

DECISION AND ORDER

Decision Issue Date Thursday, June 21, 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): OMID FEIZARBABI

Applicant: BANANARCH DESIGN AND BUILD

Property Address/Description: 234 GOLFDALÉ RD

Committee of Adjustment Case File Number: 17 186612 NNY 25 MV

TLAB Case File Number: **18 105900 S45 25 TLAB**

Hearing date: Wednesday, June 06, 2018

DECISION DELIVERED BY G. BURTON

APPEARANCES

Name	Role	Representative
Bananarch Design & Build	Applicant	
Omid Feizarbabi	Appellant	Amber Stewart*
Expert Witness	Michael Goldberg	
City of Toronto	Party	Matthew Schuman*
Eileen Denny (TPRA)	Party	
Barbara Payne	Participant	
Francis Ahlin	Participant	
Kathy Newton	Participant	
Bruce Campbell	Participant	

Judith McKay Participant

Vernon Silver Participant

* Counsel

INTRODUCTION

This was an appeal by the owner Mr. Omid FeizArbabi (as continued by the present owner Kimia Sarrafan, his spouse), of the January 11, 2018 refusal by the Committee of Adjustment (COA) of an application for minor variances to permit a new two storey dwelling at 234 Golfdale Road in north Toronto. It became a settlement hearing in the result, as Minutes of Settlement between the owner and the City had recently been signed resolving the appeal.

BACKGROUND

There were five variances in the COA application, one from the new Comprehensive By-law 569-2013 (New By-law) and four from the older By-law 486-86 (the old By-law).

By the date of the hearing Minutes of Settlement had been executed. There is now only one variance requested for the proposal, for the floor space index (FSI) or gross floor area (GFA). While differently stated under the two by-laws in force at the time, requiring two variances, these are essentially the same measurement. Thus only one variance remains.

The City of Toronto had requested Party status in the hearing, as had the Teddington Park Ratepayers Association (TPRA) by its president, Ms. Eileen Denny. Four neighbours had sought Participant status. Perhaps due to receiving notice of the settlement, none of the participants attended the hearing, or commented.

MATTERS IN ISSUE

Notwithstanding the settlement, the Toronto Local Appeal Body (TLAB) must hear evidence in order to be satisfied that the variance meets the statutory tests. The reason is that the hearing is a hearing *de novo*, as if the COA had not heard and decided the matter.

Therefore the TLAB heard professional planning evidence to assess the acceptability of the sole remaining variance.

JURISDICTION

For variance appeals, the TLAB must ensure that each of the variances sought meets the tests in subsection 45(1) of the Planning Act (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 (OP);
- 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, individually and collectively.

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 COA decision and the materials that were before that body.

EVIDENCE

Ms. Denny, President of the TRPA, arrived very late, and requested that she be permitted to make a preliminary motion. She challenged the TLAB’s jurisdiction to entertain this appeal. She questioned the statutory authority, claiming in her message of March 26 to Mr. Schuman (filed by the City on April 5), and orally, that COA appeals are being processed incorrectly. The appeal from the COA decision should go to the (former) OMB (now the Local Planning Appeal Tribunal - LPAT). She states:

“Moreover, another reason the matter should be heard at the Board involves the legitimacy of the TLAB as implemented through the City of Toronto Act, despite all the recent changes to legislation. The key issues have to do with independence and paramountcy.”

And earlier:

“But I will be making arrangements for this matter to be moved to the Ontario Municipal Board because Teddington Park Residents Association Inc. (TPRA) has appealed the City-wide Zoning By-law 569-2013. And that appeal is before the Board and is ahead of this appeal on the COA Decision involving variances for a new construction at 234 Golfdale Road.

The current variance appeal is related to Zoning By-law 569-2013 appeal because the Zoning By-law is incorporated as one of the legislated four tests, any application for variances must meet the intent and purpose of the zoning by-law. And currently, both zoning by-laws apply....”

(p. 1)

She then stated that the entire application (supported by an affidavit) should be the subject of further notice, together with new plans. She still objected to the notice “not filed” that had been sent to her undated. She admitted in response to my question, that the date of that communication was April 20. She challenged the ownership of the property, in that we needed to know who the real owner is before the substantive issues could be heard.

Ms. Stewart provided responses to her submissions. The new owner is the wife of the appellant, Ms. Kimia Sarrafan, and is entitled in law to continue with the existing appeal. Here, the proposed amendment to the original application is most certainly minor, reducing the variances to only one. Before she had been retained, the owner had discussed the application with many neighbours as well as with the City. Revised plans reflecting the one variance were circulated on April 26. This constituted six weeks’ notice of the intended revisions, which is more than sufficient. The Minutes of Settlement were filed today, as they were just executed. (They were made Exhibit 1 in this hearing.) Most of the terms were standard ones. Only two conditions are requested, that the dwelling be constructed substantially in accordance with the attached site plan and elevations (as revised on April 9), and that the privacy screens on the second floor rear deck be translucent for privacy reasons.

The prior application had sought variances for the side yard setbacks and an extended roof projection over the rear deck, as well as an increased gross floor area (GFA) of 0.57 times the lot area. Only 0.35 is permitted under both By-laws. The alterations can be seen in the bubbled text at page 36 of Exhibit 2. The main part of the home was reduced by 1 ½ feet, so that this portion now complies with the minimum length in the By-laws. The depth of the rear patio was reduced somewhat (it would not be excavated), and the roof reduced so that it covers the western half of the patio only. The breakfast nook portion is now narrower on the west by 3 feet. It is now a compliant structure. The second floor balcony requires no variance, but only a proposed privacy screening.

The only alteration left then is to the GFA/FSI. It is proposed at 0.56 times the lot area rather than the former 0.57 times.

Ms. Stewart assured Ms. Denny that, contrary to Ms. Denny’s claim, she was not lying when she assured her that notice of the alteration had been sent to everyone involved in the appeal. This occurred on April 26, together with the new variance, the Zoning Notice, and plans. She had attempted to contact Ms. Denny on a number of occasions, had spoken with her twice, and delivered to her a set of the materials in printed form. Her client too had attempted to be in touch – see Exhibit 3, Tab 21 for messages directly to her.

Ms. Denny then challenged the matter again on procedural grounds, stating that there were severe substantive issues involved. She has frequently participated in appeals to the OMB. I explained the hearing *de novo* requirement. I requested that now she was here, she could perhaps listen to the evidence and provide her own. She requested that I not interrupt her or put words in her mouth; that there was caselaw directed to this.

Because I was continuing to hear the matter, she felt ambushed. She reiterated that the appeal should be to the LPAT. She then left the hearing and did not return.

Mr. Michael Goldberg was qualified to provide expert planning advice on behalf of the appellant. He has had very extensive experience in this field.

His choice of study area for evaluation of the neighbourhood for this application (as the OP requires) was made difficult by the great variety within nearby streets. This may be seen at Exhibit 2, after page 7. He chose the east side of Yonge Street about 6 or 7 blocks north of Lawrence Ave, north to Glen Echo, east to the east side of Teddington Park, south on Riverside to Snowden and west to Yonge. There is a great divergence in lot sizes and built structures in this neighbourhood, as can be seen from the photos in Exhibit 2. The lottage pattern and frontages are much larger to the north and east, but this is still within a walkable area. The subject streetscape is uniform, with frontages of about 15 or more metres. One block south of Golfdale, Snowden Ave differs as well, with only 6-10 m frontages.

In this case, there are about forty-eight lots along the north and south sides of Golfdale Road running east from Mt. Pleasant Road to Riverside Drive. OMB decisions had found that the appropriate “neighbourhood” for assessing compliance with OP policies was just Golfdale itself. In File No. PL121038, OMB member Schiller weighed an application at 251 Golfdale, on the south side, close to Riverside. In that decision it was pointed out that lots on the north side of Golfdale Road, which back on to Teddington Park Avenue, are approximately half as wide as those on the south side of Teddington Park. Lots on the south side of Golfdale Road, which back on to lots on Snowden Avenue, are approximately twice as wide as the lots on Snowden Avenue. This wide range led the member to conclude in that matter that the most appropriate study area was Golfdale Road itself, and not the broader area of the TPRA members’ reach.

Mr. Goldberg does not agree, as while there is uniformity along this street, the neighbourhood does not consist of merely “houses”. It is made up of where a resident would normally walk – here, it is over to Yonge, and three blocks south to the subway entrance. For this reason he has enlarged the study area, and included GFA comparisons for homes on Snowden, for example. However, for the detailed evaluation he did focus on Golfdale itself.

He testified that the New By-law in 2013 zones the property RD (f15.0; d0.35; (x1427). In his submission, the restriction of the GFA or FSI to 0.35 times the lot area is not intended as a hard and fast limit, but is instead a development control mechanism. That is, it is set quite low, so that when an application is made for a greater FSI, this merely provides the opportunity to have a public evaluation of the proposal. There would then be discussion and alterations if desired.

Mr. Goldberg referred to the March 2018 decision of the OMB (the appeals of the New By-law preceded the name change to LPAT), which has now removed or altered many development standards of the New By-law. This is important for this proposal as many

of the By-law restrictions – height, main wall height, finished first floor, setbacks, length and depth – have been altered, or returned to City Planning for further study. The only remaining variance required is for GFA.

Therefore he assessed the properties along Golfdale and outward for comparison purposes, finding many styles and eclectic architectural expressions. He opined that the most important factor for this single remaining minor variance is whether it is minor in the qualitative sense (as the courts have articulated this factor), and not in the statistical or quantitative sense. This meant studying the site plan and the built form, especially the architectural massing, compared to neighbouring properties. This permitted an assessment of the other sense of “minor”, its impact on nearby properties.

His conclusion is that this would be an appropriate renewal of an existing property in the street context. Here there are 1920s homes as well as reinvestments, with mainly a 15.2 m frontage on the north side, and a canopy of mature trees. This may be seen in the photos in Exhibit 2, where GFA is also included. He testified that the proposed GFA of 0.56 times the lot area is well within the numeric range nearby. His chart of COA and OMB decision following the photos also provides the range of GFA granted. This is supplied by the City upon request.

There are no City trees affected by this application. The usual Urban Forestry condition was requested, although it is not clear why, as no trees on the lot would require a permit. The structure would extend beyond number 244 to the east in the rear, but not be as deep as the dwelling to the west with its garage extension. There is no depth or length variance required in any event.

Mr. Goldberg called this application “the poster child” of what the By-laws would permit to be constructed here. It is very similar to many new homes constructed nearby. It would not contravene other by-law requirements, as the two-car garage is proposed at grade (rather than below) and all other measurements comply. It does not resemble the (effectively) three storey construction that the new By-law vestibule proscriptions used to address prior to their removal. Here there are just few steps up to the front door. It would meet the three-dimensional standards that create the total package – height, front and rear and side setbacks, landscaped open space, and so on. The “bump out” for the rear breakfast room has now been reduced so it projects no more than 2 m beyond the main rear wall. It would not be visible from the west because of the neighbour’s large garage extension. On the east there are large columnar trees providing some year-round screening. The terrace was narrowed to 4 sq. m. and is close to grade, and the basement walkout complies with the New By-law as amended. The second floor balcony would be screened for privacy.

He concluded that this was a meaningfully different proposal than the one before the COA. The settlement with the City and others included those materially affected.

The Planning Department made no comments on this application. He found that no PPS or GP or other provincial policies had direct application to this matter. Respecting

the test of the general intent and purpose of the OP, he examined the Policies applicable to Neighbourhoods, as this is so designated. In Policy 2.3 Neighbourhoods are to be stable but not static, with some alterations permitted. Development criteria envisaged in Policies 4.5.1 and 4.1.5, as well as 4.1.8 encourage a gradual, sensitive evolution, and the proposal must generally fit within the surroundings. This addresses the site plan and architecture, which must be within the existing physical character of the area. It must coexist in harmony, without precedential effect. This proposal meets this test.

Respecting the general intent and purpose of the zoning by-laws, this also meets almost all of the development standards. It is indeed minor, as it is very small numerically and having no adverse impacts. It is desirable within this neighbourhood of original and rebuilt dwellings.

Mr. Schuman supported the Minutes of Settlement, but questioned Mr. Goldberg's statement that the By-law requirement of 0.35 coverage is just intended to trigger applications for variances. Mr. Goldberg remained steadfast in his opinion that in areas such as the subject, the by-law standard was kept deliberately low, as it is quite unrealistic for the type of rebuilds seen here and in other desirable neighbourhoods. The significant public involvement in the present application is illustrative of this process working as it is intended, resulting in only one variance after the original five.

ANALYSIS, FINDINGS, REASONS

To the extent that the variances requested differ from those before the COA, I accepted that the Applicant's proposed revision, reducing variances from five to only one and reducing that one, is indeed a significant reduction 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 revision can be considered. In any event, the evidence showed that all interested persons appeared to have received notice, despite Ms. Denny's claims. The hearing on the merits then proceeded.

On Ms. Denny's original objection, I ruled that this type of argument must be made by bringing a motion devoted to the question, and not in the midst of an appeal on the merits of a specific development proposal. I invited her to do this, as I had discussed this very method of procedure with the TLAB Chair (this was the only topic so discussed) and this was his direction. She persisted in objecting.

She also argued that the amendment proposed to the application was not minor, and that there should be further notice of it. I find that there was more than sufficient notice of the resolution to one variance once it was reached. New plans dated April 26 were supplied to her. But more important, there had indeed been many efforts to reach her to include the TPRA in settlement discussions. She had not responded at all to these efforts. She mentioned having knowledge of them in her March 26 message to Ms. Schuman. She says on P. 1:

“In addition, the negotiations to settle with prejudice are being negotiated between the City, as an intended party and with the registered participants, and therefore considered private now fully disclosed.”

I find this is not very clear. However, I do find the responses provided by Ms. Stewart to Ms. Denny to be more than credible, as they are backed by dates of attempts to reach her, and by Mr. Goldberg’s testimony. I do not know why she did not respond to attempts to include her and the TPRA in settlement discussions, but clearly she did not. Ms. Stewart mentioned attempts in the past to inquire about membership in the TPRA, and even these had received no response. Therefore I find no merit in her claims that she and the organization were excluded from such talks.

As mentioned, Mr. Goldberg explained that variances for greater dimensions than the By-law allows are the opportunity to have a public evaluation of specific proposals, with the opportunity for discussion and alterations if desired. They are not intended in the current legislative context to be the subject of an appeal to the LPAT, even in the midst of a general appeal from the New By-law. I wish Ms. Denny had remained in the hearing so as to hear this, and to ask questions if any.

Both Mr. Schuman and Ms. Stewart opposed the suggestion that a motion on jurisdiction be available. It would not be within the TLAB Rules respecting prefiling at least 30 days prior to the hearing date (Rule 17.1).

From reading their submissions to the COA and the TLAB, I believe that the many objectors found the rapid changes proposed in the application to be difficult to manage. However, their objections are almost all directed to earlier iterations of the application. Some mentioned the destruction of mature trees, but I find that this will not occur. The usual Urban Forestry condition was requested, although it is not clear why, as no trees would require a permit. Others were concerned about the part of the structure to the rear of the lot, but this now complies with By-law requirements. Some are rather hypocritical, in that their homes have GFAs much in excess of the 0.35 in the By-law.

I agree with Mr. Goldberg that the proper delineation of the “neighbourhood” for assessment of compliance with the OP is not merely Golfdale itself. The OMB in the 2013 decision said:

“19] With this wide range in lot sizes, the Board finds that the most appropriate study area to set the context against which to evaluate this application is Golfdale Road itself and not the broader area that encompasses the full reach of the Appellant’s association.....

[29] The Board has already found that Ms. Robinson’s study area was inappropriately large and failed to recognize the significant differences in lot size and character in the various streets in the neighbourhood. In addition, the Board has also already found that Ms. Robinson’s analysis of gross floor area along Golfdale Road itself did not support a finding that a gross floor area of 0.5 times the lot area, or higher, was typical of the immediate neighbourhood of the subject site. “

The appeal for 0.55 GFA in that case was refused for several reasons, mainly that it was on a waiver and there may have been other variances required, not part of the application before it. The Board did say there that **both** of the opposing planning witnesses would support a GFA of 0.50 (para [28]). The experts also agreed that the intent of the By-law limit for GFA of 0.35 times the area of the lot is partly to enable the City to take a close look at the desirability of the development. Both also testified there that the appellant TPRA had considered supporting a GFA of 0.50 as appropriate for the neighbourhood.

The results of that decision are merely informative and not binding, but I find that the TPRA admission in that case that 0.50 GFA would be acceptable on Golfdale to be interesting. This decision is already at least five years old. Here Mr. Goldberg has done what the OMB said should not be done, and widened the study area beyond Golfdale itself. It is clear from his photos in Exhibit 2 and the chart of variances granted on streets nearby that instances of greater GFA are found nearby. 251 Golfdale is now built at 0.50 and 261 is built at 0.56 times the lot area. Many on Snowden, admittedly with narrower lots, exceed these numbers. In his Participant Statement, Mr. Vernon Singer of 241 Golfdale said the 0.50 “is usually permitted” although he objected to the 0.57 figure first proposed. Ms. Susan Payne at 244, Frank Ahlin at 245 and Judy McKay at 230 had many similar objections. Since all development standards other than this one are now met, I am assuming that an attractive dwelling as proposed will reduce their concerns. The articulation of the front façade will reduce any monolithic appearance, if such should be perceived.

I find that the present application for one GFA variance as agreed to in the MOS (Exhibit 1) meets all of the required tests in subsection 45(1) of the Act. It also conforms with and does not conflict with all applicable provincial policies. The proposed conditions of approval are reflected in the order below.

DECISION AND ORDER

The TLAB orders that the appeal is allowed, and that the following variance to Section 10.20.40.40.(1) of By-law 569-2013 is authorized:

The permitted maximum floor space index is 0.35 times the area of the lot.
The proposed floor space index is 0.56 times the area of the lot.

The following conditions will apply:

1. The new detached dwelling shall be constructed substantially in accordance with the Plans in Schedule 1 of Exhibit 1 and attached as Attachment 1 to this decision. **Any other variances that may appear on these plans that are not listed in this decision are not authorized.**
2. Privacy screens shall be installed on the east and west sides of the rear second floor balcony, which shall be a minimum of 1.5 m in height and

constructed of frosted glass or another material that is acceptable to the City.

3. The owner shall comply with Chapter 813 of the Municipal Code, Article II (City-owned trees) and Article III (Privately-owned trees).

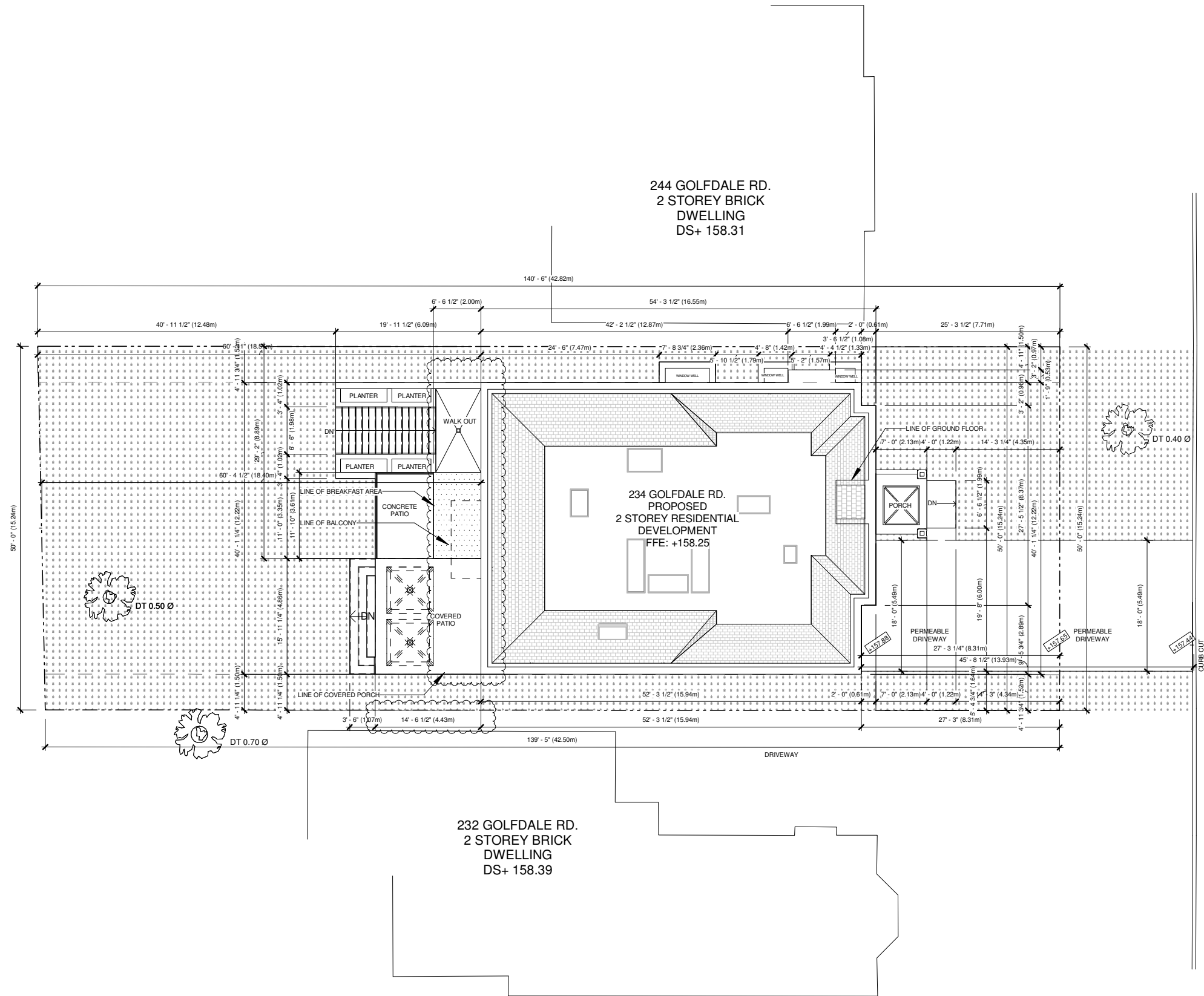
ATTACHMENT 1 – PLANS

X 

G. Burton

Panel Chair, Toronto Local Appeal Body

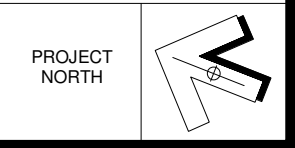
Schedule 1



(BY REGISTERED PLAN M-370)
PIN 10356-0343

GOLFDAL ROAD

CENTRE LINE OF PAVEMENT



THE BUILDER SHALL VERIFY ALL DIMENSIONS AND ALL JOB SITE CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND REPORT ANY DISCREPANCIES IMMEDIATELY TO BANANARCH.
ALL DIMENSIONS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR. ANY DISCREPANCIES ARE TO BE REPORTED TO BANANARCH BEFORE PROCEEDING WITH THE WORK.
DRAWINGS ARE NOT TO BE SCALED.
ONLY THE LATEST APPROVED DRAWINGS ARE TO BE USED FOR CONSTRUCTION.
IT IS THE BUILDER'S DUTY TO ENSURE THAT THEY HAVE THE LATEST APPROVED DRAWINGS IN HAND.

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* FOR STRUCTURAL DESIGN PLEASE REFER TO ENGINEERING DRAWINGS.
* FOR ACCURATE ROOF PLANS, ELEVATIONS AND DETAILS PLEASE REFER TO THE TRUSS COMPANY DRAWINGS.

REVISIONS / ISSUE DATES		
NO.	DATE	DESCRIPTION
9	APR 09.2018	ISSUED FOR TLAB
8	JAN 10.2018	ISSUED FOR CoIA
7	NOV 22.17	ISSUED FOR CoIA
6	NOV 06.17	ISSUED FOR CoIA
5	OCT 11.17	ISSUED FOR CoIA
4	JUL 04.17	ISSUED FOR CoIA
3	JUN 15.17	ISSUED FOR ZCC
2	MAY 30.17	ISSUED FOR ZCC
1	MAY 16.17	ISSUED FOR CLIENT REVIEW

BANANARCH
design + build
TEL: (416) 414-4900
INFO@BANANARCH.COM

PROJECT:
PROPOSED DEVELOPMENT AT:
234 GOLFDAL RD.
TORONTO, ON

DRAWN BY: M.G	DATE: APRIL 2018	
CHECKED BY: N.A		
SCALE: 1/16" = 1'-0"		
PROJECT NO: F-0123	DRAWING TITLE: SITE PLAN	DRAWING NO: A101

**PROJECT
NORTH**

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SCALE:		
3/16" = 1'-0"		
PROJECT NO:	DRAWING TITLE:	NO:
F-0123	FRONT ELEVATION	A200



A
A200 FRONT ELEVATION
SCALE 3/16" = 1'-0"



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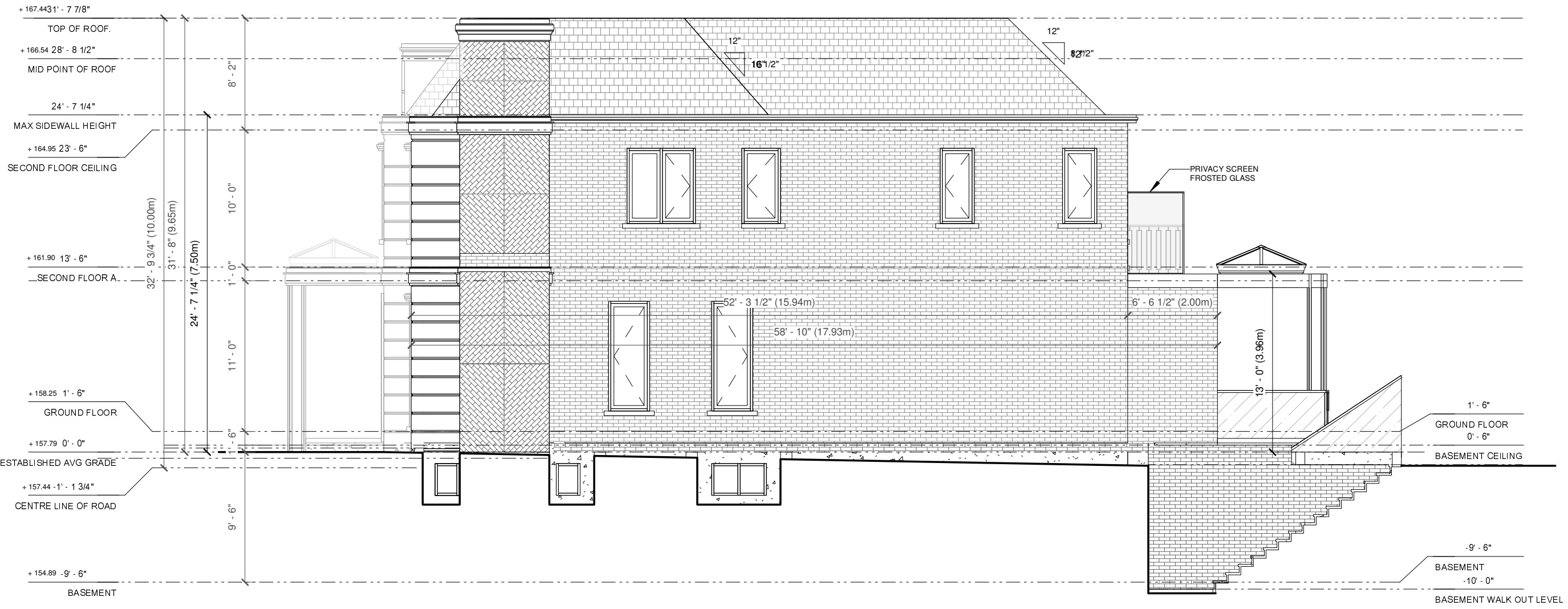
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DATE: APRIL 2018
CHECKED BY: N.A
SCALE: 3/16" = 1'-0"

PROJECT NO: F-0123
DRAWING TITLE: REAR ELEVATION
DRAWING NO: A201

A
A201 REAR ELEVATION
SCALE 3/16" = 1'-0"



A EAST ELEVATION
 A202 SCALE 1/8" = 1'-0"

PROJECT NORTH

THE BUILDER SHALL VERIFY ALL DIMENSIONS AND ALL JOB SITE CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND REPORT ANY DISCREPANCIES IMMEDIATELY TO BANANARCH.
 ALL DIMENSIONS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR. ANY DISCREPANCIES ARE TO BE REPORTED TO BANANARCH BEFORE PROCEEDING WITH THE WORK.
 DRAWINGS ARE NOT TO BE SCALED.
 ONLY THE LATEST APPROVED DRAWINGS ARE TO BE USED FOR CONSTRUCTION.
 IT IS THE BUILDER'S DUTY TO ENSURE THAT THEY HAVE THE LATEST APPROVED DRAWINGS IN HAND.

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* FOR STRUCTURAL DESIGN PLEASE REFER TO ENGINEERING DRAWINGS.
 * FOR ACCURATE ROOF PLANS, ELEVATIONS AND DETAILS PLEASE REFER TO THE TRUSS COMPANY DRAWINGS.

NO.	DATE	DESCRIPTION
9	APR 09.2018	ISSUED FOR TLAB
8	JAN 10.2018	ISSUED FOR CoIA
7	NOV 22.17	ISSUED FOR CoIA
6	NOV 06.17	ISSUED FOR CoIA
5	OCT 11.17	ISSUED FOR CoIA
4	JUL 04.17	ISSUED FOR CoIA
3	JUN 15.17	ISSUED FOR ZCC
2	MAY 30.17	ISSUED FOR ZCC
1	MAY 16.17	ISSUED FOR CLIENT REVIEW

BANANARCH
 design + build
 TEL: (416) 414-4900
 INFO@BANANARCH.COM

PROJECT:
 PROPOSED DEVELOPMENT AT:
234 GOLFDAL RD.
 TORONTO, ON

DRAWN BY:	DATE:	DRAWING TITLE:	DRAWING NO.:
M.G	APRIL 2018	SIDE ELEVATION (EAST)	A202
CHECKED BY:			
N.A			
SCALE:			
1/8" = 1'-0"			

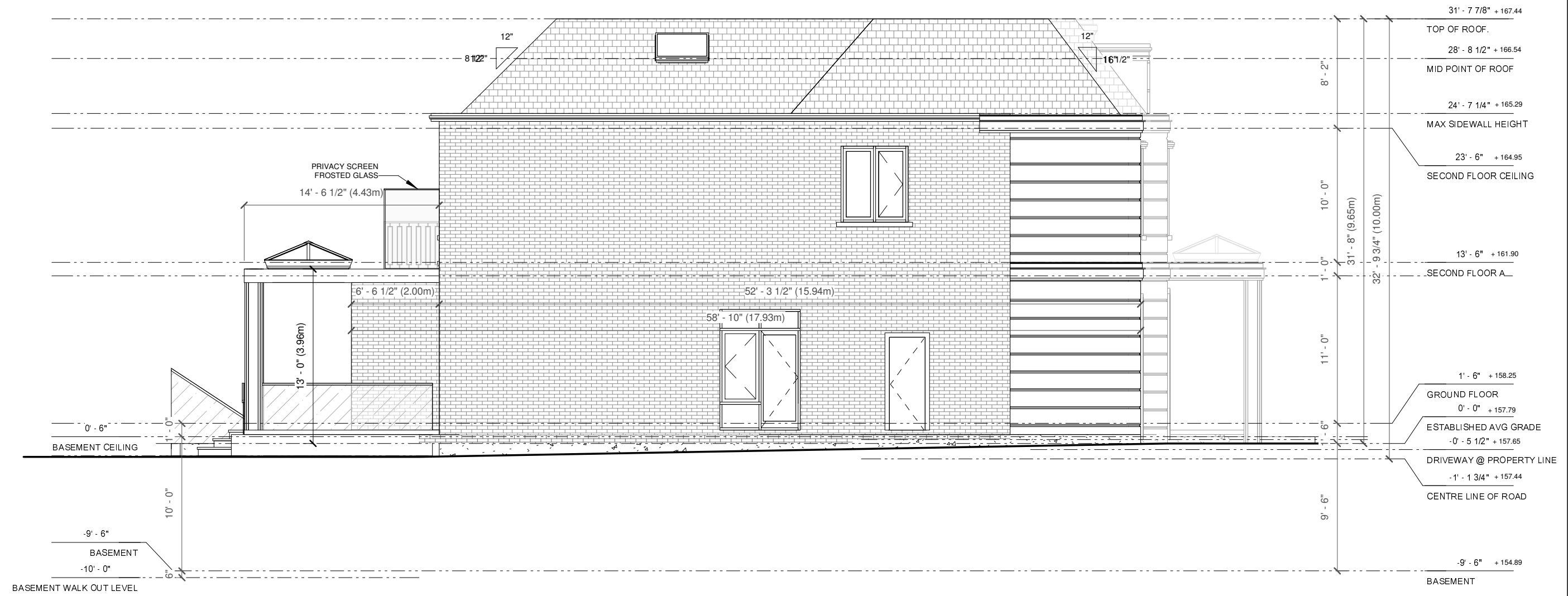
**PROJECT
NORTH**

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REVISIONS / ISSUE DATES		
NO.	DATE	DESCRIPTION
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1	MAY 16.17	ISSUED FOR CLIENT REVIEW



A
WEST ELEVATION
SCALE 1/8" = 1'-0"

BANANARCH
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TEL: (416) 414-4900
INFO@BANANARCH.COM

PROJECT:
PROPOSED DEVELOPMENT AT:
234 GOLFDAL RD.
TORONTO, ON

DRAWN BY: M.G	DATE: APRIL 2018
CHECKED BY: N.A	
SCALE: 1/8" = 1'-0"	

PROJECT NO: F-0123	DRAWING TITLE: SIDE ELEVATION(WEST)	DRAWING NO: A203
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