

DECISION AND ORDER

Decision Issue Date Friday, June 29, 2018

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

Appellant(s): NHAT HUNG PHAN

Applicant: MAX MERCHASIN

Property Address/Description: 665 SHAW ST

Committee of Adjustment Case File Number: 17 159362 STE 19 MV

TLAB Case File Number: **17 249169 S45 19 TLAB**

Hearing date: Tuesday, March 27, 2018

DECISION DELIVERED BY S. Gopikrishna

APPEARANCES

Name	Role	Representative
Darshan Sahota	Applicant/Appellant's Rep.	
Nhat Hung Phan	Appellant/Owner	
City of Toronto	Party	Matthew Schuman
Mladen Kukic	Expert Witness	
Fanny Chaggarris	Participant	
Bruce Burron	Participant	
Patricia Chaggarris	Participant	

INTRODUCTION AND BACKGROUND

Nhat Phung Phan is the owner of 665 Shaw St. He applied for variances to the COA on May 13, 2017. The Committee of Adjustment refused the application at its meeting on September 27, 2017. The applicant appealed the decision of the Committee of Adjustment on October 17, 2017. The City of Toronto, authorized the City Solicitor, along with appropriate City Staff, to attempt to negotiate a resolution of the appeal with the applicant, in consultation with the Ward Councilor and concerned residents, and to attend the Toronto Local Appeal Body hearing in opposition to the minor variances requested, if a resolution was not reached.

The original application was submitted on 17 October, 2017, it was found to be incomplete through the process of administrative screening. A Notice of Non-Compliance was issued by the staff on 24 October, 2017. When no response was received by 30 October 2017, I issued and signed a Notice of Proposed Dismissal on 30 October, 2017, listing the non-compliance issue as the reason. A revised and updated Notice of Appeal, rectifying the issue in the original application was submitted by the Appellants on 8 November 2017 and was deemed to compliant by staff.

On 21 November 2017, I issued a decision setting aside the decision for a Notice of Dismissal on administrative grounds, allowing the appeal to proceed forward and be scheduled for an oral hearing of evidence.

MATTERS IN ISSUE

The requested variances to the Zoning By-laws are:

1. Chapter 10.10.40.40.(2), By-law 569-2013

Additions to the rear of a semi-detached house erected before October 15, 1953, are permitted provided the floor space index as enlarged does not exceed 0.69 times the area of the lot (207.35 m²).

The altered semi-detached house will have a floor space index equal to 0.75 times the area of the lot (225.83 m²).

3. Chapter 10.5.60.50.(2), By-law 569-2013

The maximum permitted floor area of all ancillary buildings or structures on the lot is 40.0 m².

The total floor area of all ancillary buildings on the lot is 47.4 m².

1. Section 6(3) Part VI 1(I), By-law 438-86

Additions to the rear of a semi-detached house erected before October 15, 1953, or to a converted house are permitted provided the residential gross floor area as enlarged does not exceed 0.69 times the area of the lot (207.36 m²).

The altered semi-detached house will have a residential gross floor area equal to 0.75 times the

area of the lot (225.83 m²).

By way of editorial comment, the unusual numbering of the variances (with missing numbers) is a consequence of the fact that the variances were changed at the time of the hearing. They are re-numbered in a conventional fashion in the final order.

JURISDICTION

Provincial Policy – S. 3

A decision of the Toronto Local Appeal Body ('TLAB') must be consistent with the 2014 Provincial Policy Statement ('PPS') and conform to the Growth Plan of the Greater Golden Horseshoe for the subject area ('Growth Plan').

Minor Variance – S. 45(1)

In considering the applications for variances from the Zoning By-laws, the TLAB Panel must be satisfied that the applications meet all of the four tests under s. 45(1) of the Act. The tests are whether the variances:

- maintain the general intent and purpose of the Official Plan;
- maintain the general intent and purpose of the Zoning By-laws;
- are desirable for the appropriate development or use of the land; and
- are minor.

EVIDENCE

The Appeal respecting 665 Shaw St. was heard on 27 March, 2018. The Appellant was represented by Mr. Darshan Sahota, a designer while the City was represented by Mr. Matt Schuman, Lawyer and Mr. Mladen Kukic, Planner. The hearing was also attended by three witnesses, Ms. Fanny Chaggarris and Ms. Patricia Chaggarris, both of 667 Shaw Street and Mr. Bruce Barron of 671 Shaw Street.

Mr. Schuman stated that the City and the Appellant had reached a settlement, resulting in a revised proposal. The revised proposal, in conjunction with conditions of approval, would be discussed at the hearing and would be recommended for approval. Mr. Schuman advised that Mr. Sahota, the Appellant's designer would present a brief outline of the project, and stated that he would object if Mr. Sahota were questioned about planning evidence since the latter wasn't a planner. In response to a question if new notice was required as a result of the settlement, Mr. Schuman opined that there was no need for new notice.

Mr. Sahota provided a very brief introduction in his role as Agent for the Appellant. He described the proposal broadly and said that the proposal aimed to build a larger and higher deck, which was the main issue of concern to the neighbours. However, Mr. Sahota stated that the proposed deck did not trigger any variances. The requested variances were primarily for the Gross Floor Area (GFA) as a result of an addition at the back of the house. He said that as a result of the settlement, 2 variances pertaining to soft landscaping (Variance No 2) and the garage height (Variance No 4 under 569-2013 and 2 under 438-86) had been dropped.

By way of editorial comment, the 3 variances, that were negated, as a result of the Settlement are reproduced below:

2. Chapter 10.5.50.10.(3)(A), By-law 569-2013

A minimum of 50% (76.5 m²), of the rear yard shall be maintained as soft landscaping. In this case, 42% (63.88 m²), of the rear yard will be maintained as soft landscaping.

4. Chapter 10.5.60.40.(2), By-law 569-2013

The maximum permitted height of an ancillary building or structure is 4.0 m.
The height of the ancillary structure will be 4.3 m.

2. Section 4(2)(d), By-law 438-86

The maximum permitted height of an accessory building is 4.0 m.
The height of the accessory building will be 4.3 m

The removal of these variances, results in the unusual numbering of from the list of variances to be ruled on by TLAB.

Mr. Schuman then asked Mr. Sahota a few questions of clarification. He wanted to confirm that the existing footprint of the garage would be maintained, to which Mr. Sahota replied in the affirmative. Mr. Schuman then asked Mr. Sahota to confirm that there were no variances for length and depth notwithstanding a new addition at the back of the house, to which Mr. Sahota said that he did not know the answer. Mr. Schuman then asked Mr. Sahota to look at the proposed conditions and confirm that he agreed to the imposition of the same. Mr. Sahota confirmed that the conditions were acceptable to the Appellants.

Mr. Schuman then introduced Mr. Mladen Kukic, assistant planner at the City of Toronto, as the next witness. After reviewing Mr. Kukic's resume and work history, Mr. Schuman asked that Mr. Kukic be recognized as an Expert Witness.

Mr. Mladen Kukic was introduced as the Expert Witness. His evidence was as follows:

The established study area was bounded by Bloor Street West to the north, Harbord Street to the south, Roxton Road to the west and Crawford Street to the east. This study area was chosen because it encompasses the area near the subject property, as experienced by the local residents on a day-to-day basis as they visit neighbours, retail

stores or walk to the closest transit stop. Further, Bloor Street West and Harbord Street were chosen as the north and south boundaries because they function as main streets, as reflected in their zoning, land use designations, densities and vehicular as well as non-vehicular traffic. The Commercial-Residential (CR) zoned properties that front onto Bloor Street West and Harbord Street have been excluded from the study area because these properties have different land use designations and zoning, and therefore should be reviewed using different criteria.

According to Mr. Kukiic, the entire area has the same zoning as the subject site: R in Zoning By-law No. 569-2013, and R2 in Zoning By-law No. 438-86. The entire area is also designated *Neighbourhoods* under the Official Plan's Land Use Designation map. The study area contains 217 properties, consists generally of single detached, semi-detached as well as row houses that are predominantly 2.5 storeys in height located on rectangular lots that have rear access to public laneways. Of the 217 properties, 44 properties have existing rear second or third storey decks while 177 properties have existing rear garages (approximately 81%), of which 77 garages have floor areas that are greater than the permitted 40 square metres under Zoning By-law 569-2013.

According to Mr. Kukic, there have been a total of 41 minor variance applications within the study area in the past 17 years. Twenty-four of the aforementioned 41 minor variance applications requested an FSI variance in excess of the permitted 0.69 and were approved- according to Mr. Kukic, they varied from 0.72 to 1.44.

Mr. Kukic then discussed the Provincial Policy Statement (PPS) and how it applied to this proposal. The PPS encourages intensification and efficient development. The City's Official Plan has responded by establishing areas for intensification and policies to encourage intensification – provided this can occur in the context of other applicable policies. According to Mr. Kukic, the manifestation of intensification in the proposal makes it consistent with the PPS.

Mr. Kukic then discussed the Growth Plan and concluded that the Proposal was consistent with the objectives of the Growth Plan, because of the Official Plan to implement the policies of the Growth Plan.

Mr. Kukic then discussed the Official Plan and how it impacted the project. The subject site is designated *Neighbourhoods*. The plan states that *Neighbourhoods* designated areas are to be considered physically stable areas made up of residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes and townhouses, as well as interspersed walkup apartments that are no higher than four storeys.

He discussed Policy 4.1.5 from Chapter 4 of the Official Plan and applied it to the proposal. Mr. Kukic pointed out that Policies 4.1.5 a), b), d), e), g) and h) do not apply because the proposal does not require any variances related to the lot size and dimensions, the building type, the setbacks, special landscape or built form features, as well as conservation of heritage buildings, structures of landscapes. Therefore, the

application proposes an extension of the ground level. According to him, the majority of the buildings within the study area, including the three properties immediately to the south, and the 12 properties immediately to the north, have first storeys that are similar, or greater, than the proposal, which results in the increase to the GFA.

Mr. Kukic also stated that Policy 4.1 discusses the endurance of the general physical character of Toronto's neighbourhoods amidst constant social and demographic change. Physical changes to established Neighbourhoods must be sensitive, gradual and generally "fit" the existing physical character. Although many properties within the study area have rear second and third storey decks, the proposed rear second storey deck, which does not provide any privacy screening to mitigate privacy and overlook issues onto the neighbouring backyards, cannot be considered as "sensitive" development. Based on these arguments, Mr. Kukic concluded that the proposal is consistent with the Official Plan.

The purpose of the performance standards in the Zoning By-law for maximum permitted FSI, total floor area and height of ancillary buildings or structures on a lot is to generally maintain a stable built form in the neighborhood, control the massing of buildings and to limit the impact of new development on adjacent residential properties. The proposed application would extend the length of the first storey by approximately 2.5 metres, for a total length of 15.25 metres, which would bring the FSI coverage to 0.75, as opposed to the permitted 0.69. In the past 17 years, there have been a total of 41 minor variance applications within the study area, of which 27 requested a variance related to the FSI, the vast majority (over 90%) of which were approved. Coupled with the fact there are no variances related to the depth of the building, this suggests that the proposal will maintain a stable built form. The additional FSI will be located at the rear of the ground floor, which would mitigate the impact of the built form on the surrounding properties because the proposed height of the first floor is less than 3 metres.

The proposed garage requests a ground floor area of 47.4 square metres, as opposed to the maximum permitted 40 square metres. The height is at 4 metres, which is as of right while the side walls of the garage would have a height of 3 metres, well below what is as-of-right.

Based on these observations, Mr. Kukic concluded that the requested variances for FSI, and the height and size of the proposed garage, and the reduction in rear yard soft-landscaping, would not destabilize the established built form in the neighborhood, and would have limited impacts on the adjacent residential properties. Consequently, the test pertaining to conformity with the zoning law was fulfilled.

Regarding the test of appropriateness, and desirable development, Mr. Kukic pointed out that the proposed addition to the house and new garage would be a reinvestment in the neighborhood that is in keeping with the purpose and intent of the Official Plan and Zoning By-law. The rear addition to the main building, and the new garage are sensitive to the neighbourhood in nature and generally fit within the built form character of the

area and meet the intent of the Official Plan and Zoning By-laws. Based on this, Mr. Kukic argued that the test of desirable development had been met.

Lastly, addressing the test of variances being “minor”, Mr. Kukic stated that the proposed rear addition to the house would result in an increase of the allowable FSI for the property by 0.06. The impact was restricted to possible overlook over a neighbours backyard, which would be minimized as a result of the conditions suggested by the City.

To ensure that the applicant would not be able to revise plans and build a building to fill the entire zoning envelope, as varied, Mr. Kukic recommend that the Board impose the following conditions:

- 1) That the second floor of the proposed dwelling have a maximum building depth of 10.65 metres, excluding the rear deck, and 15.3 metres, inclusive of the rear deck, as per the second floor plan received by the Committee of Adjustment on May 13, 2017;
- 2) That the proposal be constructed and landscaped substantially in accordance with the site plan and elevations dated March 8, 2018 (pages A1, A7, and A8), and January 15, 2018 (pages A12-A15).
- 3) That permanent opaque screening or fencing be provided along the north and south edges of the rear second storey deck to a minimum height of 1.5 metres from the floor of the deck; and
- 4) That the garage plans submitted to Toronto Building for building permit are substantially in accordance with garage plans date stamped by Committee of Adjustment Staff May 13, 2017.

Mr. Kukic concluded his evidence by stating that he recommended approval of the proposal as modified and presented to TLAB, along with the suggested conditions.

Ms. Patricia Chaggarris was the first witness to provide evidence. She stated that her opposition was premised on the impact on privacy to herself and her mother, Ms. Fanny Chaggarris, both of whom lived next door at 667 Shaw St. She then proceeded to read from a statement, the highlights of which are reproduced below:

According to Ms. Patricia Chaggarris, the proposed addition, as designed, results in a complete lack of privacy because anyone on the stairs or deck can look directly into the windows of four rooms (that have no other windows) in her house from a distance of less than 5 metres, including the kitchen and living area on the first floor; and a bedroom and the bathroom on the second floor. The bulk of the building causes a significant decrease in light into the kitchen and living area because of the addition being proposed directly in front of it and the stair even extending beyond the addition. Ms Chaggarris quoted the definition of a minor variance as *“the process of seeking relief through a Committee of Adjustment when hardship or circumstances do not allow you to*

meet the standards listed in the by-law”, as quoted in the City of Mississauga website, and asked how this definition was consistent with what the Appellants proposed. She stated that her family would not be able to see the CN tower from their bedroom window, and how much this mattered to them since she and her mother really enjoyed the sight of the CN tower. Based on these reasons, Ms. Chaggaris concluded that the variances were not minor.

Ms. Patricia Chaggaris also said that the proposal did not maintain the intent of the Official Plan and By-laws because the proposed building depth of 15.25 m, exceeded the maximum of 14 m allowed in the by-laws for duplexes. When asked how she concluded that the proposed building was a duplex, Ms. Patricia Chaggaris, pointed to the COA application form in her disclosure statement. She said that the proposed build contradicted policies in the Official Plan, which discussed the need for new developments to respect and reinforce the existing physical character.

Mr. Schuman explained the Site Plans to the Appellants and assured them that there were no windows in the proposal looking at 667 Shaw St. He said that there would be a privacy screen of 1.5 m placed at the back of the house which would protect the privacy of the Chaggaris family. In response to a question from Ms. Chaggaris about the material to be used for the privacy screen, Mr. Schuman also stated that the privacy screen would be made of material that would admit light partially if it was not opaque. I interjected to state that the material being proposed for the screen should be translucent (i.e. something that partially admits light) and asked Ms. Chaggaris if increasing the height of the fence and ensuring that it was made of translucent material allayed her concerns. Ms. Patricia Chaggaris said that she understood the design but was not confident about the impact. When Ms. Patricia Chaggaris repeated her concern about the stairs, Mr. Schuman asked if she would prefer staring at a wall rather than the stairs. Ms. Chaggaris said that she preferred the stairs to staring at a wall.

The next witness was Mr. Bruce Barron who lives at 671 Shaw Street. Mr. Barron pointed out that on the north side of the property, there was a significant amount of concrete which prevented water from seeping into the ground. He wondered about what the impact of the extension to the house would be given the issue with water pooling as a result of concrete on the ground. Mr. Schuman explained that there would be permeable material, with a honeycomb like structure, on the path between the rear of the staircase and rear of the driveway, which would allow for the water to seep in. Mr. Barron then asked questions about the placement of the stairs and asked if it was possible to move the placement of the stairs such that the stair lines would be obscured? Mr. Sahota said that the obscuring of stair lines wasn't possible based on the clients' instructions. He again repeated that the neighbours' main concern was the deck and that there were no variances for the deck.

At this point in time, I suggested that the height of the proposed fence, set at a maximum of 1.5 metres in the proposed conditions, be increased to 1.8 m to better protect the privacy of the neighbours. Mr. Sahota agreed with my suggestion.

In terms of the closing statements, Mr. Sahota stated that the Appellants had made changes to the proposal as a result of the Settlement and reiterated, for the third time, that the objections of the objectors had been about the deck and that there were no variances associated with the deck. Mr. Schuman, in his closing statement, stated that the planning evidence given by the expert witness, Mr. Kukic, was uncontroverted and recommended that the evidence be accepted by the TLAB. He said that he was recommending that the updated variances (2 under 569-2013 and 1 under 438-86) be approved by the Board subject to the conditions, as recommended, including the fence's height being increased to " a maximum of 1.8 m" as opposed to the originally suggested 1.5 m.

ANALYSIS, FINDINGS, REASONS

In the absence of alternative planning evidence, the uncontroverted evidence of the Expert Witness is accepted and the proposal is approved. However, I would like to observe on the methodology followed regarding the test for desirability; I understand that the conclusion about desirability is a consequence of the proposal's meeting the tests for consistency with the Official Plan and Zoning. I would have preferred that the conclusion regarding desirability be arrived independently, through means of analyzing the proposal, as opposed to making it dependent on other tests.

I also note the inconvenience stated by the Chaggaris family, which seems to be the consequence of a lack of communication by the Appellants more than any planning related reason. I ask that the Appellants proceed in a thoughtful manner to communicate with, and address any concerns, brought up by the neighbours.

While I share the concern brought up by the Chaggaris family about the lack of privacy, I believe that the privacy screen as well as the lack of windows facing their property will result in their concerns being addressed. I note the concern about the lack of loss of view of the CN tower; however, the state of jurisprudence as it exists today is crystal clear about there being no right to a certain view or scenery, especially in dense, urban settings.

While the variances requested are fairly straight forward and the proposal is not complex, I did detect an undercurrent of nervousness among the neighbours about the lack of communication or concern on the Appellants' part to their concerns. I share the concern based on the perceived attitude of the Appellants, which comes across as cavalier, when not dismissive or disdainful, of the neighbours' concerns, as well as conducting business with TLAB. I note that the applications were not accurately filled out in the beginning and were not updated until TLAB undertook to dismiss the application. While no particular weight may be attached to the absence of the Appellant for the TLAB hearing, my concerns about the Appellants' understanding of their own proposal are strengthened by the confusing evidence heard from their representative, Mr. Sihota, who couldn't verify information about variances when being examined by Mr. Schuman. The constant refrain of "The neighbours' main concern was the deck, which

does not result in variances” did not assist me in coming to a conclusion, especially since the neighbours complained about privacy and not the size of the deck. I don’t hold Mr. Sihota responsible for not addressing the planning issues because he is not a planner; however, the Appellants’ approach to the project is concerning. Lastly, the Appellants relied on the City to provide planning evidence, leading me to further question how much they appreciate the importance of adhering to a decision of the TLAB. It is this concern that resulted in my suggesting that the privacy screen be increased to 1.8 m, instead of the proposed 1.5 m, which Mr. Sahota agreed to.

The above observations about the Appellant’s ability to understand the implications of the decision may not be cause for refusing the appeal; however, I find it prudent to inform the Appellants that they should be careful about adhering to the Plans and not making any changes without consulting the City, as well as to communicate closely with the neighbours should there be questions from the latter. The neighbours may judiciously exercise their right to inform the City’s Municipal Licensing and Standards department in case they have concerns about an overbuild, and are not able to obtain a response from the Appellant. I reiterate that while this right exists, it should be used with an abundance of caution and only the Appellants don’t respond to concerns or dismiss the concerns.

The proposal is found to have satisfied Section 45(1) as well as the higher policies, like the PPS and Growth Plan. The proposal is therefore approved, subject to the conditions listed in Paragraph 3 of the Decision and Order below. Lastly, by way of editorial comment, the 3 variances to be ruled upon are listed in rearranged numerical order below; this order is different from what was stated in the “Matters in Issue” section because of the modified proposal.

DECISION AND ORDER

1. The decision of the Committee of Adjustment dated 27 September, 2017, is set aside. The original Appeal, modified because of the redesign and the consequent removal of some variances, is allowed in part.
2. The following variances to the Zoning By-laws are approved based on the modified application:

1. Chapter 10.10.40.40.(2), By-law 569-2013

Additions to the rear of a semi-detached house erected before October 15, 1953, are permitted provided the floor space index as enlarged does not exceed 0.69 times the area of the lot (207.35 m²).

The altered semi-detached house will have a floor space index equal to 0.75 times the area of the lot (225.83 m²).

2. Chapter 10.5.60.50.(2), By-law 569-2013

The maximum permitted floor area of all ancillary buildings or structures on the lot is 40.0 m².

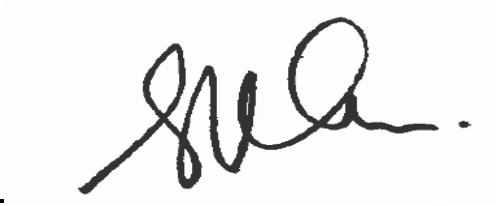
The total floor area of all ancillary buildings on the lot is 47.4 m².

3. Section 6(3) Part VI 1(I), By-law 438-86

Additions to the rear of a semi-detached house erected before October 15, 1953, or to a converted house are permitted provided the residential gross floor area as enlarged does not exceed 0.69 times the area of the lot (207.36 m²). The altered semi-detached house will have a residential gross floor area equal to 0.75 times the area of the lot (225.83 m²).

3. The following conditions are imposed, and have to be adhered to by the Appellant:
 1. That the second floor of the proposed dwelling have a maximum building depth of 10.65 metres, excluding the rear deck, and 15.3 metres, inclusive of the rear deck, as shown on the plans and elevations prepared by Acadia Drafting and dated March 8, 2018.
 2. That the proposal be constructed and landscaped substantially in accordance with the site plan and elevations prepared by Acadia Drafting and dated March 8, 2018 (pages A1, A7, and A8), and January 15, 2018 (pages A12-A15).
 3. That the path connecting the rear driveway with the rear staircase be comprised of permeable materials as shown on the site plan prepared by Acadia Drafting and dated March 8, 2018 (page A1).
 4. That the applicant provide permanent, opaque privacy screens at the northern and southern edges of the rear, second storey deck, at a minimum height of 1.8 metres measured from the floor of the deck. The screen on the northern side to be comprised of frosted glass as shown on the plans and elevations prepared by Acadia Drafting and dated March 8, 2018 (pages A1-A9).

X

A handwritten signature in black ink, appearing to read 'S. Gopikrishna', is written over a light gray rectangular background.

S. Gopikrishna
Panel Chair, Toronto Local Appeal Body

RECEIVED March 8, 2018
By Toronto Local Appeal Body

A1	COVER PAGE & SITE PLAN
A2	BASEMENT PLAN
A3	UNDERPINNING
A4	GROUND FLOOR PLAN
A5	SECOND FLOOR PLAN
A6	THIRD FLOOR PLAN
A7	BACK ELEVATION
A8	SIDE ELEVATION
A9	SECTION A-A
A10	GARAGE FLOOR PLAN
A11	GARAGE ROOF PLAN
A12	GARAGE FRONT ELEVATION
A13	GARAGE SIDE ELEVATION
A14	GARAGE BACK ELEVATION
A15	GARAGE SIDE ELEVATION
A16	GARAGE SECTION B-B

D1, 2, 3 DETAILS



LEGEND :

- EXISTING BUILDING
- PROPOSED ADDITION
- GREEN AREA
- PERMEABLE PAVERS
- PROPERTY LINE
- MAIN ENTRANCE

SITE STATISTICS:

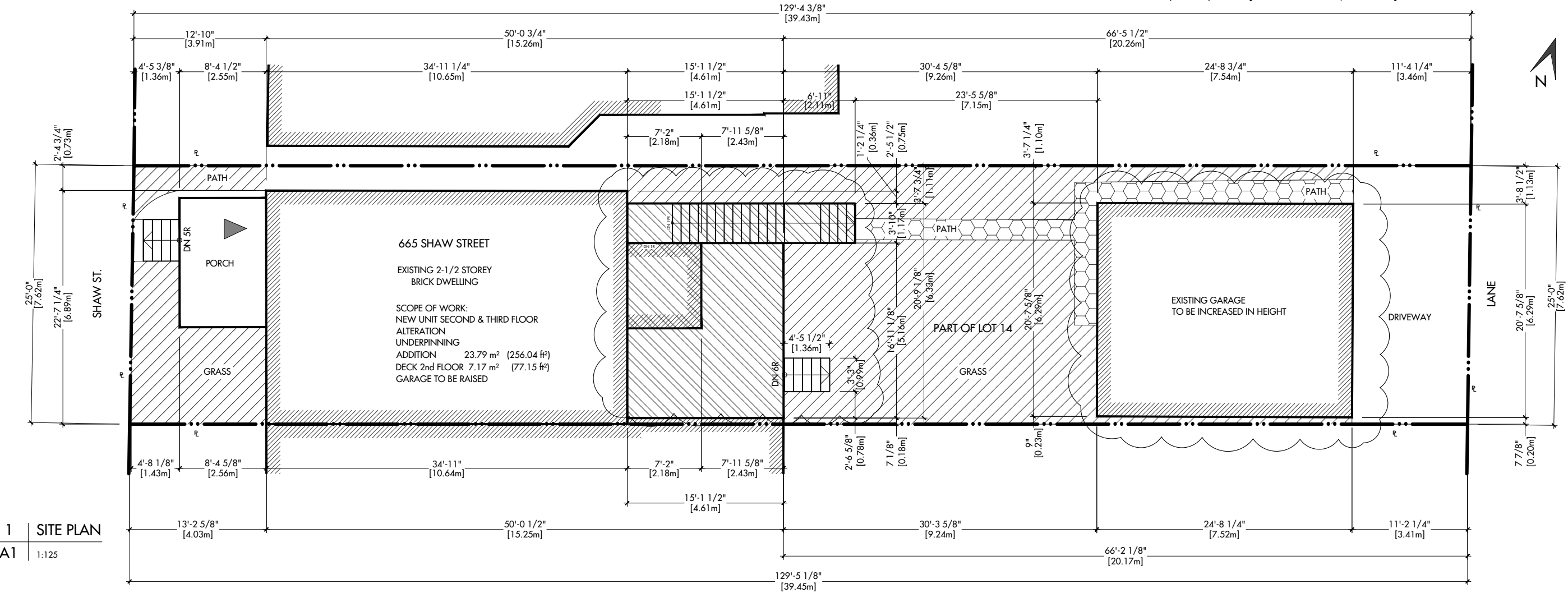
LOT AREA	=	300.50 m ² (3234.57 ft ²)
EXISTING DWELLING FOOT PRINT	=	78.71 m ² (847.27 ft ²) 26.19%
EXISTING GARAGE FOOT PRINT	=	47.36 m ² (509.81 ft ²) 15.76%
PROPOSED ADDITION FOOT PRINT	=	18.30 m ² (196.96 ft ²) 6.09%
PROPOSED ADDITION GROUND FLOOR	=	23.79 m ² (256.04 ft ²) 7.92%
PROPOSED DECK SECOND FLOOR	=	7.51 m ² (80.83 ft ²) 2.50%
FRONT YARD GREEN AREA	=	17.46 m ² (187.91 ft ²) 57.79%
BACK YARD GREEN AREA	=	82.89 m ² (892.25 ft ²) 44.08%

SURVEY INFORMATION :

SURVEY INFORMATION TAKEN FROM: VLADIMIR DOSEN SURVEYING
DONE ON: NOVEMBER 3rd, 2016
LOT NUMBER: PART OF LOT 14
PLAN NUMBER: 430

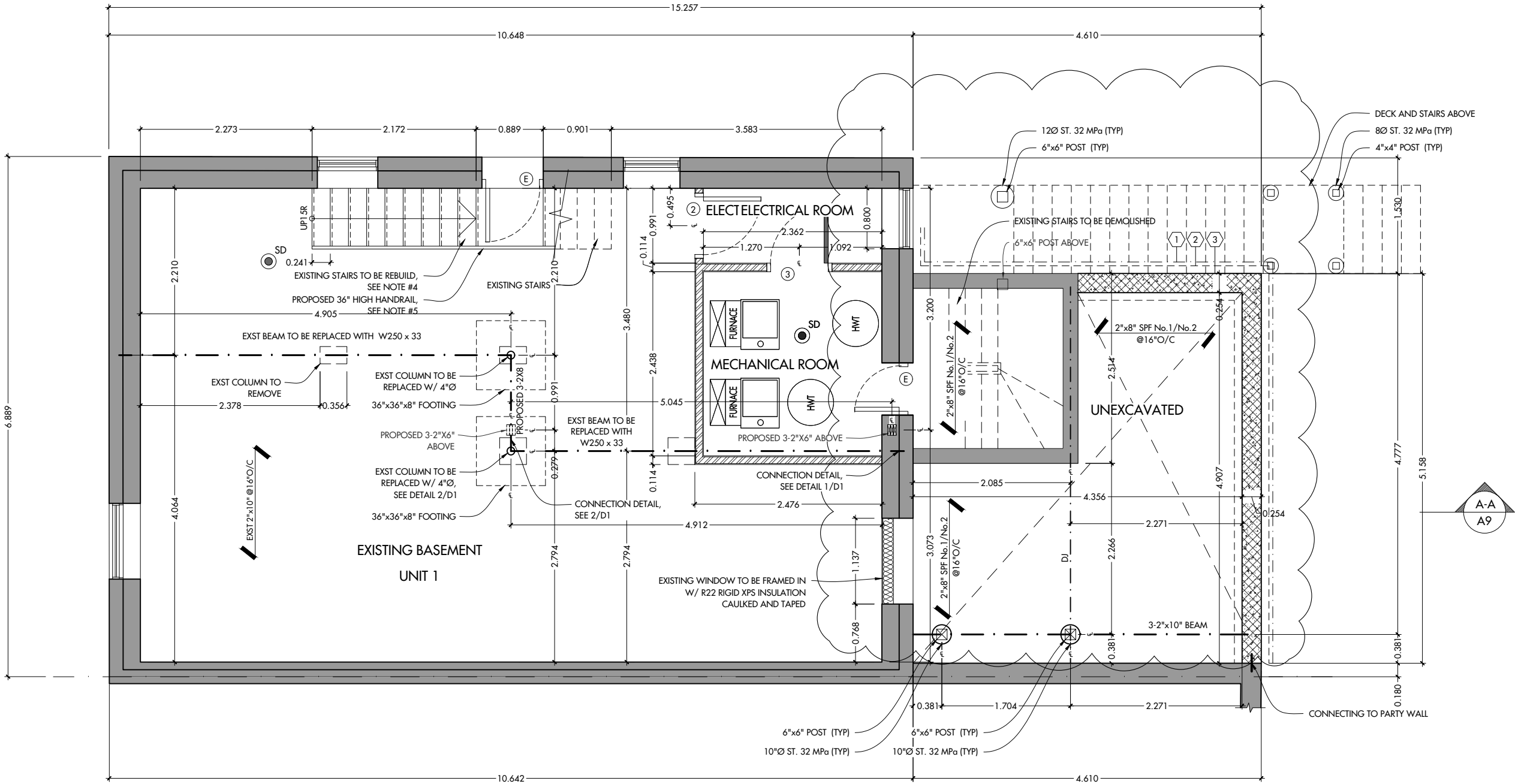
GENERAL NOTES:

1. WEEPING TILE IS TO DRAIN TO THE STORM SEWER, DITCH, DRYWELL OR INSTALL COVERED SUMP PIT WITH AN AUTOMATIC, PUMP
2. FOOTINGS- 18"x6" (457x152mm) POURED CONC. FOOTING ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED GRANULAR FILL
3. CONCRETE- MIN. COMPRESSIVE STRENGTH OF 25MPa @ 28 DAYS W/ 5% TO 8% AIR ENTRAINMENT
4. INTERIOR STAIRS
RISE: 4 7/8" (124mm) MINIMUM 7 7/8" (200mm) MAXIMUM
RUN: 8 1/4" (210mm) MINIMUM 14" (356mm) MAXIMUM
TREAD: 9 1/4" (235mm) MINIMUM 14" (356mm) MAXIMUM
NOSING: 1" (25mm) MINIMUM
HEADROOM: 80" (2032mm) MINIMUM
5. PRE-ENGINEERED GUARD HEIGHT OF 36" (914mm) IF TOP OF DECK EXCEEDS 24" (610mm) ABOVE GRADE OR 42" (1067mm) IF TOP OF DECK EXCEEDS 5' 11" (1803mm). GUARDS SHALL BE NON-CLIMBABLE AND VERTICAL PICKETS SHALL BE SPACED NO MORE THAN 4" (100mm) APART [AS PER OBC 9.8.8, OBC SB-7]



1 SITE PLAN
A1 1:125

Feb. 1st, 2017	APPLIED FOR PERMIT
Feb. 7th, 2017	REVISION



"DO NOT SCALE"
CONTRACTOR MUST VERIFY ALL DIMENSIONS
PRIOR TO COMMENCEMENT OF THE WORK. ALL
DRAWINGS & SPECIFICATIONS ARE PROPERTY OF
ACADIA DRAFTING AND MUST BE RETURNED
UPON COMPLETION OF THE WORK. DRAWINGS
ARE NOT TO BE USED FOR OTHER PROJECTS
WITHOUT THE WRITTEN CONSENT OF THE
DESIGNER.

NOTES

GENERAL NOTES:

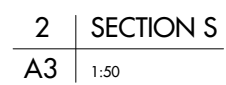
REVISIONS & ISSUES:

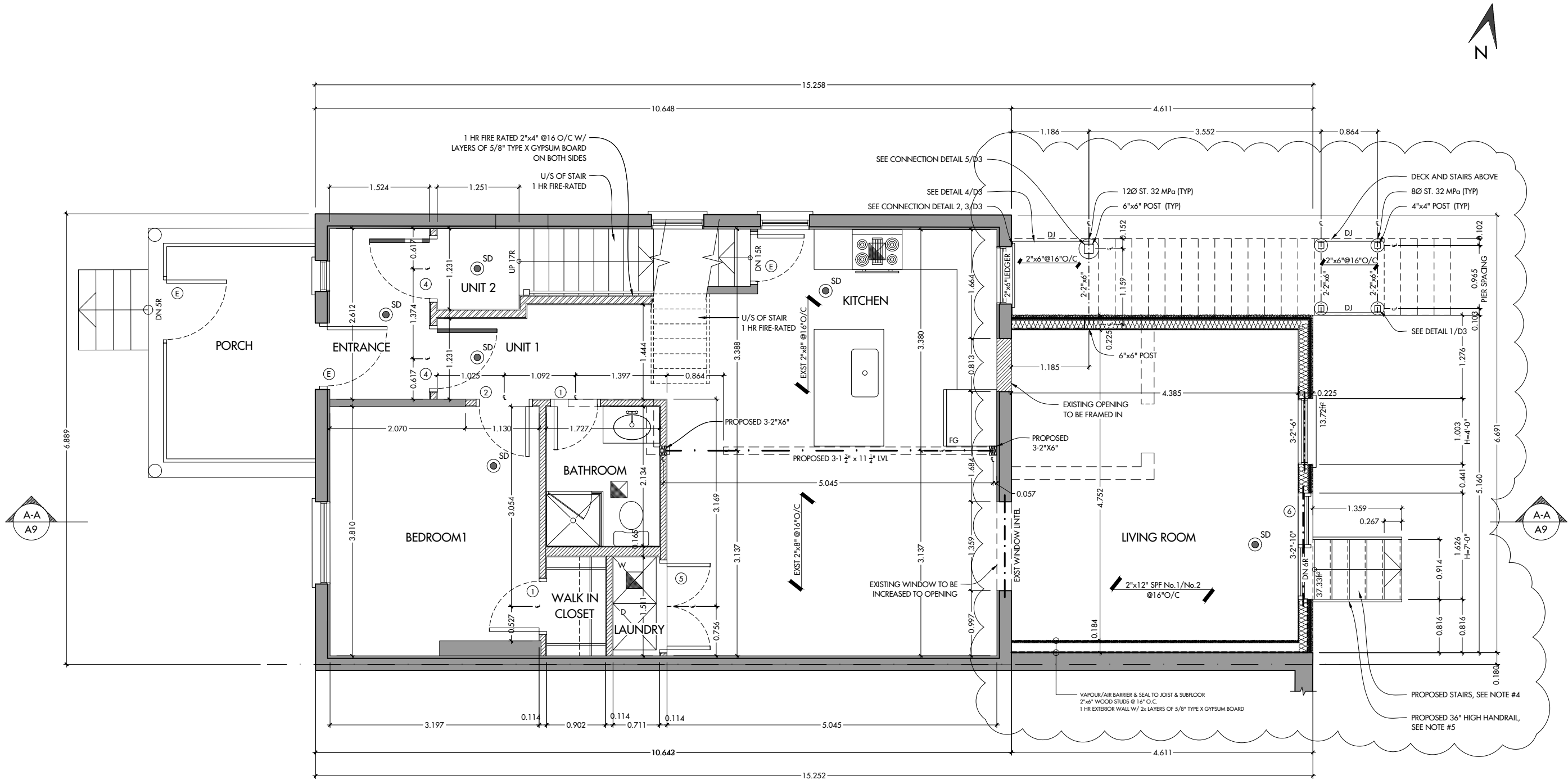
DATE	DESCRIPTION
Feb. 1st, 2017	APPLIED FOR PERMIT
Feb. 7th, 2017	REVISION

DOOR SCHEDULE				
TAG	SIZE	REMARKS	QUANTITY	LINTEL SIZE
1	30" x 7'-0"		4	3- 2" x 6"
2	34" x 7'-0"		9	3- 2" x 6"
3	34" x 7'-0"	20 MIN. FIRE-RATED	1	3- 2" x 6"
4	40" x 7'-0"	20 MIN. FIRE-RATED	2	3- 2" x 6"
5	56" x 7'-0"	LAUNDRY DOUBLE DOOR	1	3- 2" x 6"
6	64" x 7'-0"	EXTERIOR SLIDING DOOR	2	3- 2" x 6"
E		EXISTING DOOR		

LEGEND:

EXISTING EXTERIOR & INTERIOR WALL	
PROPOSED CONCRETE BLOCK 10" FOUNDATION WALL (TYP):	
EXISTING WALL TO BE DEMOLISHED	
PROPOSED INTERIOR WALL: 2"x 4", 2"x 6" SPF. STUDS @ 16" O.C. WITH BLOCKING AT MID POINT, 1/2" GYPSUM BOARD ON BOTH SIDES, TAPED AND SANDED C/W PAINT FINISH. AROUND FOUNDATION WALL R22 RIGID XPS INSULATION CAULKED AND TAPED	
1 HR FIRE RATED 2"x4" @16 O/C W/ LAYERS OF 5/8" TYPE X GYPSUM BOARD ON BOTH SIDES	
20 MIN. FIRE-RATED DOOR	
SMOKE DETECTOR/ CO DETECTOR COMBINATION DEVICE INTERCONNECTED	





DOOR SCHEDULE				
TAG	SIZE	REMARKS	QUANTITY	UNTEL SIZE
1	30" x 7'-0"		4	3- 2" x 6"
2	34" x 7'-0"		9	3- 2" x 6"
3	34" x 7'-0"	20 MIN. FIRE-RATED	1	3- 2" x 6"
4	40" x 7'-0"	20 MIN. FIRE-RATED	2	3- 2" x 6"
5	56" x 7'-0"	LAUNDRY DOUBLE DOOR	1	3- 2" x 6"
6	64" x 7'-0"	EXTERIOR SLIDING DOOR	2	3- 2" x 6"
E		EXISTING DOOR		

EXISTING EXTERIOR & INTERIOR WALL		
EXISTING WALL TO BE DEMOLISHED		
20 MIN. FIRE-RATED DOOR		
1 HR FIRE-RATED FLOOR ASSEMBLY BETWEEN GROUND & SECOND FLOORS, W/ STC 50 RATING FLOOR FINISH, 1/2" PLYWOOD SHEATHING ABSORPTIVE MATERIAL IN CAVITY 2"x8" WOODEN JOIST W/ RESILIENT CHANNELS @ 16" O.C. TYPE-X GYPSUM BOARD DOUBLE LAYER		
EXHAUST		
SMOKE DETECTOR/ CO DETECTOR COMBINATION DEVICE INTERCONNECTED		
PROPOSED EXTERIOR WALL: FRAME WALL CONSTRUCTION FINISH AS PER ELEVATIONS 1" EXTERIOR STUCCO 1" RIGID INSULATION W/ BUILDING PAPER 6" MINIMUM LAP 7/8" O.S.B. SHEATHING 2X6 WOOD STUDS @ 16" O.C. W/ BLOCKING AT MID POINT C/W R-29 SPRAY FOAM INSULATION IN CONTACT W/SHEATHING CONTINUOUS VAPOUR/AIR BARRIER DOUBLE TOP PLATE @ BOTTOM PLATE @ SOLE PLATE 1/2" GYPSUM BOARD ON INTERIOR SIDE, TAPED AND SANDED C/W PAINT FINISH		
PROPOSED INTERIOR WALL: 2"x 4", 2"x 6" SPF. STUDS @ 16" O.C. WITH BLOCKING AT MID POINT, 1/2" GYPSUM BOARD ON BOTH SIDES, TAPED AND SANDED C/W PAINT FINISH		
1 HR FIRE RATED 2"x4" @16 O/C W/ LAYERS OF 5/8" TYPE X GYPSUM BOARD ON BOTH SIDES		

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NOTES

GENERAL NOTES:

REVISIONS & ISSUES:	
DATE	DESCRIPTION
Feb. 1st, 2017	APPLIED FOR PERMIT
Feb. 7th, 2017	REVISION



NOTES

GENERAL NOTES:

REVISIONS & ISSUES:

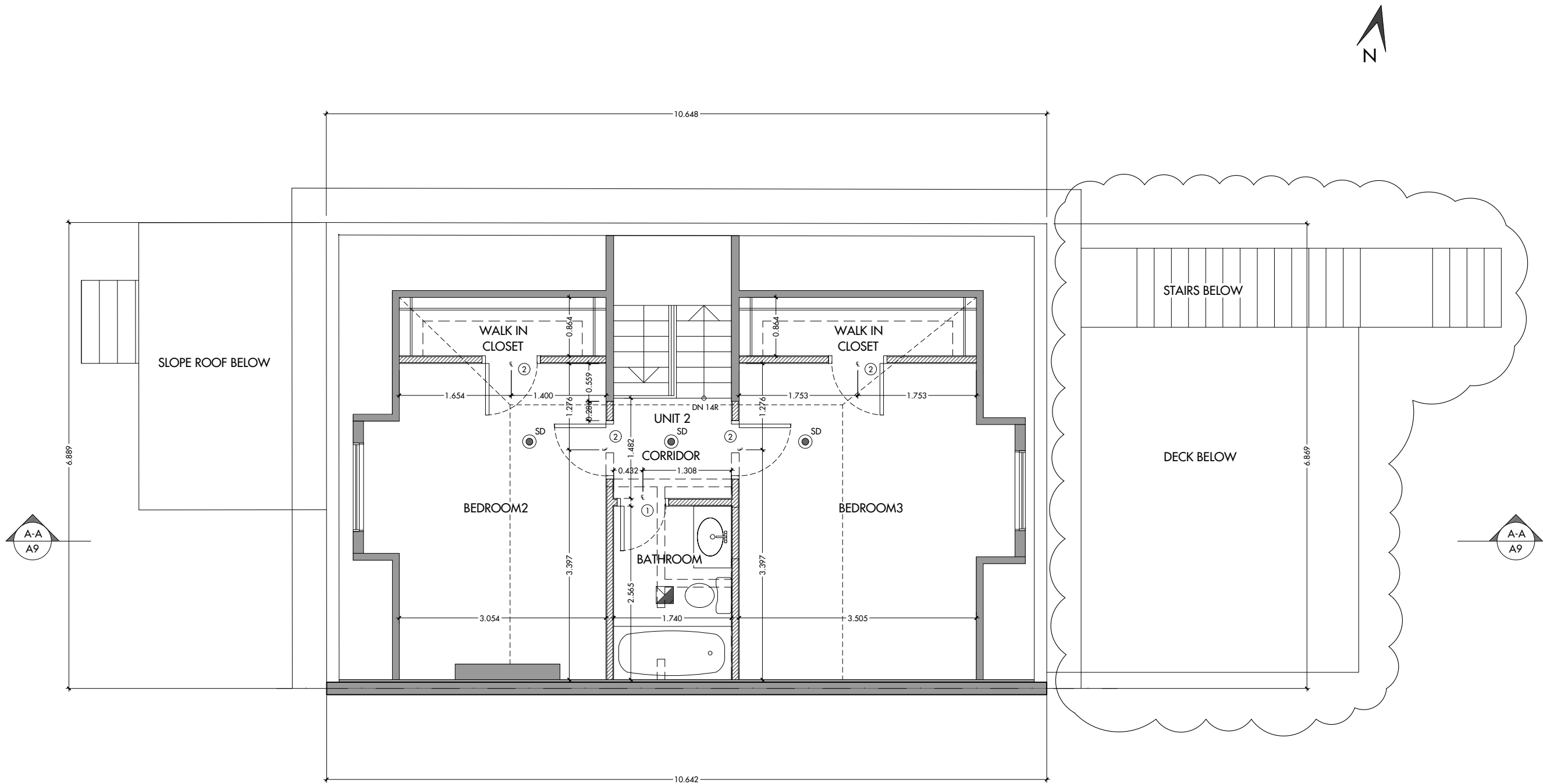
DATE	DESCRIPTION
Feb. 1st, 2017	APPLIED FOR PERMIT
Feb. 7th, 2017	REVISION

DOOR SCHEDULE				
TAG	SIZE	REMARKS	QUANTITY	UNTEL SIZE
1	30" x 7'-0"		4	3- 2" x 6"
2	34" x 7'-0"		9	3- 2" x 6"
3	34" x 7'-0"	20 MIN. FIRE-RATED	1	3- 2" x 6"
4	40" x 7'-0"	20 MIN. FIRE-RATED	2	3- 2" x 6"
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6	64" x 7'-0"	EXTERIOR SLIDING DOOR	2	3- 2" x 6"
E		EXISTING DOOR		

LEGEND:

EXISTING EXTERIOR & INTERIOR WALL	
EXISTING WALL TO BE DEMOLISHED	
PROPOSED INTERIOR WALL: 2"x 4", 2"x 6" SPF. STUDS @ 16" O.C. WITH BLOCKING AT MID POINT, 1/2" GYPSUM BOARD ON BOTH SIDES, TAPED AND SANDED C/W PAINT FINISH	
1.5m OPAQUE PRIVACY SCREEN	
EXHAUST	
SMOKE DETECTOR/ CO DETECTOR COMBINATION DEVICE INTERCONNECTED	

7



DOOR SCHEDULE				
TAG	SIZE	REMARKS	QUANTITY	LINTEL SIZE
1	30" x 7'-0"		4	3- 2" x 6"
2	34" x 7'-0"		9	3- 2" x 6"
3	34" x 7'-0"	20 MIN. FIRE-RATED	1	3- 2" x 6"
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5	56" x 7'-0"	LAUNDRY DOUBLE DOOR	1	3- 2" x 6"
6	64" x 7'-0"	EXTERIOR SLIDING DOOR	2	3- 2" x 6"
E		EXISTING DOOR		

LEGEND:

EXISTING EXTERIOR & INTERIOR WALL	
EXISTING WALL TO BE DEMOUSHED	
PROPOSED INTERIOR WALL: 2"x 4", 2"x 6" SPF. STUDS @ 16" O.C. WITH BLOCKING AT MID POINT, 1/2" GYPSUM BOARD ON BOTH SIDES, TAPED AND SANDED C/W PAINT FINISH. AROUND FOUNDATION WALL R22 RIGID XPS INSULATION CAULKED AND TAPED	
EXHAUST	
SMOKE DETECTOR/ CO DETECTOR COMBINATION DEVICE INTERCONNECTED	

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NOTES

GENERAL NOTES:

REVISIONS & ISSUES:

DATE	DESCRIPTION
Feb. 1st, 2017	APPLIED FOR PERMIT
Feb. 7th, 2017	REVISION

Third Floor Plan

A6

Drawing:

Scale:

1:65

Date:

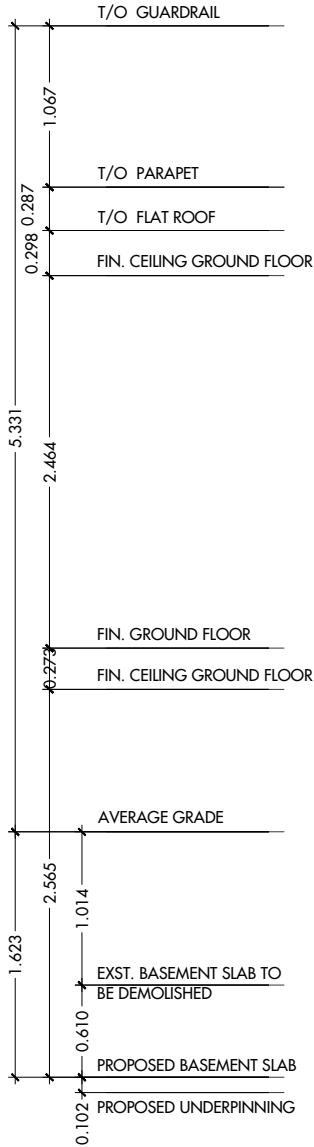
Feb 24, 2017

Addition

Project:

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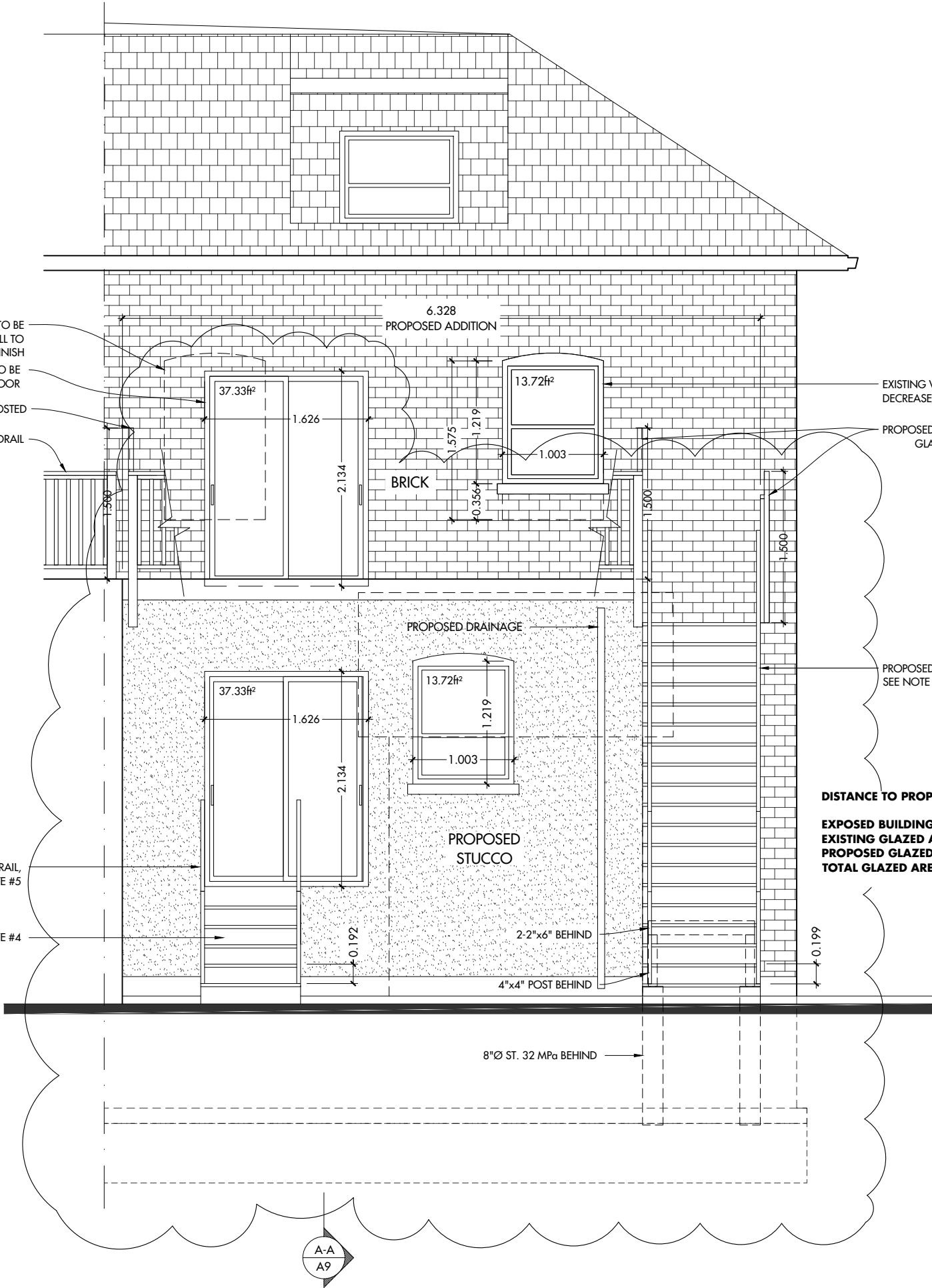
N 1.5M FROSTED
Y SCREEN



EXISTING WINDOW OPENING TO BE
CLOSED, NEW EXTERIOR WALL TO
MATCH EXISTING FINISH
EXISTING WINDOW TO BE
INCREASED TO SLIDING DOOR
PROPOSED MIN 1.5M FROSTED
GLASS PRIVACY SCREEN
NEIGHBORING GUARDRAIL

PROPOSED 36" HIGH HANDRAIL,
SEE NOTE #5

PROPOSED STAIRS, SEE NOTE #4



EXISTING WINDOW TO BE
DECREASED
PROPOSED MIN 1.5M FROSTED
GLASS PRIVACY SCREEN

PROPOSED 36" HIGH HANDRAIL,
SEE NOTE #5

DISTANCE TO PROPERTY LINE 66'-2 1/8" (20.17m)
EXPOSED BUILDING FACADE 61.82 m² (665.40 ft²)
EXISTING GLAZED AREA 2.32 m² (24.93 ft²)
PROPOSED GLAZED AREA 8.21 m² (88.39 ft²)
TOTAL GLAZED AREA 10.53 m² (113.32 ft²)
17.03%

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NOTES

GENERAL NOTES:

REVISIONS & ISSUES:

DATE	DESCRIPTION
Feb. 1st, 2017	APPLIED FOR PERMIT
Feb. 7th, 2017	REVISION

Back (East) Elevation

Drawing:

A7

Scale:

1:50

Date:

March 08, 2018

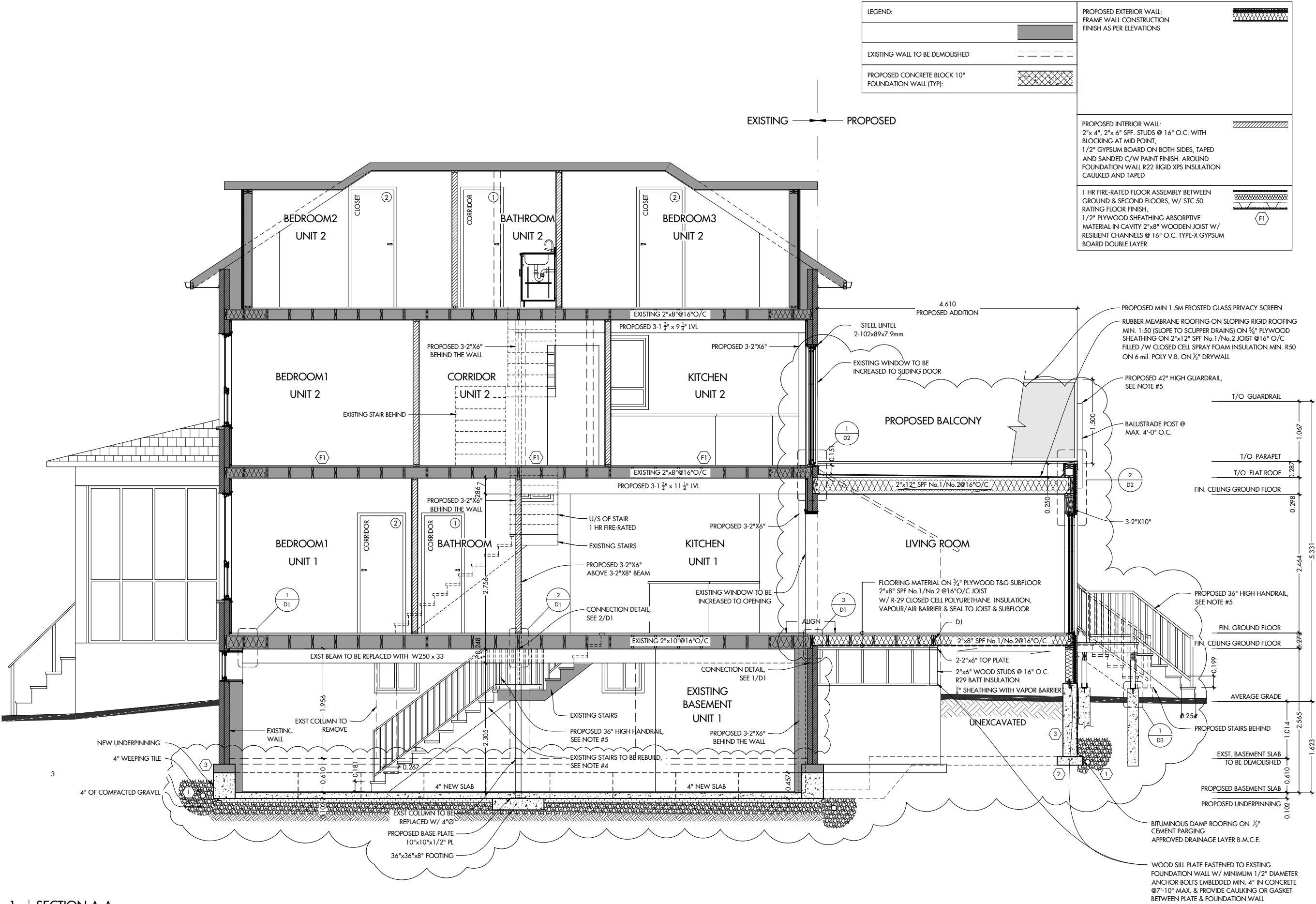
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GENERAL NOTES:

REVISIONS & ISSUES:

DATE	DESCRIPTION
Feb. 1st, 2017	APPLIED FOR PERMIT
Feb. 7th, 2017	REVISION

Section A-A

A9

1:65

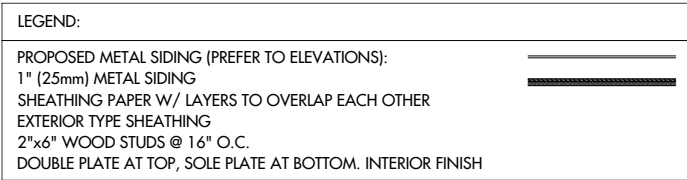
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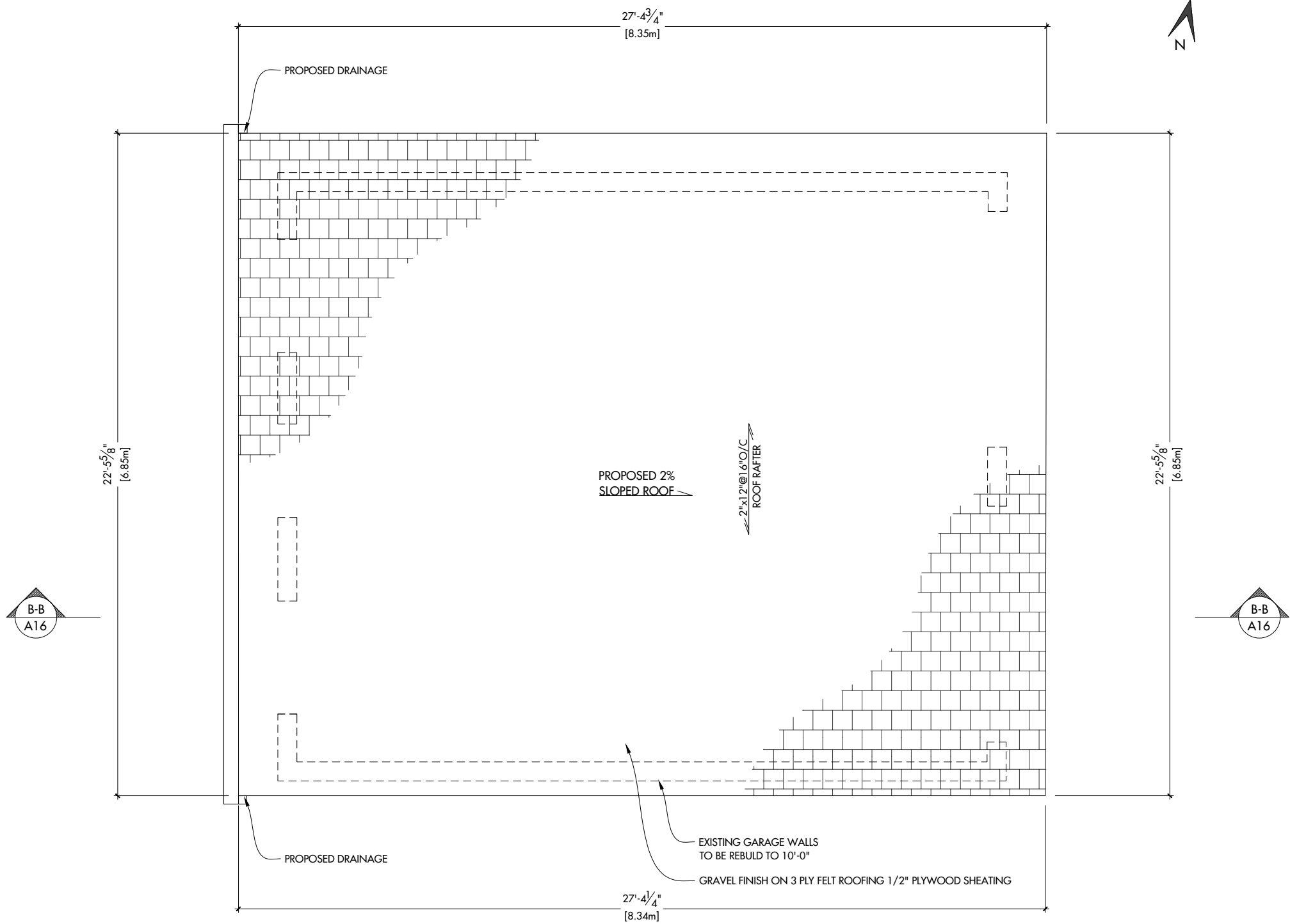
Addition

665 Shaw Street
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1 SECTION A-A

A9 1:65





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NOTES

GENERAL NOTES:

REVISIONS & ISSUES:

DATE	DESCRIPTION

Garage Roof Plan

Drawing:

A11

Scale:

1:50

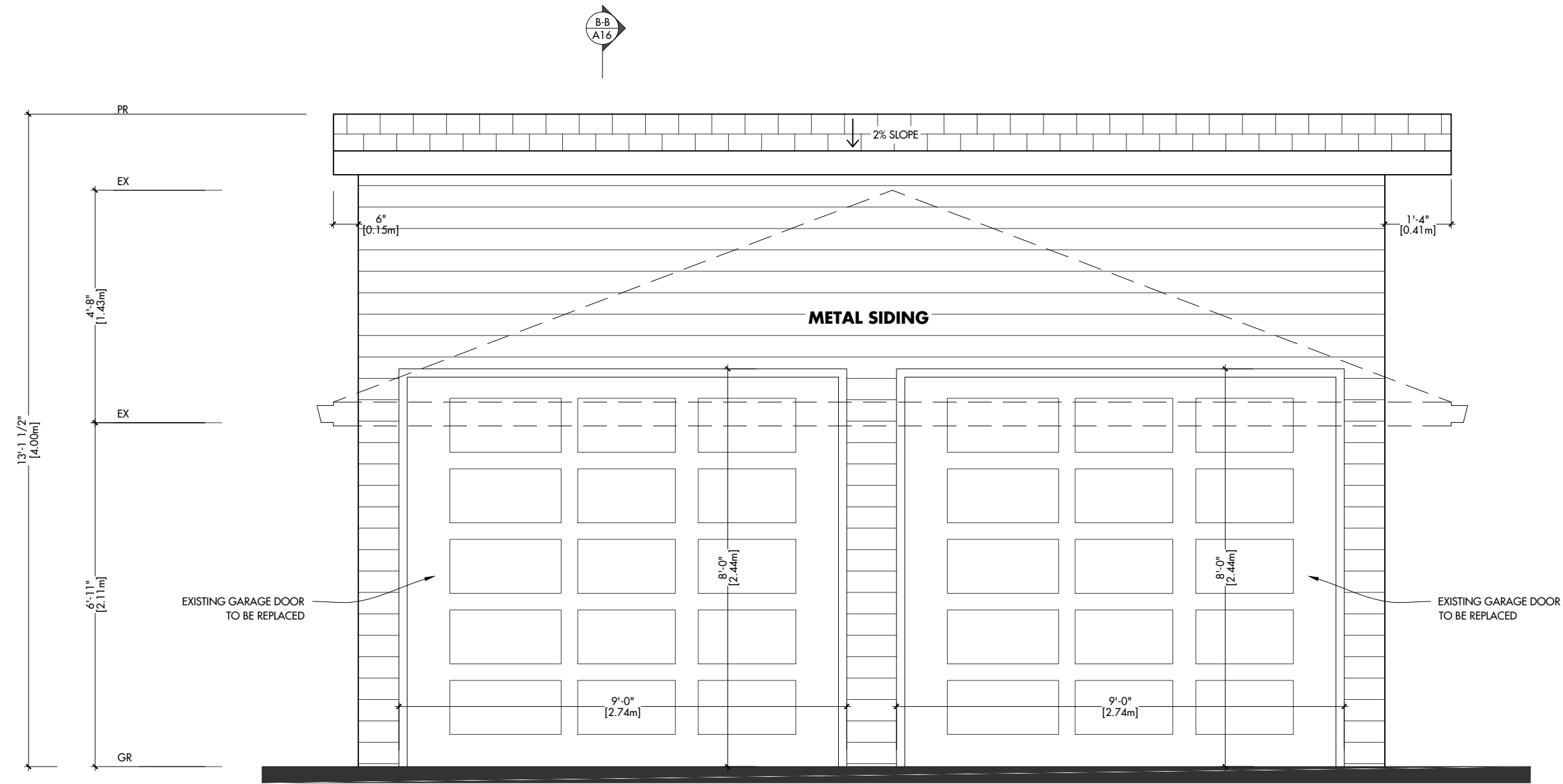
Date:

Jan 15, 2018

Project:

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10/20/2018



1 FRONT (EAST) GARAGE ELEVATION
A12 1:30

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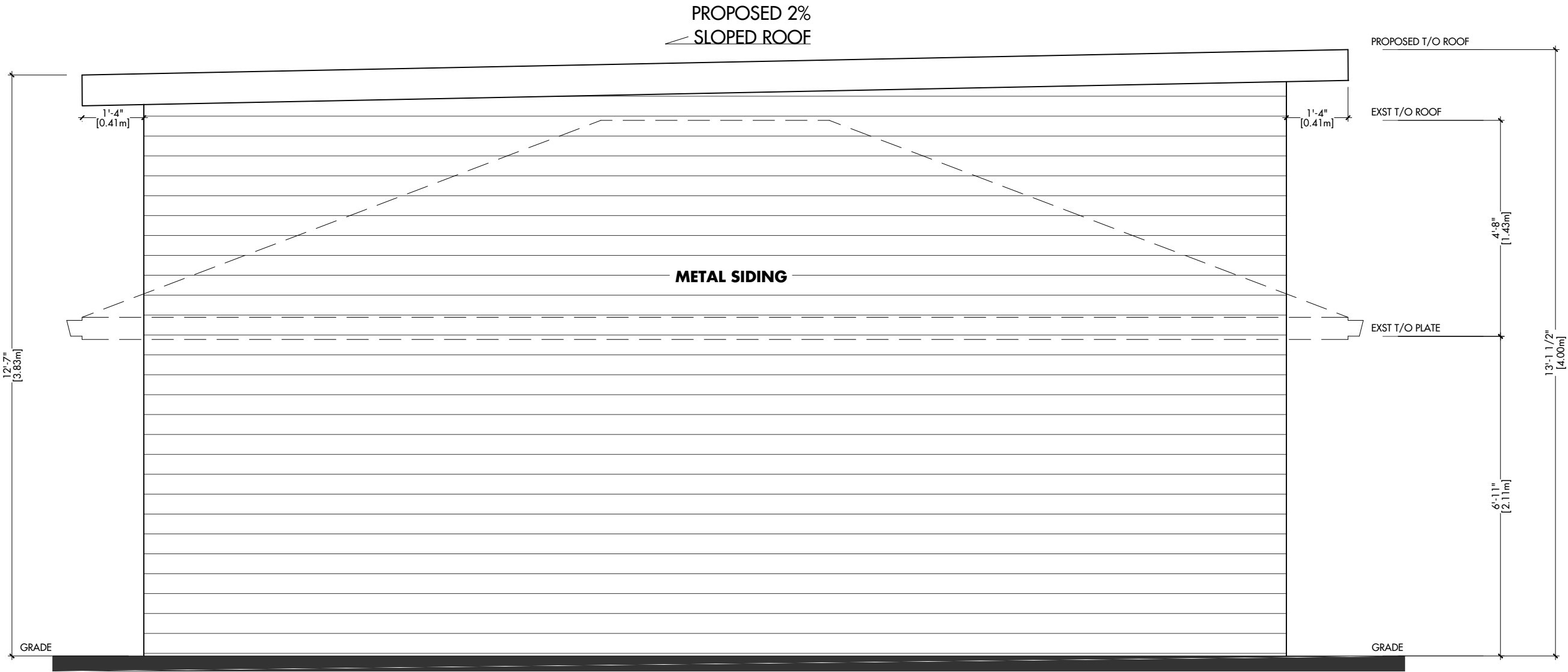
ONS & ISSUES:
DESCRIPTION

) Garage Elevation

1:30

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NOTES

GENERAL NOTES:

REVISIONS & ISSUES:

DATE	DESCRIPTION

Side (South) Garage Elevation

Drawing:

A13

Scale:

1:30

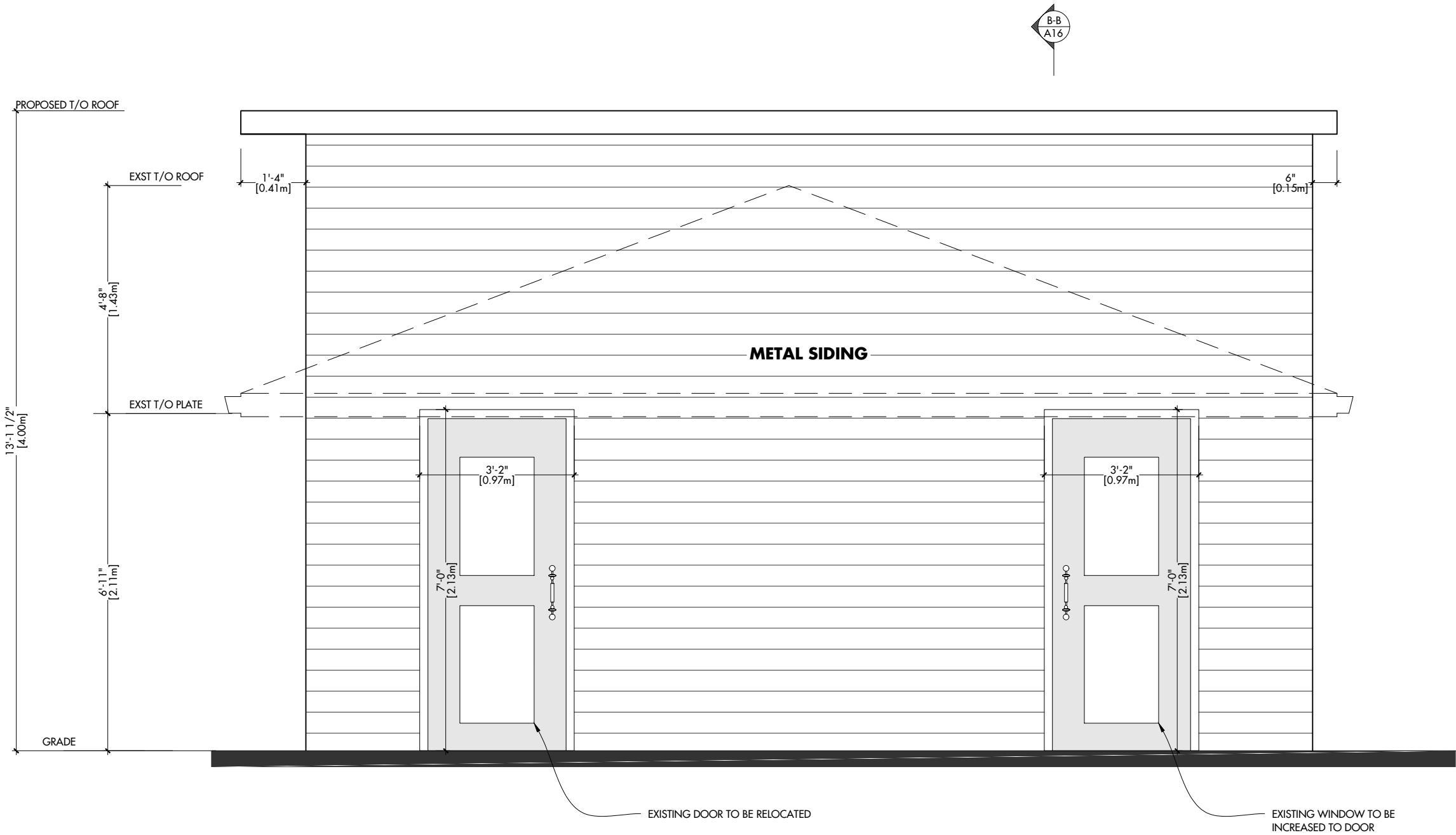
Date:


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NOTES

GENERAL NOTES:

REVISIONS & ISSUES:

DATE	DESCRIPTION

Back (West) Garage Elevation

Drawing:

A14

Scale:

1:30

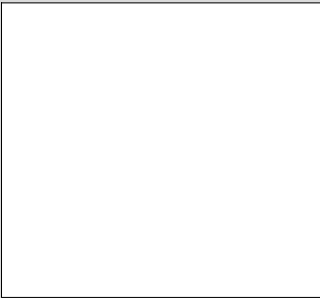
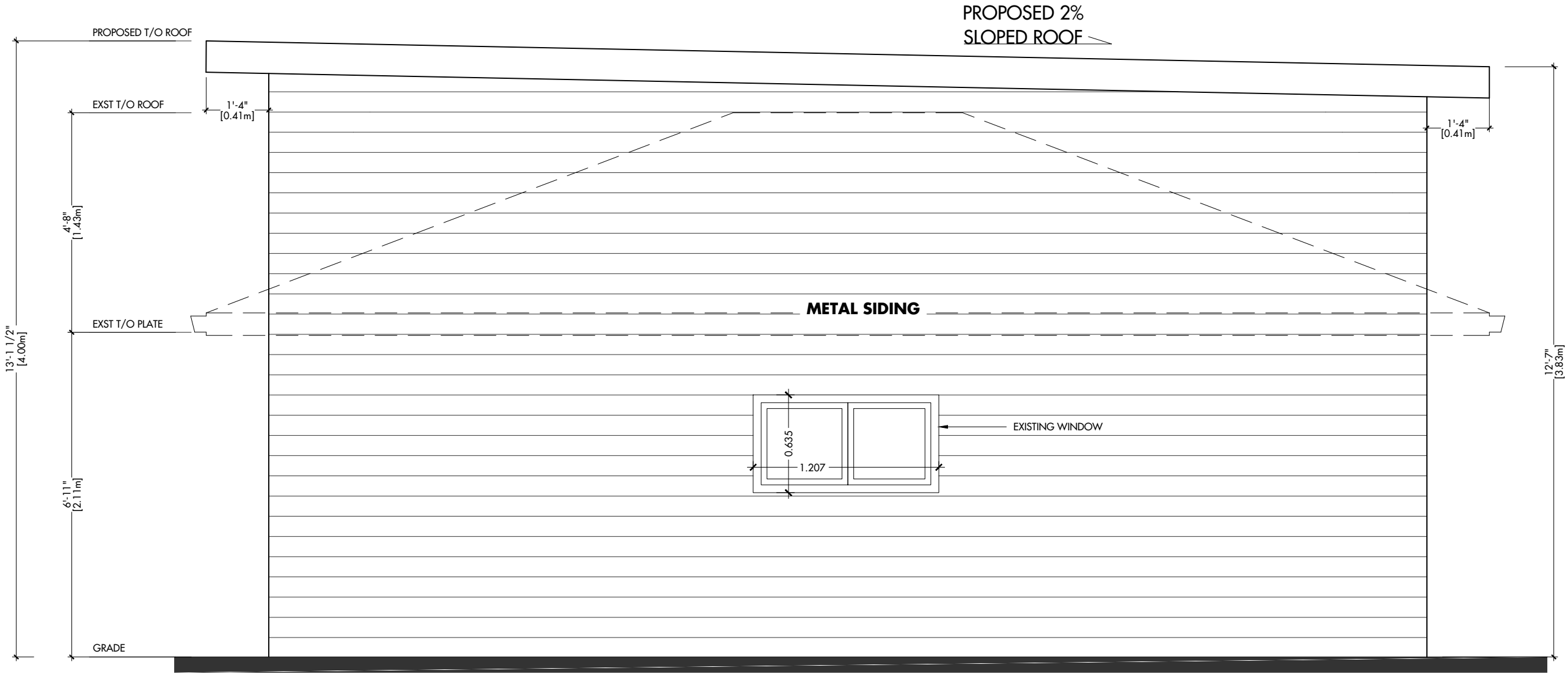
Date:

Jan 15, 2018

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NOTES

GENERAL NOTES:

REVISIONS & ISSUES:	
DATE	DESCRIPTION

Side (North) Garage Elevation

Drawing:

A15

Scale:

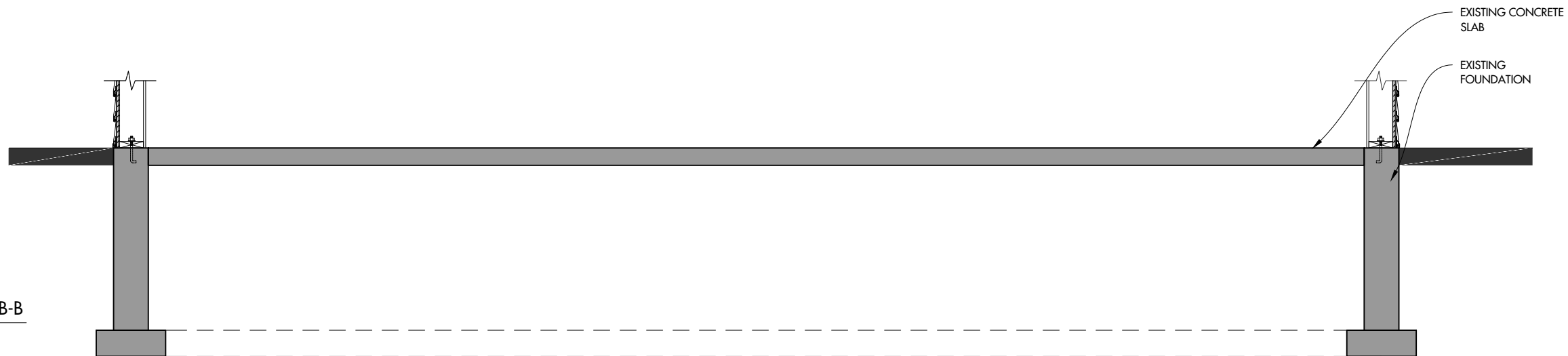
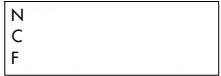
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Date:

Jan 15, 2018

Project:

Addition
665 Shaw Street
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NOTES

GENERAL NOTES:

DATE	DESCRIPTION

Garage Section B-B

Drawing:

A16

Scale:

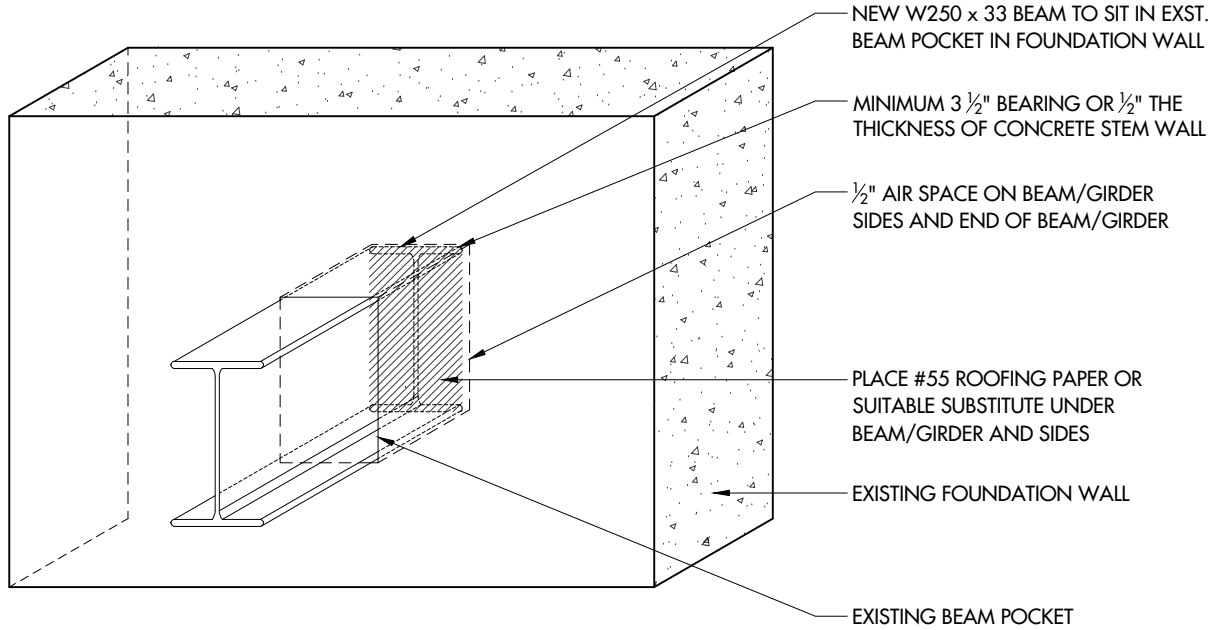
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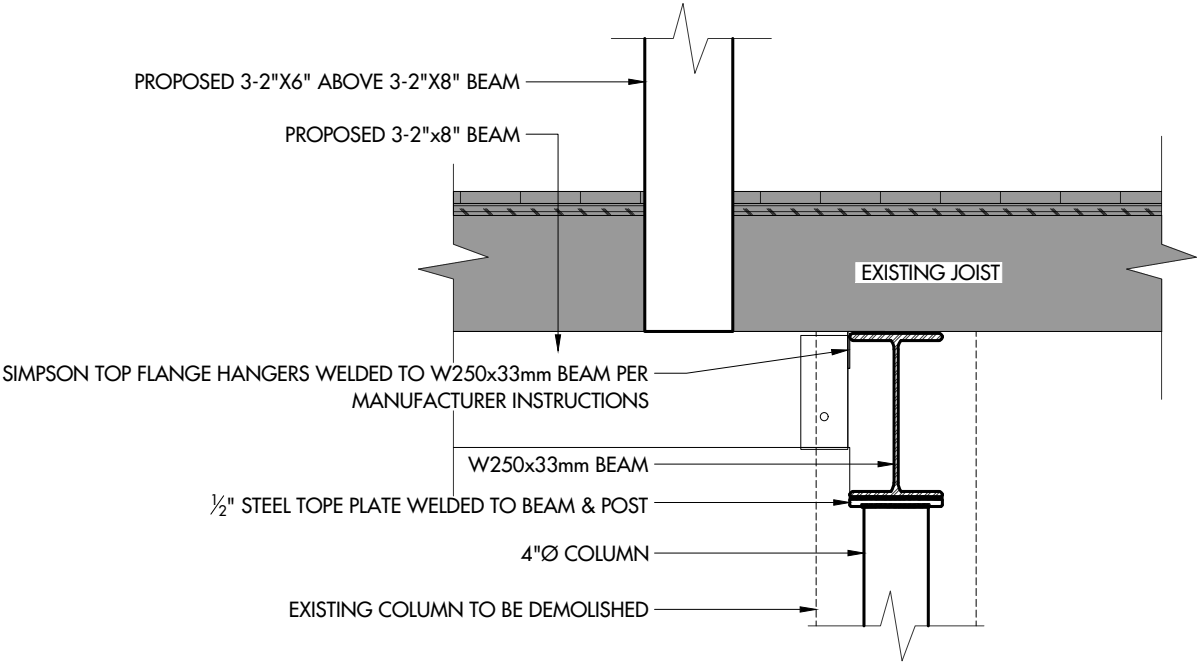
Jan 15, 2018

Addition

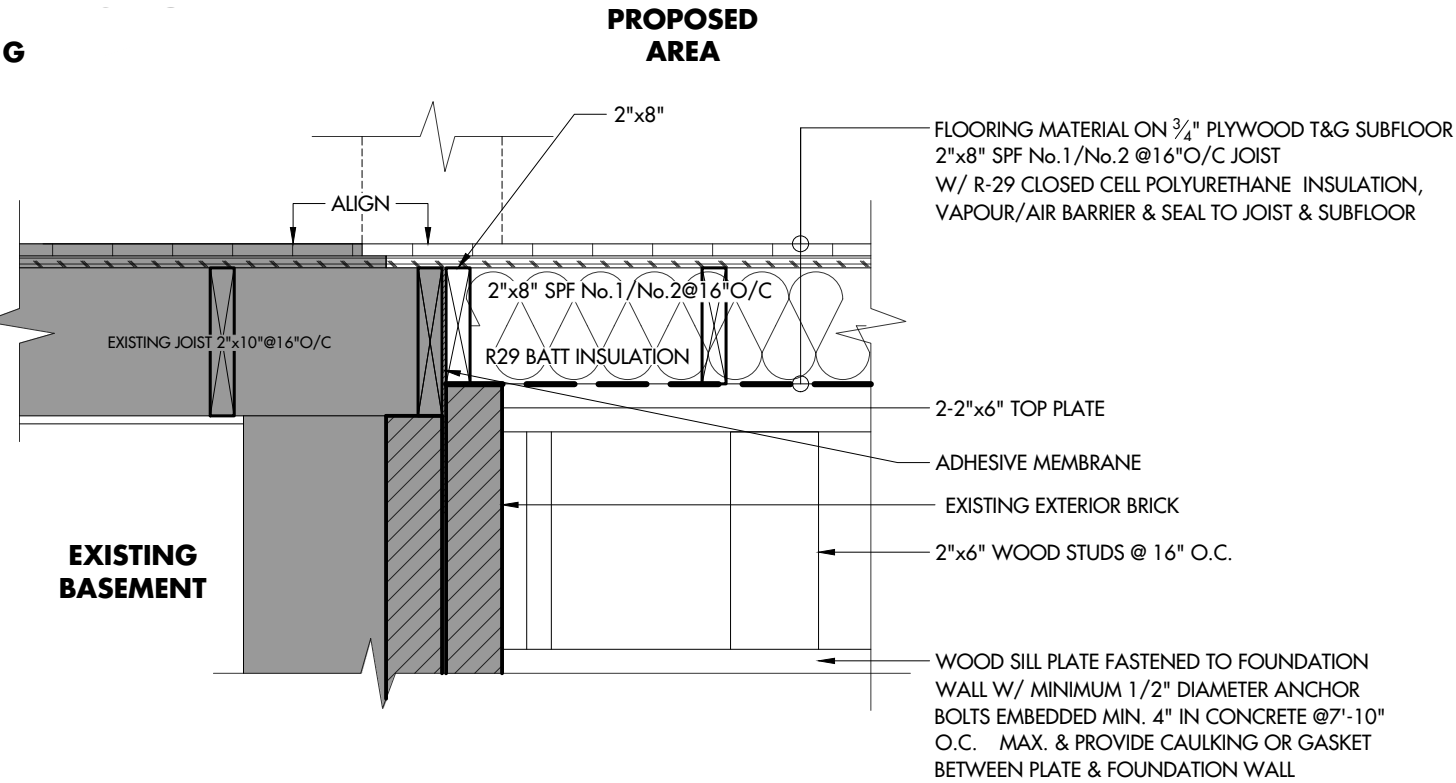
Project: 665 Shaw Street
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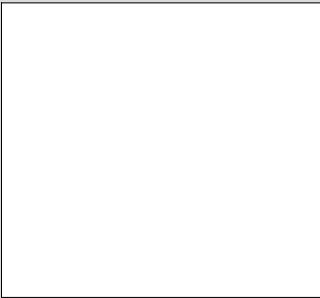
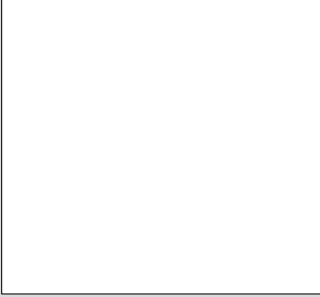
1 CONNECTION DETAIL
D1 1"=1'-0"



2 SECTION DETAIL
D1 1"=1'-0"



3 CONNECTION DETAIL
D1 1"=1'-0"



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Details

Drawing:

D1

Scale:

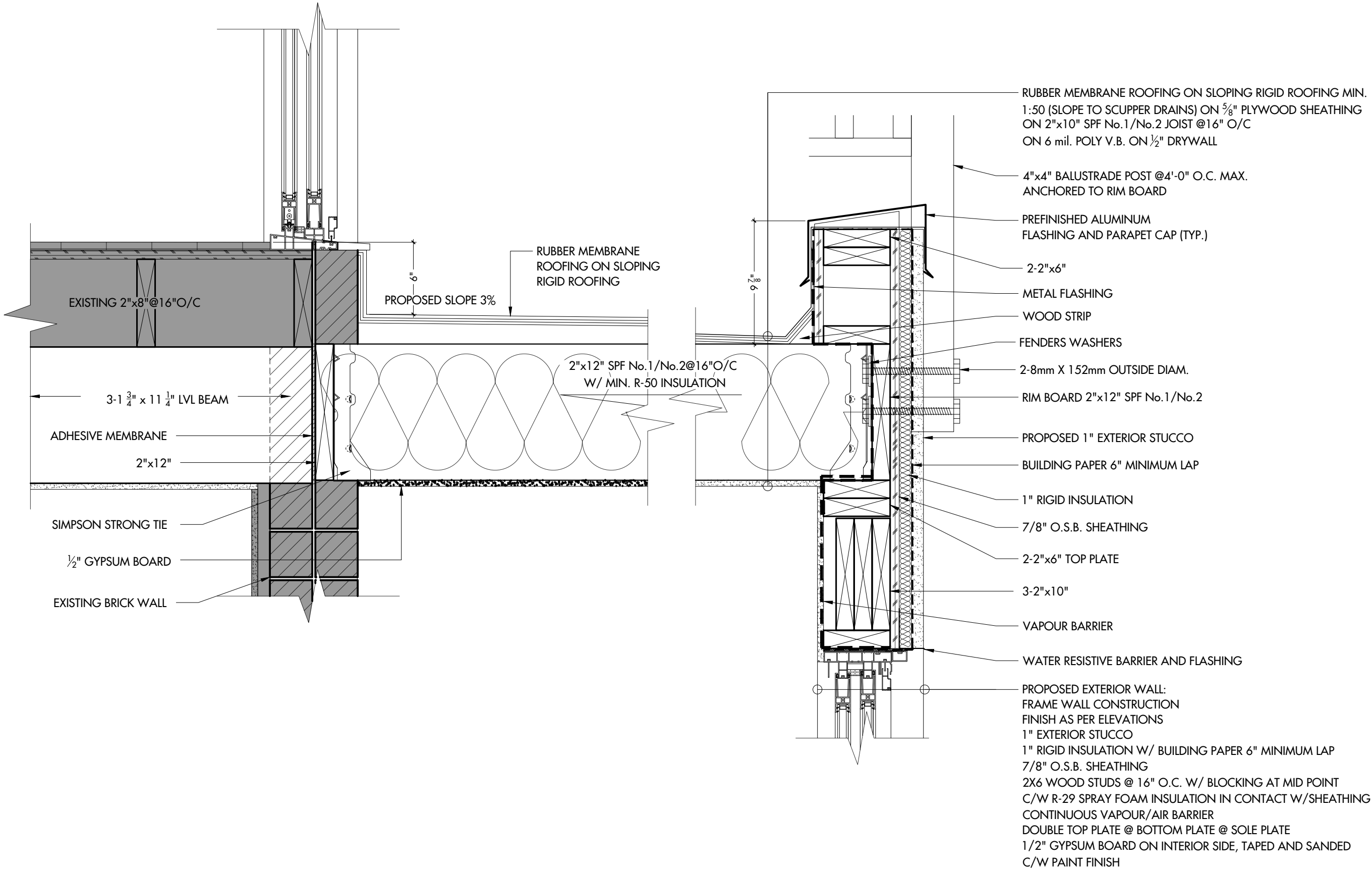
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Date:

Feb. 24, 2017

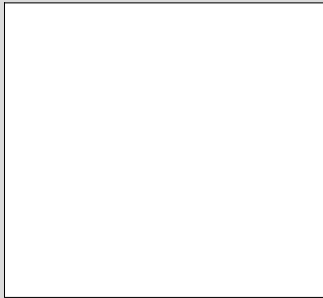
Project:

Addition
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1 CONNECTION DETAIL
D2 1 1/2"=1'-0"

2 SECTION DETAIL
D2 1 1/2"=1'-0"



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GENERAL NOTES:

REVISIONS & ISSUES:	
DATE	DESCRIPTION

Details

Drawing:

D2

Scale:

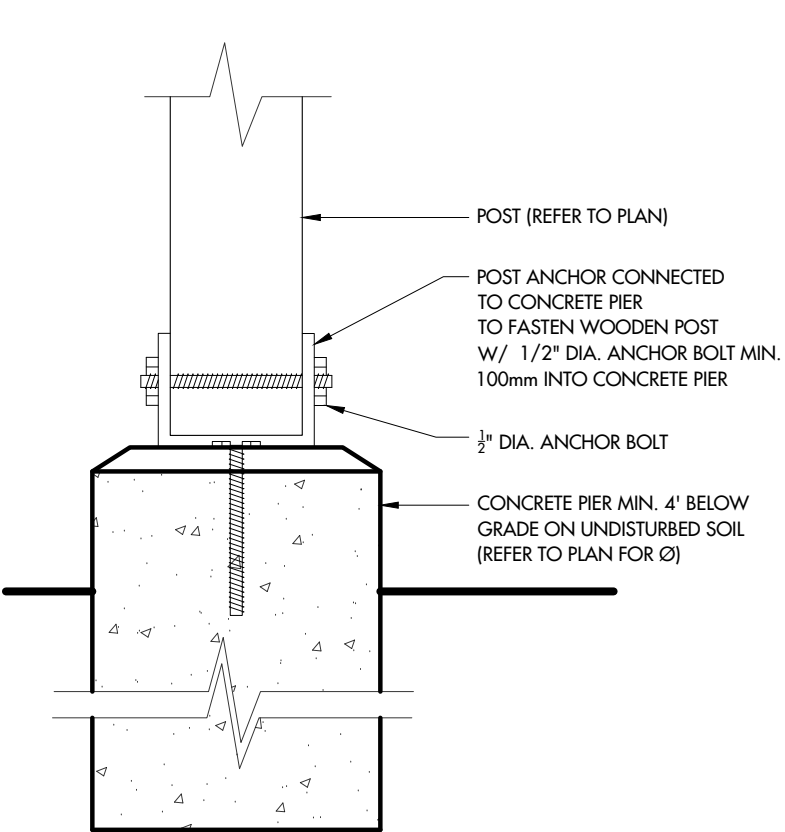
1 1/2"=1'-0"

Date:

Feb. 24, 2017

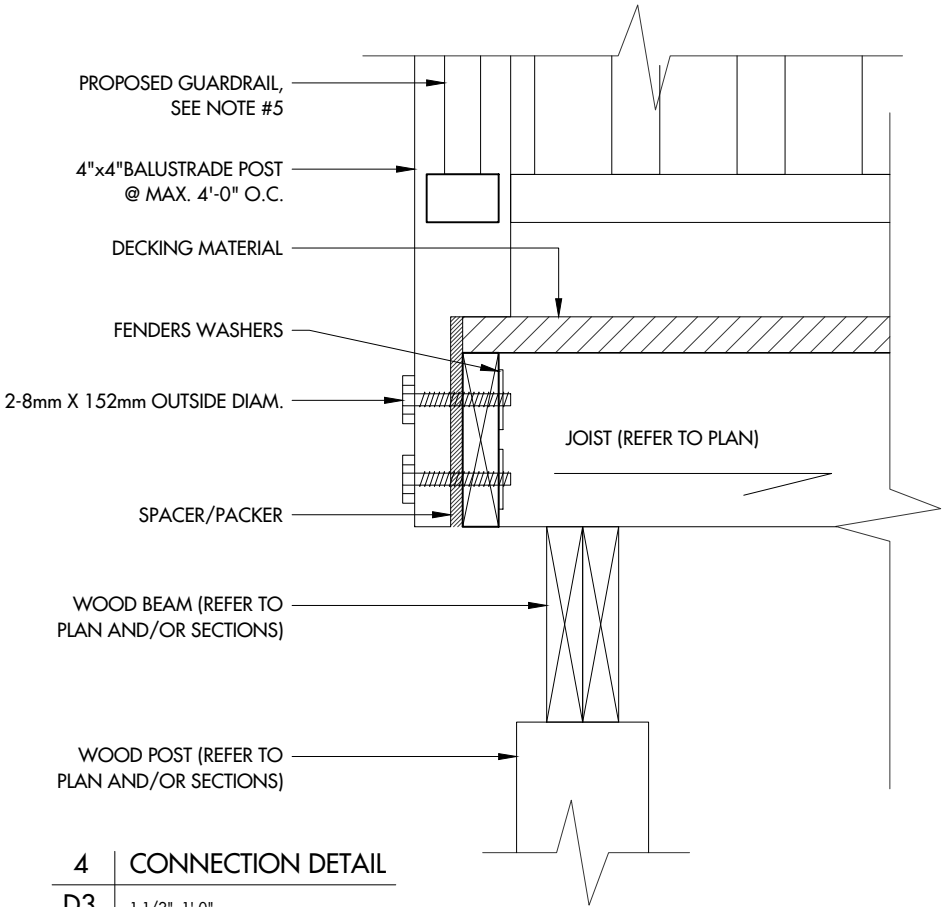
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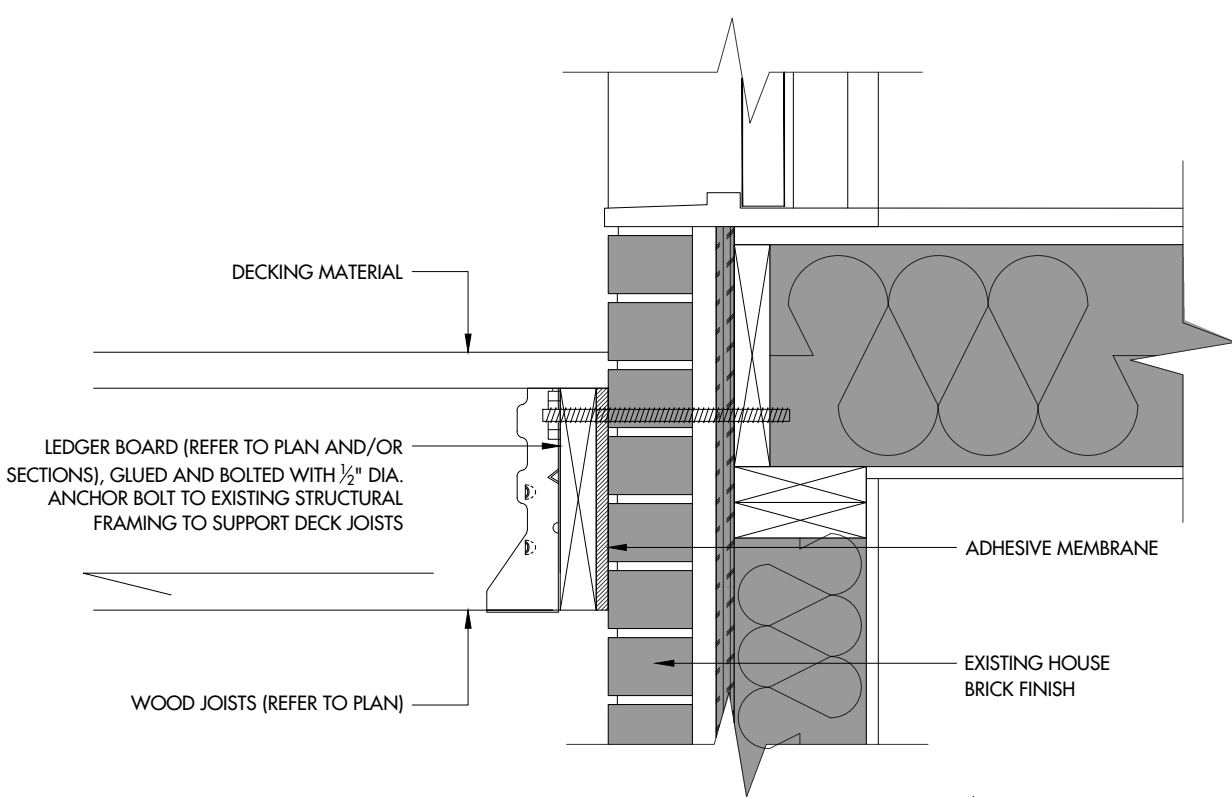
1 | CONNECTION DETAIL

D3 | 1 1/2"=1'-0"



4 | CONNECTION DETAIL

D3 | 1 1/2"=1'-0"



2 | CONNECTION DETAIL

D3 | 1 1/2"=1'-0"

BALUSTRADE POST @ MAX. 4'-0" O.C.

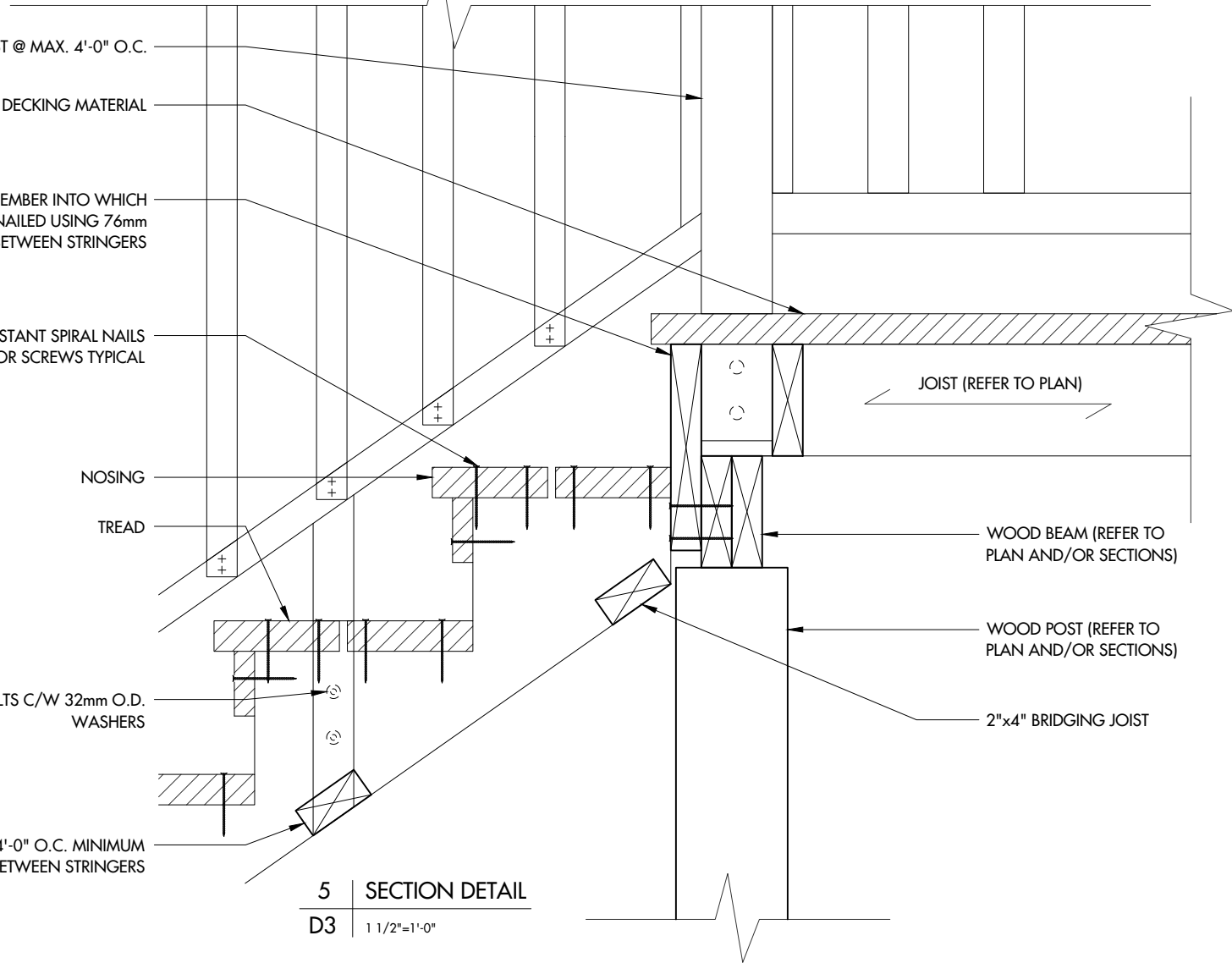
DECKING MATERIAL

DROPPED FRAMING MEMBER INTO WHICH EACH STRINGER IS END NAILED USING 76mm NAILS MAX. 900mm BETWEEN STRINGERS

2-#7x76 CORROSION RESISTANT SPIRAL NAILS OR SCREWS TYPICAL

2-9.5mm DIAMETER THRU BOLTS C/W 32mm O.D. WASHERS

2"x4" WOOD BLOCKING@ 4'-0" O.C. MINIMUM BETWEEN STRINGERS

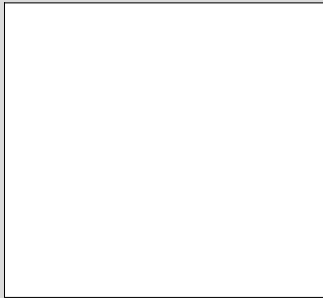
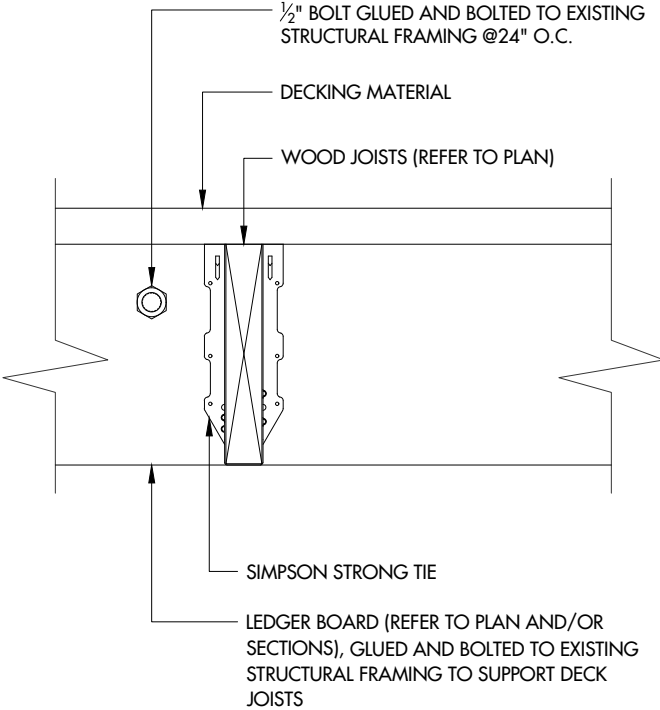


5 | SECTION DETAIL

D3 | 1 1/2"=1'-0"

3 | SECTION DETAIL

D3 | 1 1/2"=1'-0"



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NOTES

GENERAL NOTES:

REVISIONS & ISSUES:

DATE

DESCRIPTION

DATE	DESCRIPTION

Details

Drawing:

D3

Scale:

1 1/2"=1'-0"

Date:

Feb. 24, 2017

Addition

Project:

665 Shaw Street
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