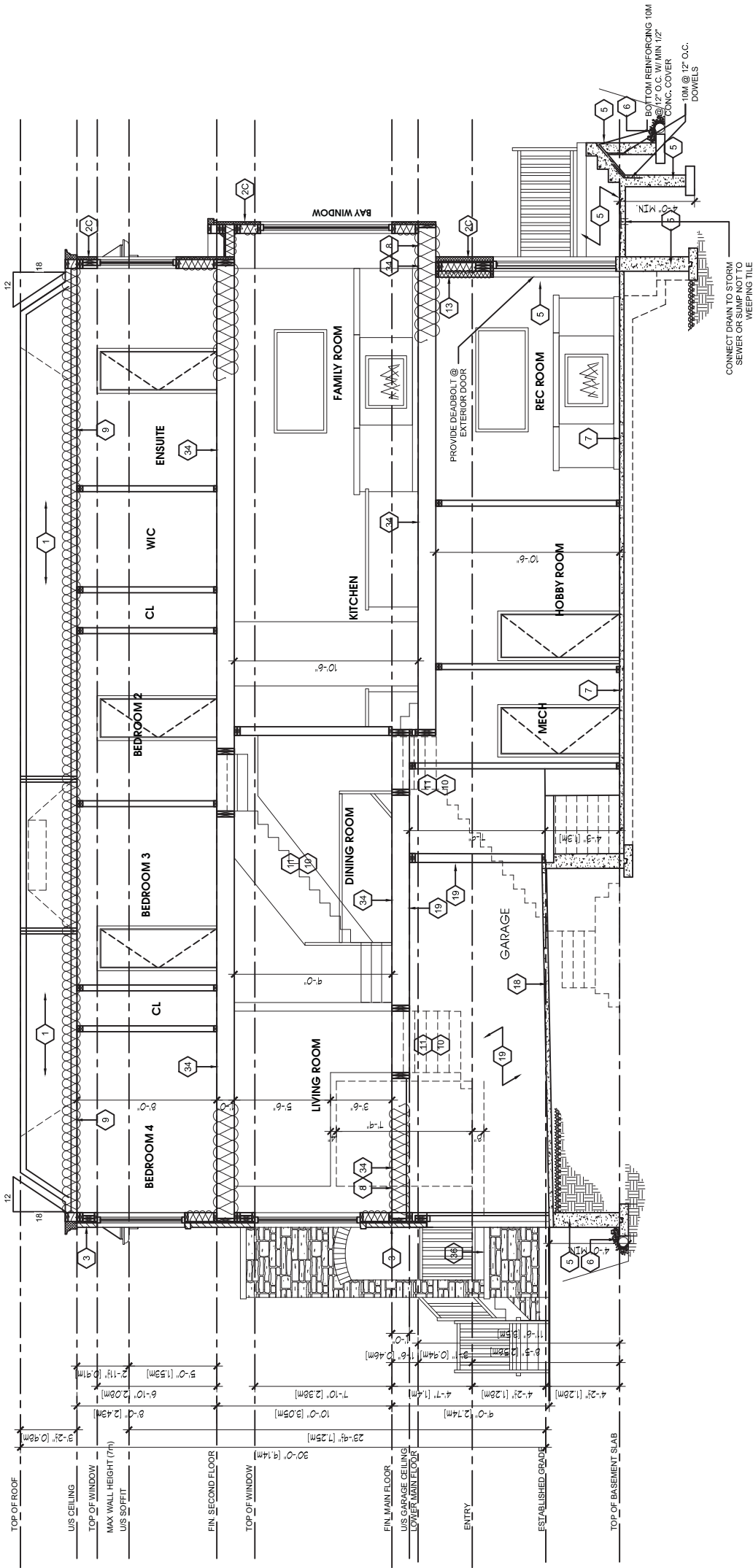
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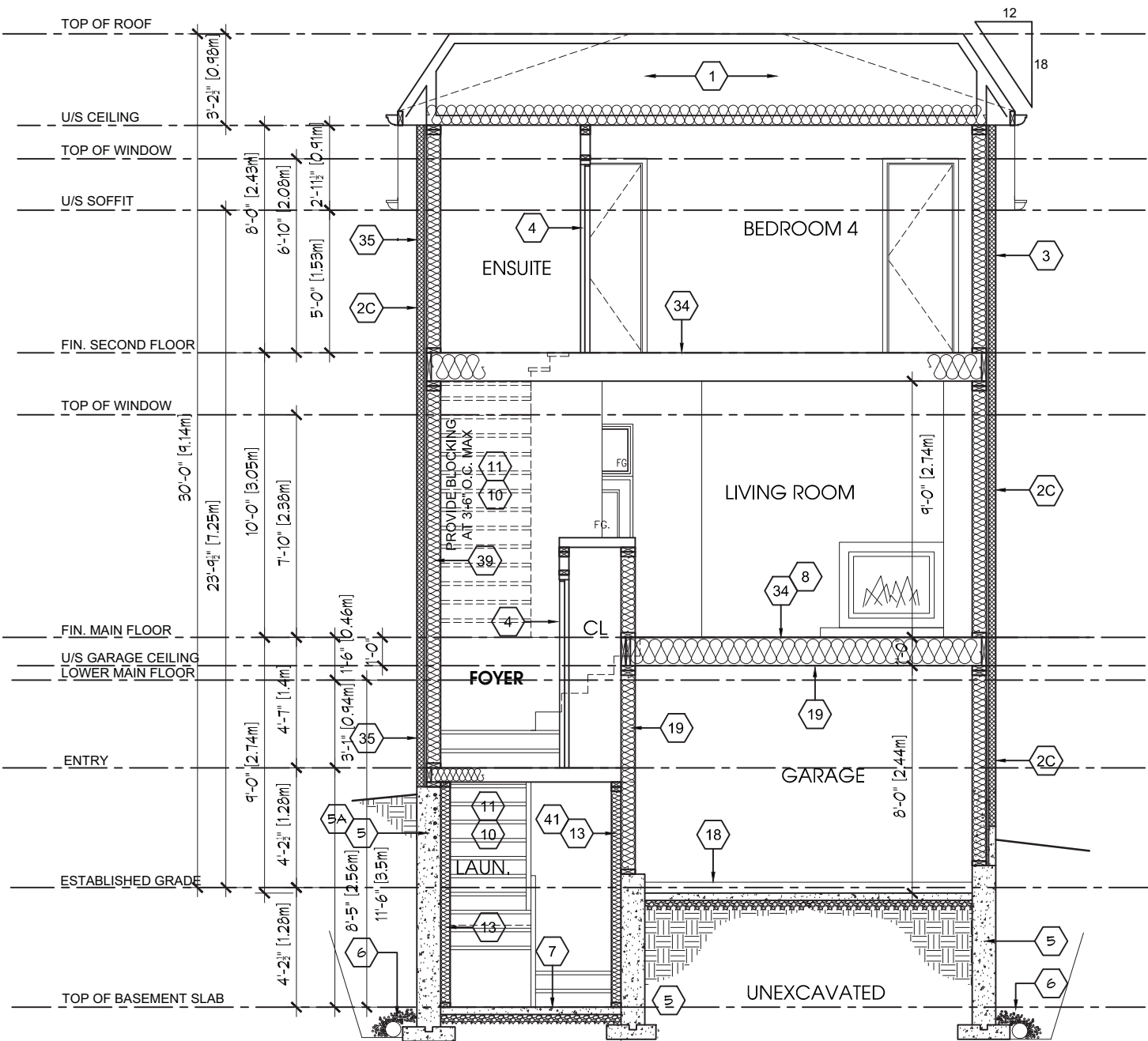
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**Client**  
**ALBION BUILDER**  
**28 PITT AVENUE**  
**TORONTO, ONTARIO**

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<b>Sheet Title</b> <b>CROSS SECTION "A-A"</b>	
<b>Project No.</b> 17-001-05	<b>Drawing No.</b> <b>A9</b>
<b>Scale</b> 1:96	<b>Date</b> JULY '17
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Sheet Title

CROSS SECTION "B-B"

Project No.

17-001-05

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A10