

# DECISION AND ORDER

**Decision Issue Date** Thursday, August 02, 2018

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

Appellant(s): CITY OF TORONTO

Applicant: SINA SOURESRAFIL

Property Address/Description: 666 GREENWOOD AVE

Committee of Adjustment Case File Number: 17 149849 STE 29 CO, 17 149855 STE 29 MV, 17 149856 STE 29 MV, 17 258897 000 00 ZZ

TLAB Case File Number: **17 259265 S53 29 TLAB, 17 259268 S45 29 TLAB, 17 259270 S45 29 TLAB**

**Hearing date:** Tuesday, March 27, 2018

**DECISION DELIVERED BY G. Burton**

## APPEARANCES

Name	Roles	Representative
Sina Souresrafil	Applicant/Party	Amber Stewart
City of Toronto	Appellant	Adrienne DeBacker
Jason Tsang	Expert Witness	
Franco Romano	Expert Witness	

## **INTRODUCTION AND BACKGROUND**

This was an appeal by the City of Toronto from approvals granted by the Committee of Adjustment (COA) for consent to sever the subject property, and related minor variances for two proposed dwellings to be constructed on the resulting lots. The lot frontages would be 6.1 m, and the lot areas 185.893 square metres. The dwellings were proposed to be two storeys, with integral garages. The initial Planning Staff Report to the COA raised many issues, leading to revisions to the proposal before the Committee meeting. Staff's principal concern appeared to be the proposed integral garages facing on Greenwood Avenue. In their view these would be in an unacceptable location, in the short block of Greenwood just north of Danforth Avenue. Both are busy streets. Greenwood is a minor arterial.

At the commencement of the hearing, following discussions at the Toronto Local Appeal Body (TLAB) offices, Ms. Stewart for the owner announced that there had effectively been a settlement of the matter. The main alteration was that integral garages would be removed from the design, and replaced by front yard parking pads.

The property is designated "Neighbourhoods" in the Toronto Official Plan (OP), and is zoned R2 Z0.6 in By-law 438-86 (the "old By-law") and R (d0.6(x322) in By-law 569-2013 (the "New By-law").

## **MATTERS IN ISSUE**

The TLAB must determine if the variances proposed following the settlement, and now reflected in revised documents submitted on July 25, 2018, meet the tests for minor variances in the Planning Act. The proposed lots in the consent application must also be evaluated, and these have not been altered. However, an additional variance was requested in these revised submissions of July 25. Therefore there is also the question of whether additional notice is required under section 45(18.1) of the Act.

## **JURISDICTION**

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

"51 (24) In considering a draft plan of subdivision, regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality and to,

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

(b) whether the proposed subdivision is premature or in the public interest;

(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;

(g) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;

(i) the adequacy of utilities and municipal services;

(j) the adequacy of school sites;.....”

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

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

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

In addition, TLAB must have regard to matters of provincial interest as set out in section 2 of the Act, and the variances must be consistent with provincial policy statements and conform with provincial plans (s. 3 of the Act). A decision of the TLAB must therefore be consistent with the 2014 Provincial Policy Statement (‘PPS’) and conform to (or not conflict with) any provincial plan such as the 2017 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**

It appears that the City had no objection to the proposed severance. In his October 12, 2017 Report, the City Planner, Mr. Jason Tsang, stated that “the severance meets the minimum lot frontage and area provisions of the Zoning By-law” for this “narrow lot” (as it is defined in both By-laws) (p. 2).

At the hearing Ms. Stewart set out the proposed resolutions reached in the settlement discussions. She stated that in order to accommodate the space for parking pads (the agreed-upon replacement for integral garages), the dwellings would be moved back somewhat on the lots. They would now be located 5.3 m from the front property lines, eliminating the variances for front yard setbacks (the requirement is 5.12 m.) This change would not require variances for rear yard setbacks or length. However, the Zoning Examiner has now added a new depth variance during final revisions, as discussed below.

The first floor had been altered to be entirely within 1.2 m of grade. This permitted a decrease in the variance for the rear decks, and in the latest revisions there is a further decrease in their projection. They will essentially be only a platform for entry, and not a deck.

There are variances required under both By-laws for a reduction in the length of the parking spaces – 5.6 m is required, and the proposal is for 5.3 m. The Transportation Department has no objection to the size variances proposed.

The revised list of variances is set out below. The variances are identical for both lots, being mirror images of each other. The only difference would be in the reference to the side yard setbacks, as for Part 1 is the north side lot line, and Part 2 the south side lot line (Variance 3 for each lot).

The owner has obtained a revised Zoning Certificate (ZZC?) dated April 25, 2108, to clarify the variances. There was one additional variance required – a building depth variance caused by a technicality in measurement. The depth variance occurs as a result of shifting the building footprints to the rear by just 18 cm, to accommodate the new parking pads. The actual length of the structures remains the same at 16.99 m, but 18 cm of open space in the front yard is added to the dwelling depth. This occurs because depth is measured from the **minimum** front yard setback, and not the actual front yard setback proposed.

The revised variances for both lots are as follows:

666a and 666b Greenwood Avenue (Parts 1 and 2):

1. Chapter 10.10.40.30.(1), By-law 569-2013

The maximum permitted building depth for a detached house is 17.0 m.

The proposed building depth is 17.18 m.

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

The maximum permitted floor space index of a detached dwelling is 0.6 times the area of the lot (111.48 m<sup>2</sup>).

The new detached dwelling will have a floor space index equal to 0.97 times the area of the lot (180.08 m<sup>2</sup>).

3. Chapter 10.10.40.70.(4)(A), By-law 569-2013

The minimum required side yard setback is 0.45 m.

The new detached dwelling will be located 0.3 m from the north side lot line **(for Part 2 it is the south side lot line).**

4. Chapter 10.5.40.60.(1)(C), By-law 569-2013

A platform without main walls, attached to or less than 0.3 m from a building, with a floor no higher than the first floor of the building above established grade may encroach into the required rear yard setback 2.5 m if it is no closer to a side lot line than 2.44 m. In this case, the rear deck will encroach 0.83 m into the required rear yard setback and will be located 0.46 m from the south side lot line.

5. Chapter 200.5.1.10.(2)(A), By-law 569-2013

A parking space is required to have a minimum length of 5.6 m, width of 2.6 m, and vertical clearance of 2.0 m.

The proposed parking space in the front yard will have a length of 5.3 m.

6. Chapter 10.5.80.10.(3), By-law 569-2013

In the Residential Zone category, a parking space may not be in a front yard or a side yard abutting a street.

The proposed parking space will be in a front yard abutting a street.

7. Section 6(3) Part IV, 1.(e), By-law 438-86

No person shall, in an R district, use a portion of the lot beyond the main front wall of a residential building on the lot for the purpose of parking or storing a motor vehicle.

A portion of the lot beyond the main front wall of the building will be used for the purpose of parking or storing a motor vehicle.

8. Chapter 4(17)(b), By-law 438-86

A parking space is required to have a minimum length of 5.6 m, width of 2.6 m, and vertical clearance of 2.0 m.

The proposed parking space in the front yard will have a length of 5.3 m.

There were some variances under By-law 438-86 requested in the original application that have now been deleted. The applicant's Planner, Mr. Franco Romano, explains this in his recent affidavit dated July 20, 2018:

“As a result of the March 1st [then] Ontario Municipal Board Decision, the following variances under By-law 438-86 have been deleted because their equivalent provisions in By-law 569-2013 are now in force: gross floor area [presented as #6], setback to adjacent buildings containing openings [presented as #7], and side yard setbacks for the depth not exceeding 17 m in length [presented as #8]. I am satisfied that the deletion of these variances is minor and appropriate.”

The parties have also agreed as to conditions to be imposed. The standard consent conditions are acceptable, but “Private trees” have been added, as the standard tree condition refers only to City-owned trees. Three conditions are to be applied to the minor variance approvals.

Ms. deBaker on behalf of the City was satisfied with the revisions, especially elimination of the garages.

Professional planning evidence on behalf of the owner was provided by Mr. Franco Romano, a very experienced land use planner. He described the study area chosen as varied, primarily low rise and common building types. Evidence of this is provided in pictures in his Witness Statement (Exhibit 3). Lot pattern is varied here but is of mostly irregular rectangular shapes. Commercial uses abound along Danforth nearby. The subject property is bounded on the west by a 14-storey Toronto Community Housing building and its parking lot, and by a single two storey dwelling to the south. Mr. Romano termed it an “orphan site” because of the concentrated uses on Broadview, the apartments, and a collegiate just to the north on Strathmore Blvd. There is an east-west laneway between Danforth and the rear of the neighbouring property, but No. 666 has no access to the lane for parking. Nor is parking allowed on Greenwood.

Lot sizes are set out at p. 25 of Mr. Romano's Witness Statement. The subject lot is much larger than the average nearby, so that the requested 6.1 m lot frontage is appropriate. Respecting the Gross Floor Area/Floor Space Index (GFA/FSI) sought for the dwellings, he stated that as regeneration occurs in the neighbourhood, the GFA granted rises. The chart at p. 4 of his Statement illustrates this variety in the study area. He provided examples of renewals of older stock that were granted higher GFA (p. 22.) Despite the two- and two-and-a-half storeys within these blocks, he testified that the range of GFA was from 0.61 to 1.34 %. Thus despite the varied types of dwelling, the deployment of floor area could be and was quite different.

Parking needs in the area were met by a great variety of methods – lanes to rear yards, separate structures, side parking on lots, attached garages and street parking as well. The proposed parking pads were satisfactory solutions, and the related variances are minor. It would be only 5.3 m from the new front walls to the property lines, but a parked vehicle would not interfere with the sidewalk, as it is over 1 m. from the street line. He

pointed out that there would be no interference with street parking as there is none available here. There is also a variance for locating parking within a front yard abutting the street. Transportation has approved this variance, requiring no permit as the proposed pad is entirely on private property. However, the applicant applied for a permit in any case to provide evidence of this.

Respecting other variances, he stated that the platform or “deck” setback, No. 4 (it is really a landing only) was truly minor. The side yard setbacks are consistent with what is seen in the area. The altered heights comply with the By-law requirements. He emphasized that the remaining variances facilitated the proposed development, but that many features were in fact compliant: the height of the first floor, building type, height, length, rear and front yard setbacks, and landscaping.

In his recent affidavit (July 20, 2018) Mr. Romano addressed the alterations. The depth variance is in his opinion only a minor increase over the By-law permission, and will not cause any undue adverse impact. There is still an adequate rear yard, and the building itself is limited to 17.0 m in length. He stated that the City has requested and the Applicant has agreed to a condition specifying that the building length, measured from the front main wall to the rear main wall, shall not exceed 17.0 m. He is satisfied that this condition is appropriate, and will ensure that the massing cannot be manipulated within the increased building envelope.

Respecting the reduction in Variance 3 for the rear platform projection, it is now a 0.83 encroachment rather than the 1.53 originally proposed. Since this amounts to a reduction in the order of magnitude of the variance, he is satisfied that this revision is minor.

His recent, updated overall opinion is that, although there are slight differences to the variances that he presented at the hearing, the differences are minor in nature. They do not substantively alter the opinion and the conclusions that he presented then. He continues to be of the opinion that the proposal, including the consent and the minor variances, is appropriate and meets all of the requisite tests under the Planning Act.

He opined that the proposal is consistent with the PPS policy in favour of a range and mix of housing that would optimize the use of land and infrastructure. It also contributes a development that adds a lot and two dwellings within a built-up area, and so conforms to the policies in the Growth Plan.

In his opinion, all of the criteria for granting of a consent in subsection 51(24) of the Act are satisfied in this application.

It also meets the “Neighbourhood” policies in the OP. The general intent and purpose of the Neighbourhoods designation is to maintain stable low density neighbourhoods. The objective is to reinforce this by ensuring that new development respects the existing physical character of the area (Policy 2.3.1.1.) Changes to established neighbourhoods are expected to be sensitive, gradual and generally “fit” the existing physical character.

Mr. Romano testified that this proposal meets the lot sizes and built form of others in the neighbourhood, and so conforms to the OP.

Policy 4.1.8 of the OP authorizes zoning by-laws with numerical standards for matters such as building type and height, density, lot sizes, lot depths, lot frontages, parking, building setbacks from lot lines, landscaped open space and other performance standards. These would ensure that new development is compatible with the physical character of established Neighbourhoods. The zoning standards are largely met in this proposal, as both By-laws permit low rise residential dwellings compatible with their surroundings, and the variances generally meet the By-law standards.

Overall, the variances provide dwellings proportionate to the lot, modest and reasonable in the context. They meet the tests of intent and purpose of the OP, the zoning by-laws, are desirable for the context and are indeed minor in both numbers and impact.

Respecting conditions to be imposed, he agreed that the proposed conditions are appropriate for the minor variance approvals: development in accordance with the revised plans, an overall length of the dwellings, measured from the front main wall to the rear main wall, at 17.0 m, and permeable pavers in the driveways.

For the consent, he opposed the standard condition # 3 concerning satisfaction of Forestry conditions (found in TLAB Practice Direction 1):

“(3) Prior to the issuance of a building permit, the applicant shall satisfy all conditions concerning City owned trees, to the satisfaction of the Director, Parks, Forestry & Recreation, Urban Forestry Services.”

The reason is that trees are associated with the development of a lot, and not the creation of a lot. This condition is more appropriately imposed on a minor variance approval, and not a consent. The wording of condition 3 itself leads to this conclusion- “...prior to the issuance of a building permit...” This condition cannot be satisfied prior to a certificate being issued. The condition deals with site development only.

Number 4 is acceptable to him: “ (4) Where no street trees exist, the owner shall provide payment in an amount to cover the cost of planting a street tree abutting each new lot created, to the satisfaction of the General Manager, Parks, Forestry and Recreation.”

On this point, Ms. deBaker for the City had Mr. Romano clarify that the challenged Forestry condition was a reasonable one in general. The condition is part of the TLAB's Practice Direction 1. However, in his opinion Urban Forestry's mandate is to protect trees during the development of the lot only, and should be imposed on variances alone.



## **ANALYSIS, FINDINGS, REASONS**

I agree with Mr. Romano's conclusion that this proposal provides a functional detached residential design, of the appropriate type and character for the lot and this neighbourhood. The variances do provide dwellings appropriate for the context, proportionate to the lot, both modest and reasonable in this neighbourhood. They meet the tests of intent and purpose of the OP and the zoning by-laws. They are both desirable for the neighbourhood context and are minor in both numbers and impact.

I also find that no further notice of the alterations to either the existing variances or the additional depth variance is required under subsection 45(18.1) of the Act, as the following subsection permits. The City, the only appellant, has reached a reasonable accommodation with the owner, resulting in a desirable design for the area. Although preparation of the final plans took significant time, no fact situation has really altered since the hearing on March 27, 2018.

Notwithstanding Mr. Romano's submission on the application of Forestry conditions on the consent, the latest iteration of the conditions agreed to by the parties contained these conditions. I have therefore included them below.

The appeal is allowed in part, and with the recommended conditions as settled with the City.

## **DECISION AND ORDER**

1. The appeal is allowed in part. Provisional consent is given to sever 666 Greenwood Avenue into two Parts in accordance with the Site Plan for Part 1 and Part 2 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 6.1 m and the proposed lot area is 185.893 square metres.

### Part 2

The proposed lot frontage is 6.1 m and the proposed lot area is 185.893 square metres.

2. The variances to City of Toronto By-law No. 438-86, 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 is authorized, contingent upon the relevant provisions of this By-law coming into force and effect.

4. The variances are subject to the following conditions:

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**TLAB Case File Number: 17 259265 S53 29 TLAB, 17 259268 S45 29 TLAB,**  
**17 259270 S45 29 TLAB**

1. The new detached dwellings shall be constructed substantially in accordance with the Site Plan and Elevations dated March 7, 2018 for 666 Greenwood Avenue (Exhibit 2), appended 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.
2. The length of the dwellings, measured from the front main wall to the rear main wall, shall not exceed 17.0 m.
3. The driveways and parking spaces shall be paved with permeable paving materials on the City boulevard and the private portion of the parking spaces. The applicant is to contact Transportation Services, Right of Way Management, Construction Activities at 416-392-7877 for any work on the City boulevard including the submission of an application for proper ramp access to these proposed parking spaces, along with submitting the Road Damage deposit for the project. The applicant shall also submit applications for front yard parking to the Off-Street Parking Section at 850 Coxwell Avenue, for record purposes only, no fees involved (to include TLAB decision with the application).

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

## **ATTACHMENT 1: CONDITIONS OF CONSENT**

### **Conditions of Consent Approval**

1. Confirmation of payment of outstanding taxes to the satisfaction of Revenue Services Division, Finance Department.
2. Municipal numbers for the subject lots indicated on the applicable Registered Plan of Survey shall be assigned to the satisfaction of Survey and Mapping Services, Technical Services.
3. Prior to the issuance of a building permit, the applicant shall satisfy all conditions concerning City owned trees, to the satisfaction of the Director, Parks, Forestry & Recreation, Urban Forestry Services.
4. Prior to the issuance of a building permit, the applicant shall satisfy all conditions concerning privately-owned trees, to the satisfaction of the Director, Parks, Forestry & Recreation, Urban Forestry Services.
5. 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.

6. 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, Technical Services.
7. Three copies of the registered reference plan of survey satisfying the requirements of the City Surveyor, shall be filed with the Committee of Adjustment.
8. 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 - City of Toronto By-law No. 438-86:  
PART 1 and Part 2:

1. Section 6(3) Part IV, 1.(e), By-law 438-86  
No person shall, in an R district, use a portion of the lot beyond the main front wall of a residential building on the lot for the purpose of parking or storing a motor vehicle.  
A portion of the lot beyond the main front wall of the building will be used for the purpose of parking or storing a motor vehicle.
2. Chapter 4(17)(b), By-law 438-86  
A parking space is required to have a minimum length of 5.6 m, width of 2.6 m, and vertical clearance of 2.0 m.  
The proposed parking space in the front yard will have a length of 5.3 m.

## **ATTACHMENT 3**

Variances - By-law No. 569-2013:

### **PART 1**

1. Chapter 10.10.40.30.(1), By-law 569-2013  
The maximum permitted building depth for a detached house is 17.0 m.  
The proposed building depth is 17.18 m.
2. Chapter 10.10.40.40.(1)(A), By-law 569-2013  
The maximum permitted floor space index of a detached dwelling is 0.6 times the area of the lot (111.48 m<sup>2</sup>).  
The new detached dwelling will have a floor space index equal to 0.97 times the area of the lot (180.08 m<sup>2</sup>).
3. Chapter 10.10.40.70.(4)(A), By-law 569-2013

The minimum required side yard setback is 0.45 m.

The new detached dwelling will be located 0.3 m from the north side lot line.

4. Chapter 10.5.40.60.(1)(C), By-law 569-2013

A platform without main walls, attached to or less than 0.3 m from a building, with a floor no higher than the first floor of the building above established grade may encroach into the required rear yard setback 2.5 m if it is no closer to a side lot line than 2.44 m. In this case, the rear deck will encroach 0.83 m into the required rear yard setback and will be located 0.46 m from the south side lot line.

5. Chapter 200.5.1.10.(2)(A), By-law 569-2013

A parking space is required to have a minimum length of 5.6 m, width of 2.6 m, and vertical clearance of 2.0 m.

The proposed parking space in the front yard will have a length of 5.3 m.

6. Chapter 10.5.80.10.(3), By-law 569-2013

In the Residential Zone category, a parking space may not be in a front yard or a side yard abutting a street.

The proposed parking space will be in a front yard abutting a street.

## PART 2

1. Chapter 10.10.40.30.(1), By-law 569-2013

The maximum permitted building depth for a detached house is 17.0 m.

The proposed building depth is 17.18 m.

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

The maximum permitted floor space index of a detached dwelling is 0.6 times the area of the lot (111.48 m<sup>2</sup>).

The new detached dwelling will have a floor space index equal to 0.97 times the area of the lot (180.08 m<sup>2</sup>).

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A platform without main walls, attached to or less than 0.3 m from a building, with a floor no higher than the first floor of the building above established grade may encroach into the required rear yard setback 2.5 m if it is no closer to a side lot line than 2.44 m. In this case, the rear deck will encroach 0.83 m into the required rear yard setback and will be located 0.46 m from the south side lot line.

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The proposed parking space in the front yard will have a length of 5.3 m.

6. Chapter 10.5.80.10.(3), By-law 569-2013

In the Residential Zone category, a parking space may not be in a front yard or a side yard abutting a street.

The proposed parking space will be in a front yard abutting a street.

**ATTACHMENT 4 – PLANS - Site Plan and Elevations (Exhibit 2)**

X 

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G. Burton

Panel Chair, Toronto Local Appeal Body

LEGEND :  --- BOUNDARY EXISTING STRUCTURE PROPOSED ADDITION ADJACENT PROPERTY  100.00 ELEVATION MARK	666a GREENWOOD AVENUE - SITE STATISTICS		
	PROPERTY AREA: 185.8 sq m / 2000 sq ft		
	PERMITTED FSI 111.48 / 1200 sq ft	EXISTING ---- / ---- sq ft	PROPOSED 180.08/ 1938.42 sq ft
	SET BACKS	EXISTING	PROPOSED
	WEST EAST SOUTH NORTH	0.00m 0.00m 0.00m 0.00m	8.19m 5.30m 0.46m 0.30m
FRONTAGE HEIGHT LENGTH FRONT YARD AREA DRIVEWAY AREA WALKWAY AREA PORCH STAIRS SOFT LANDSCAPING AREA		6.10m 7.50m 16.99m 34.12m2 13.78m2 1.9 m2 2.1 m2 1.5 m2 14.8m2	
REAR YARD AREA WALKOUT AREA DECK AREA		49.88m2 15.80m2 2.34m2	

666b GREENWOOD AVENUE - SITE STATISTICS		
PROPERTY AREA: 185.8 sq m / 2000 sq ft		
PERMITTED FSI 111.48 / 1200 sq ft	EXISTING ---- / ---- sq ft	PROPOSED 180.08/ 1938.42 sq ft
SET BACKS	EXISTING	PROPOSED
WEST EAST	0.00m 0.00m	8.19m 5.30m

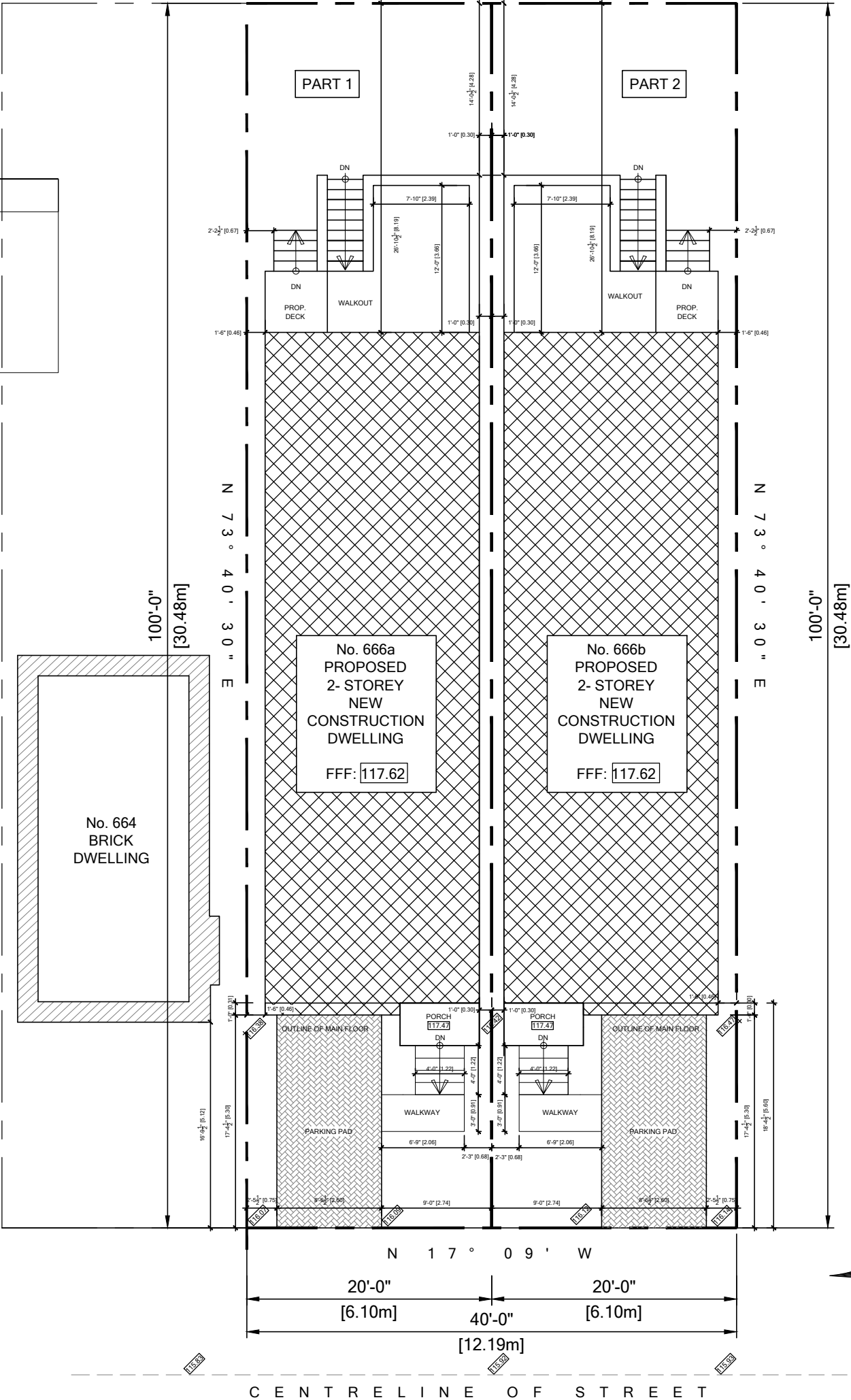
Toronto Local Appeal Body

EXHIBIT #2

Case File Number: 17 259265 S53 29 et. al.  
Property Address: 666 Greenwood Ave.  
Date Marked: March 27, 2018

SURVEY INFORMATION	
INFORMATION FOR THIS SITE PLAN WAS TAKEN FROM THE FOLLOWING:	
PLAN OF SURVEY PART 1 PLAN OF LOTS 65 AND 66 REGISTERED PLAN 551E CITY OF TORONTO, MUNICIPALITY OF METROPOLITAN TORONTO	

LANE by REG'D PLAN 551E



1  
A1


SITE PLAN


SCALE:3/32"=1'-0"


G R E E N W O O D


PROJECT TITLE: <b>PROPOSED 2 STOREY DWELLING</b> 666a AND 666b GREENWOOD AVENUE		PROJECT NO: ----	STAMP:
SHEET TITLE: <b>SITE PLAN</b>		SCALE: SHOWN	
		DRAWN BY: ---	
		DATE: MAR 7 2018	DWG. NO: <b>A1</b>
		CHECKED BY: ---	

LEGEND SYMBOLS :


CM DETECTOR


FLOOR DRAIN


EXHAUST FAN


SMOKE ALARM

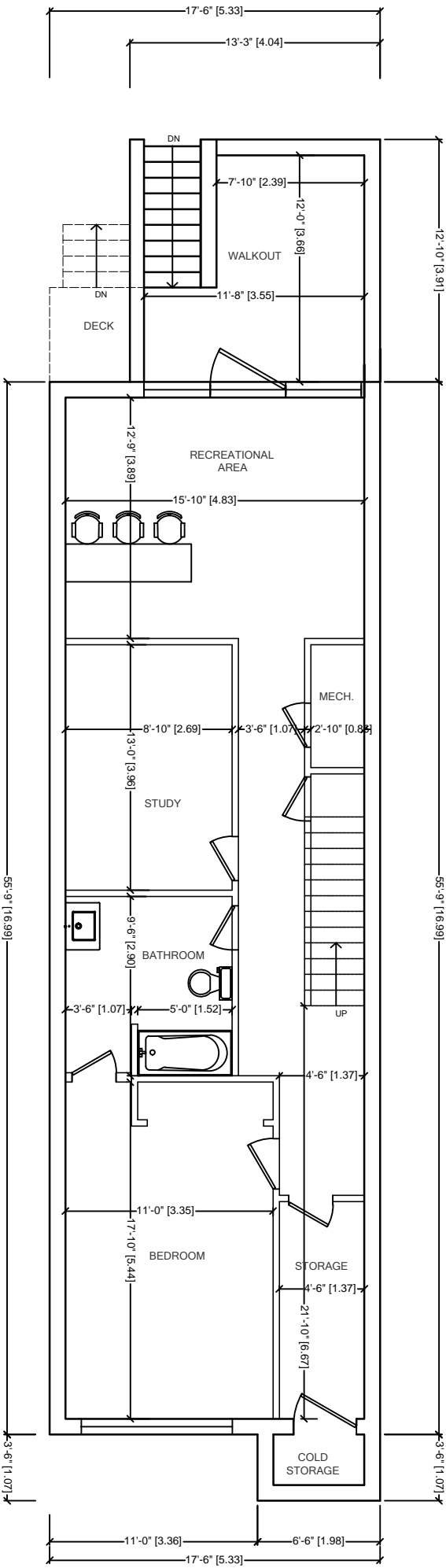
LEGEND WALLS :

EXISTING WALLS TO BE REMOVED

EXISTING WALLS TO BE FILLED


NEW WALLS


EXISTING WALLS TO REMAIN





PART 1

LEGEND SYMBOLS :


CM DETECTOR


FLOOR DRAIN


EXHAUST FAN


SMOKE ALARM

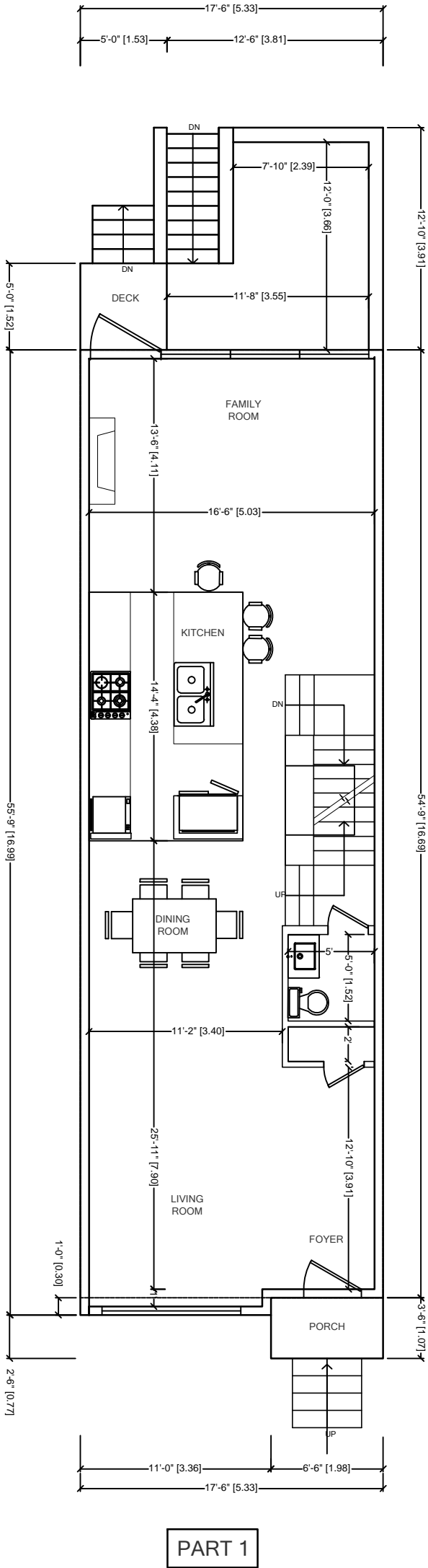
LEGEND WALLS :

EXISTING WALLS TO BE REMOVED

EXISTING WALLS TO BE FILLED

NEW WALLS

EXISTING WALLS TO REMAIN





LEGEND SYMBOLS :

CM DETECTOR

FLOOR DRAIN

EXHAUST FAN

SMOKE ALARM

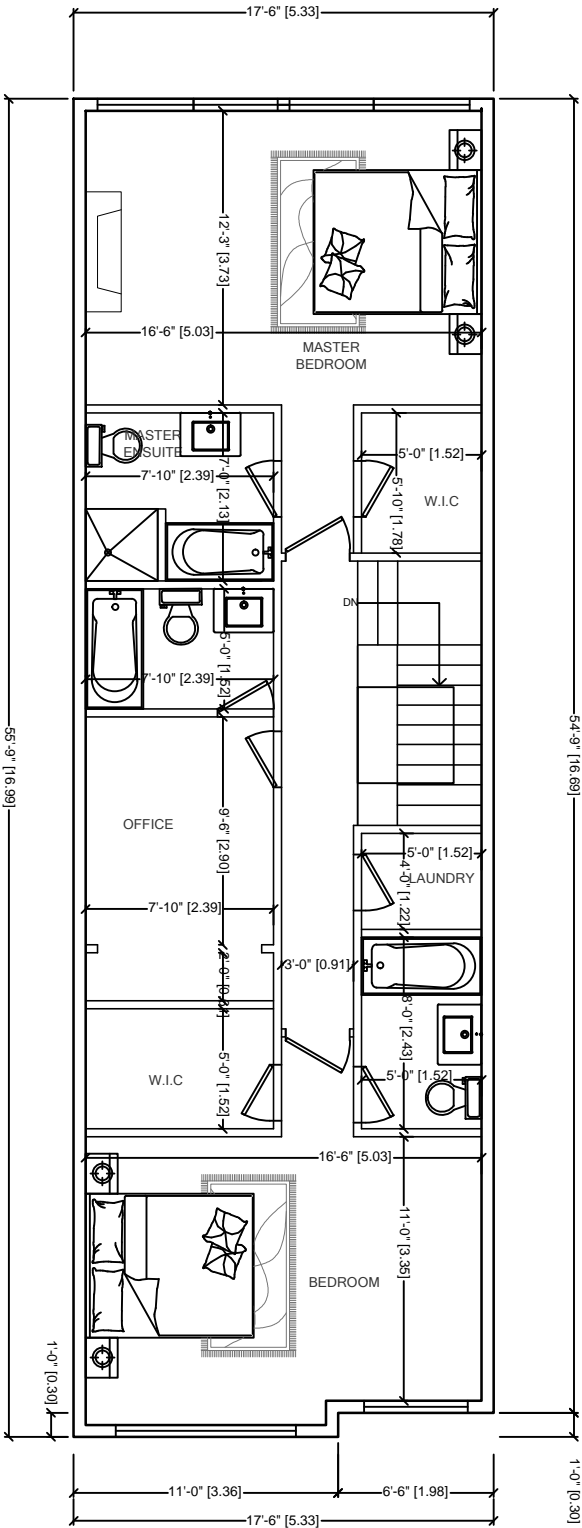
LEGEND WALLS :

EXISTING WALLS TO BE REMOVED

EXISTING WALLS TO BE FILLED

NEW WALLS

EXISTING WALLS TO REMAIN



PART 1

1

A4

SECOND FLOOR

SCALE:1/8"=1'0"

PROJECT TITLE:

PROPOSED 2 STOREY DWELLING

666a GREENWOOD AVENUE

PROJECT NO:

----

STAMP:

SHEET TITLE:

SECOND FLOOR

SCALE:

SHOWN

DATE:

MAR 7 2018

DRAWN BY:

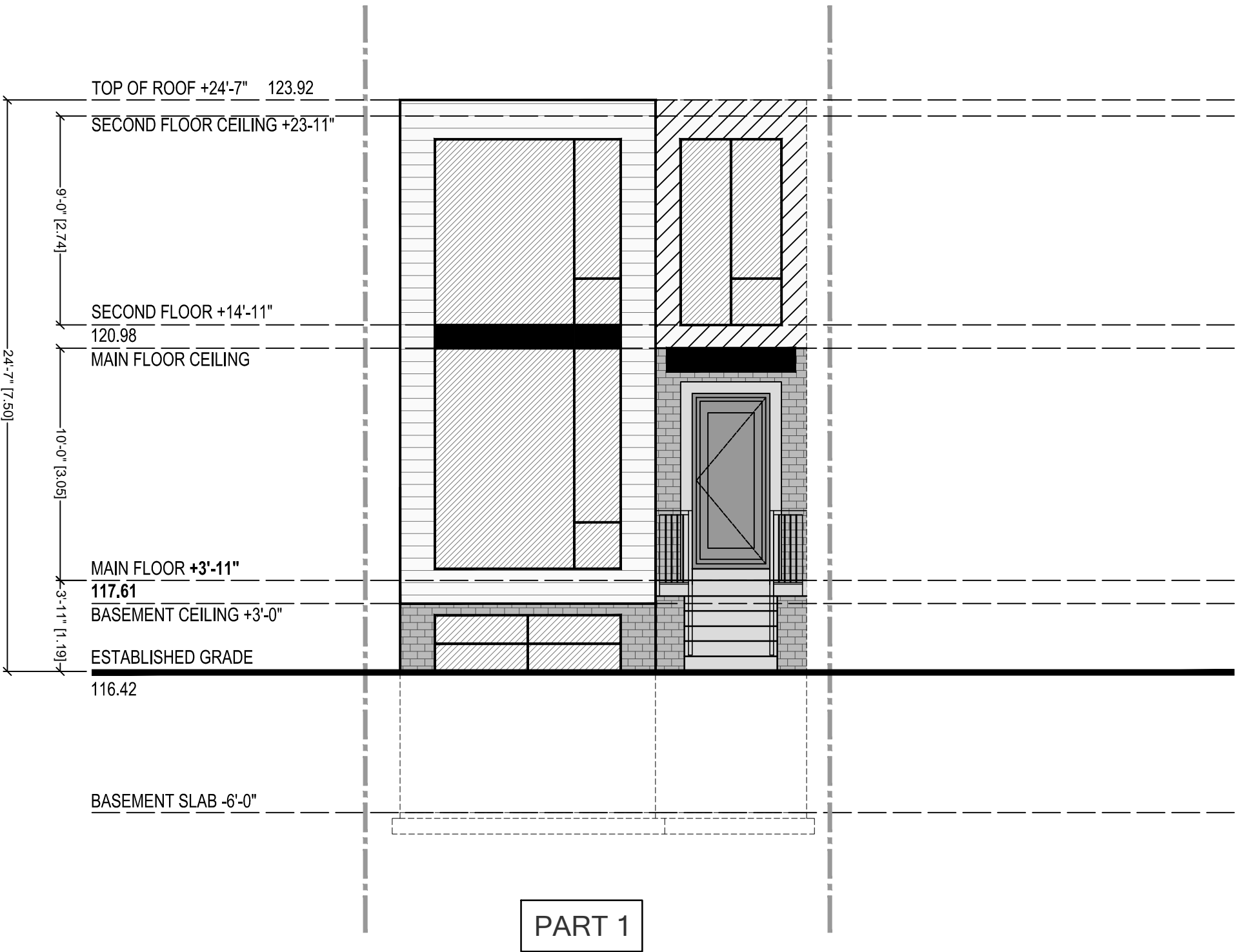
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CHECKED BY:

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DWG. NO:

A4



1 FRONT ELEVATION  
A5 SCALE: 3/16"=1'0"

PROJECT TITLE:  
**PROPOSED 2 STOREY DWELLING**  
666a GREENWOOD AVENUE

PROJECT NO:  
----

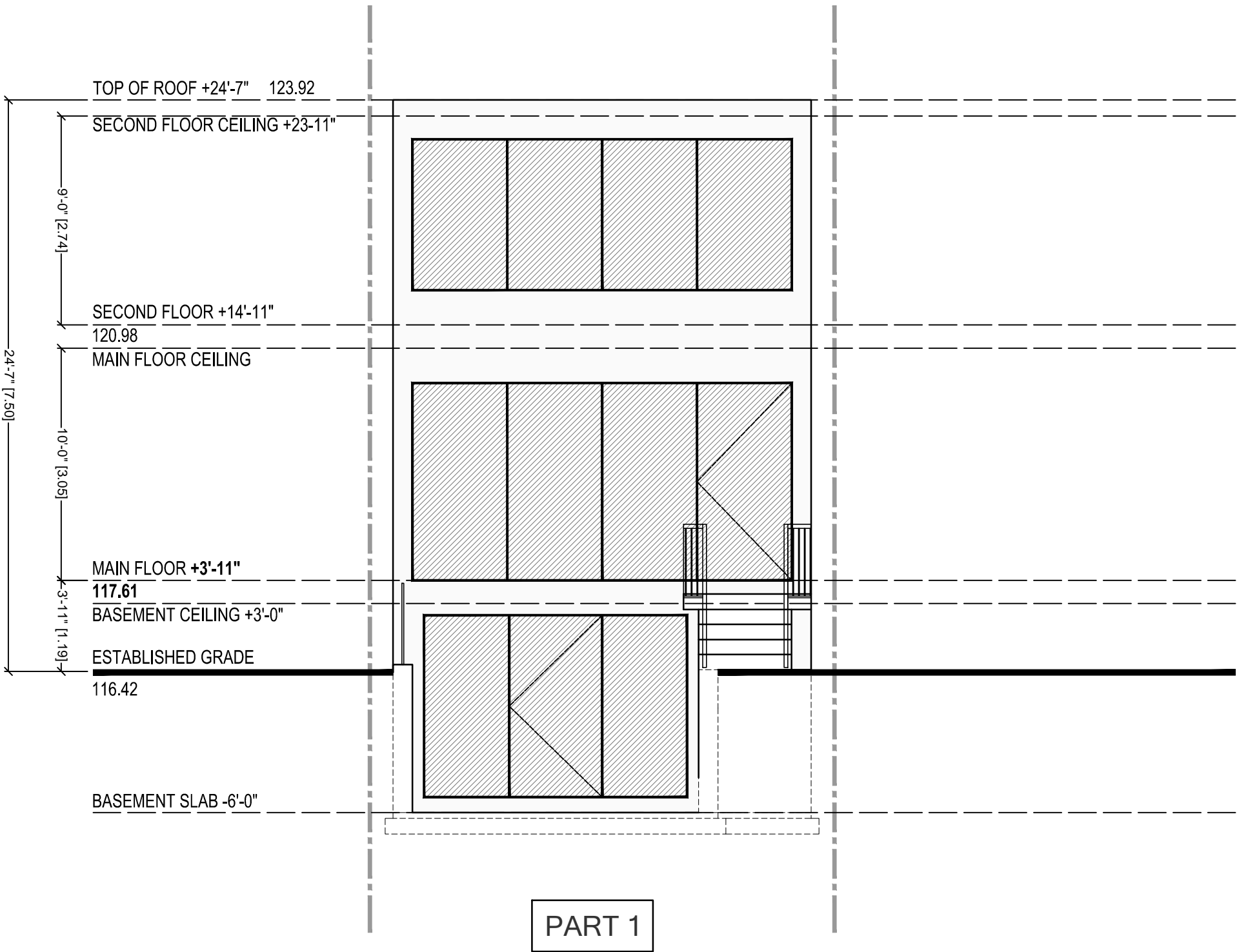
STAMP:

SHEET TITLE:  
**FRONT ELEVATION**

SCALE:  
SHOWN  
DATE:  
MAR 7 2018

DRAWN BY:  
---  
CHECKED BY:  
---

DWG. NO:  
**A5**



1 REAR ELEVATION  
A6 SCALE: 3/16"=1'0"

PROJECT TITLE:  
**PROPOSED 2 STOREY DWELLING**  
666a GREENWOOD AVENUE

PROJECT NO:  
----

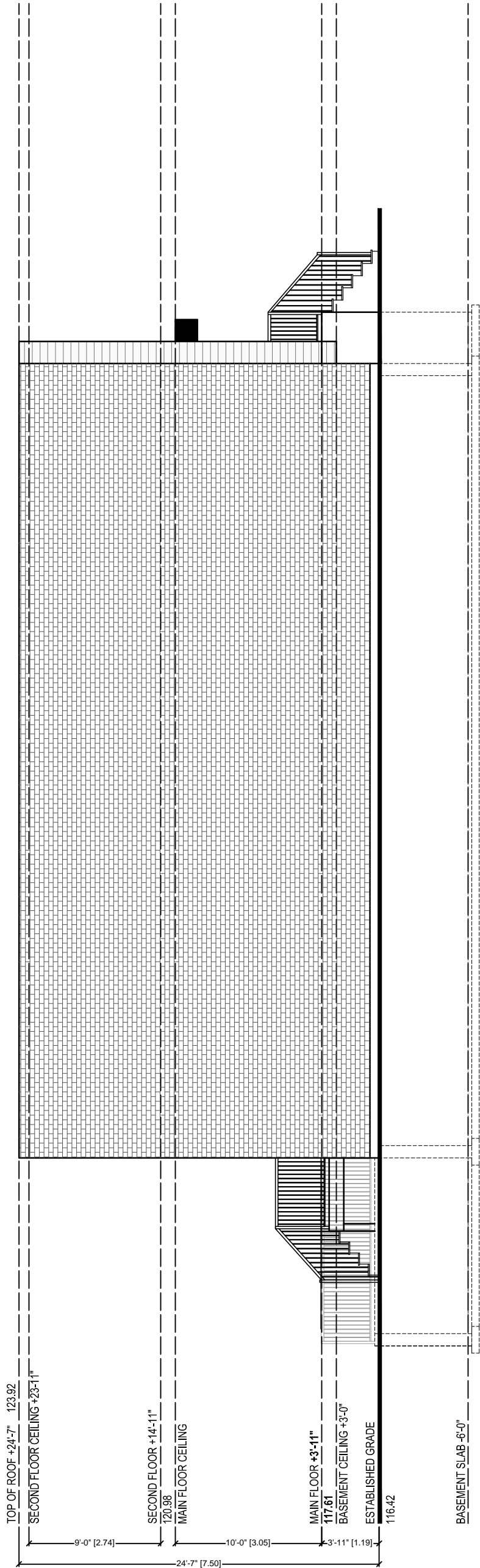
STAMP:

SHEET TITLE:  
**REAR ELEVATION**

SCALE:  
SHOWN  
DATE:  
MAR 7 2018

DRAWN BY:  
----  
CHECKED BY:  
----

DWG. NO:  
**A6**



PART 1

1 SIDE ELEVATION (SOUTH)  
A7 SCALE: 1/8"=1'0"

PROJECT TITLE:

PROPOSED 2 STOREY DWELLING  
666a GREENWOOD AVENUE

PROJECT NO:

---

STAMP:

SHEET TITLE:

SIDE ELEVATION

SCALE:

SHOWN

DRAWN BY:

---

DWG. NO:

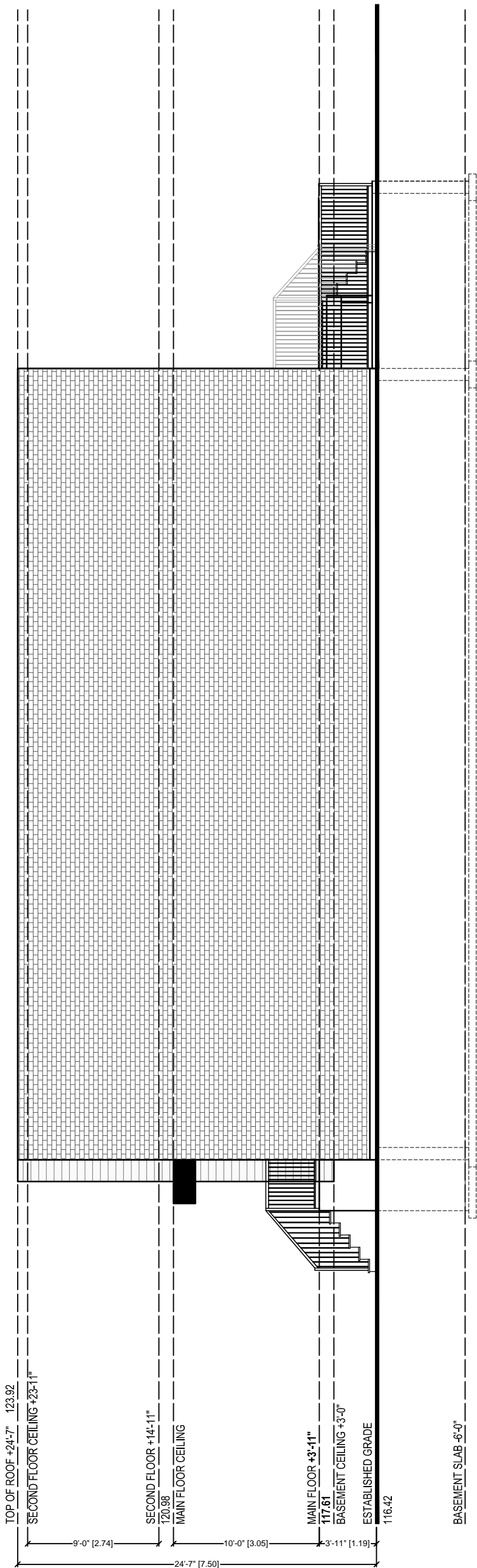
A7

DATE:

MAR 7 2018

CHECKED BY:

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PART 1

1 SIDE ELEVATION (NORTH)  
A8 SCALE: 1/8"=1'0"

PROJECT TITLE:

PROPOSED 2 STOREY DWELLING  
666a GREENWOOD AVENUE

PROJECT NO:

----

STAMP:

SHEET TITLE:

SIDE ELEVATION

SCALE:

SHOWN

DRAWN BY:

----

DWG. NO:

A8


DATE:


MAR 7 2018


CHECKED BY:


----

LEGEND SYMBOLS :


CM DETECTOR


FLOOR DRAIN


EXHAUST FAN


SMOKE ALARM

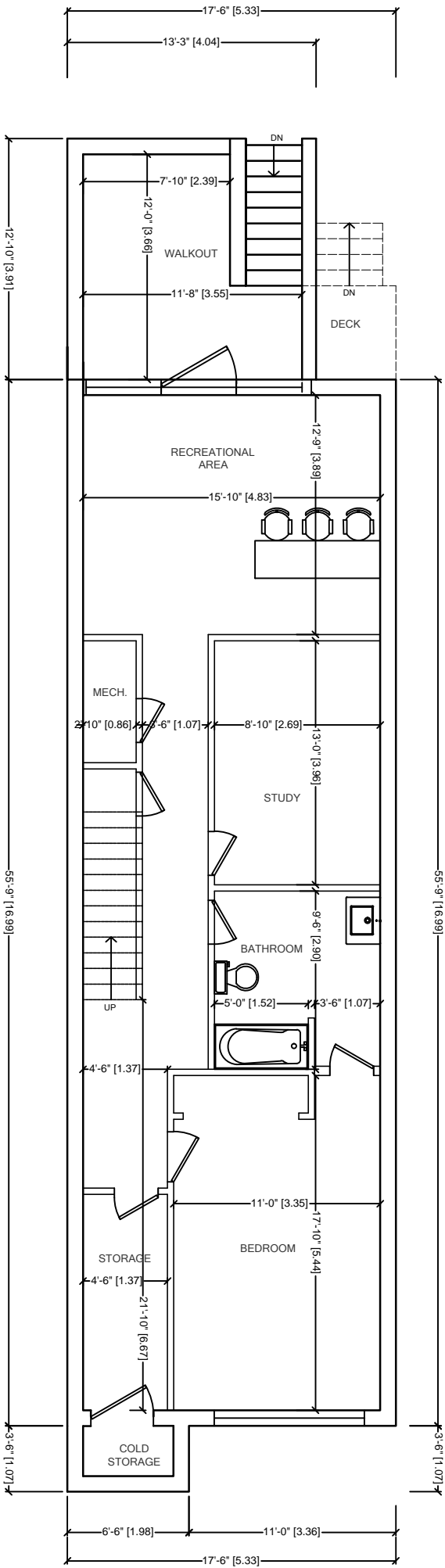
LEGEND WALLS :

EXISTING WALLS TO BE REMOVED

EXISTING WALLS TO BE FILLED

NEW WALLS

EXISTING WALLS TO REMAIN



PART 2

1

A9

BASEMENT PLAN

SCALE:1/8"=1'0"

PROJECT TITLE:

PROPOSED 2 STOREY DWELLING  
666b GREENWOOD AVENUE

PROJECT NO:

----

STAMP:

SHEET TITLE:

BASEMENT PLAN

SCALE:

SHOWN

DRAWN BY:

----

DWG. NO:

DATE:


MAR 7 2018


CHECKED BY:


----


A9

LEGEND SYMBOLS :


CM DETECTOR


FLOOR DRAIN


EXHAUST FAN


SMOKE ALARM

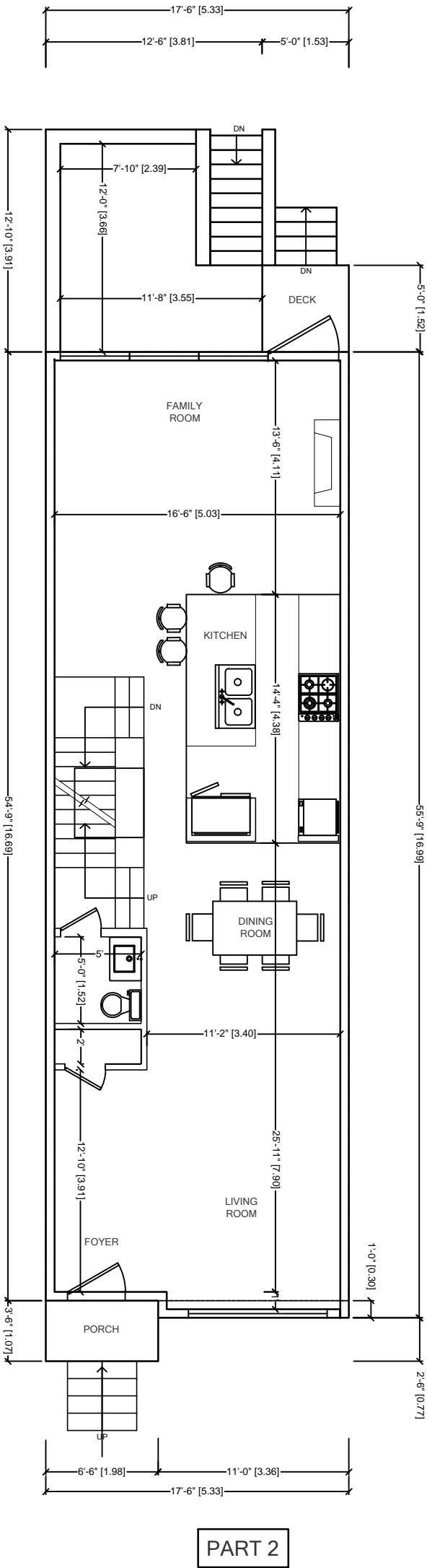
LEGEND WALLS :

EXISTING WALLS TO BE REMOVED

EXISTING WALLS TO BE FILLED

NEW WALLS

EXISTING WALLS TO REMAIN



LEGEND SYMBOLS :

CM DETECTOR

FLOOR DRAIN

EXHAUST FAN

SMOKE ALARM

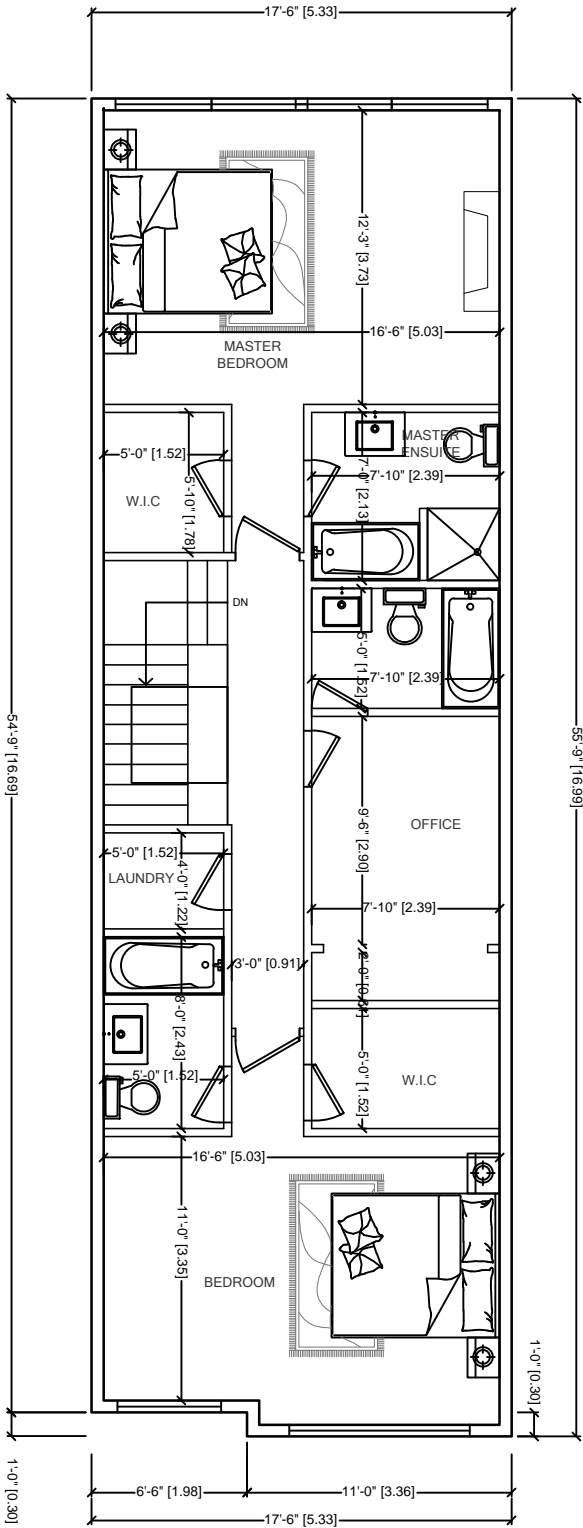
LEGEND WALLS :

EXISTING WALLS TO BE REMOVED

EXISTING WALLS TO BE FILLED

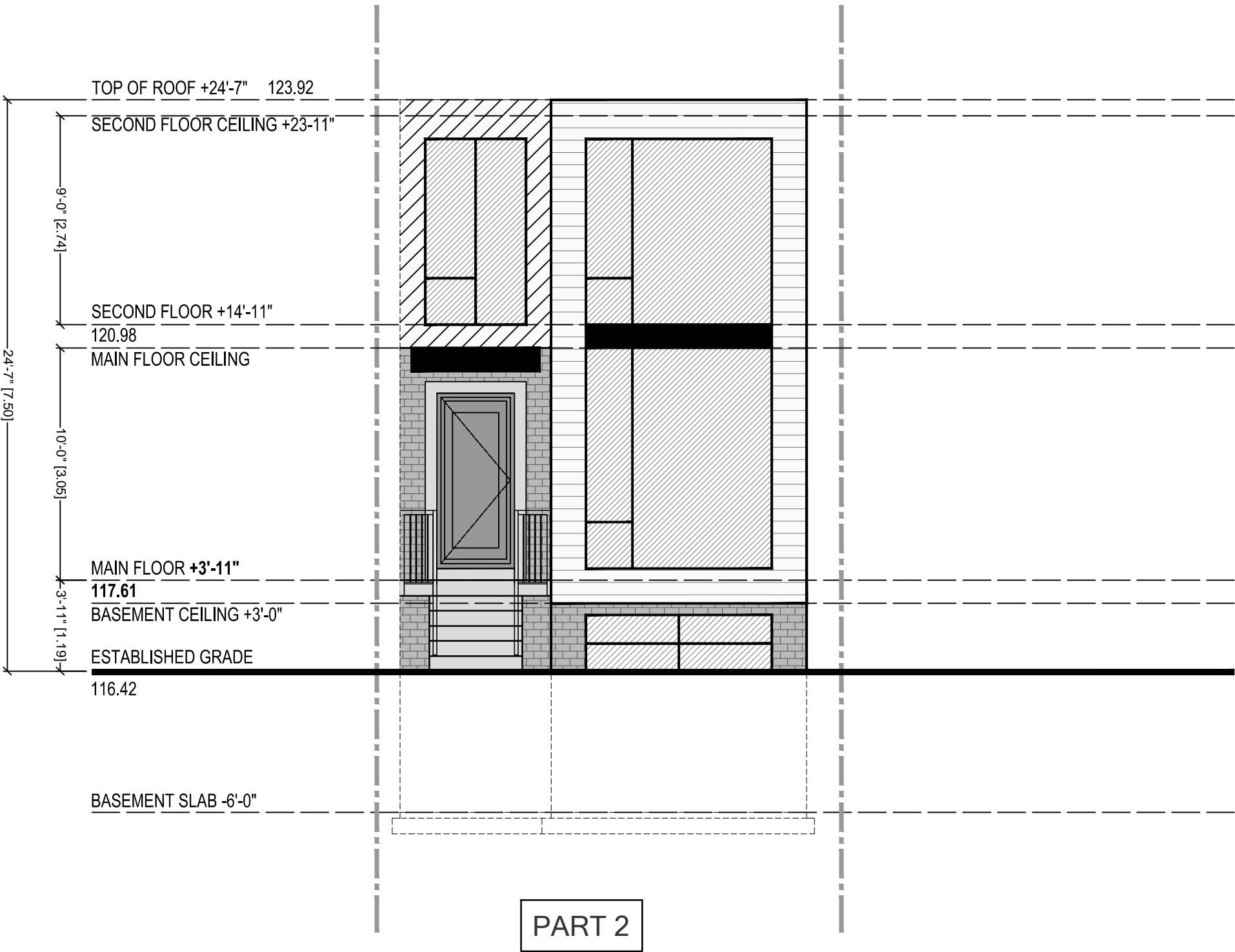
NEW WALLS

EXISTING WALLS TO REMAIN



PART 2





1 FRONT ELEVATION  
A12 SCALE: 3/16"=1'0"

PROJECT TITLE:  
**PROPOSED 2 STOREY DWELLING**  
666b GREENWOOD AVENUE

PROJECT NO:  
----

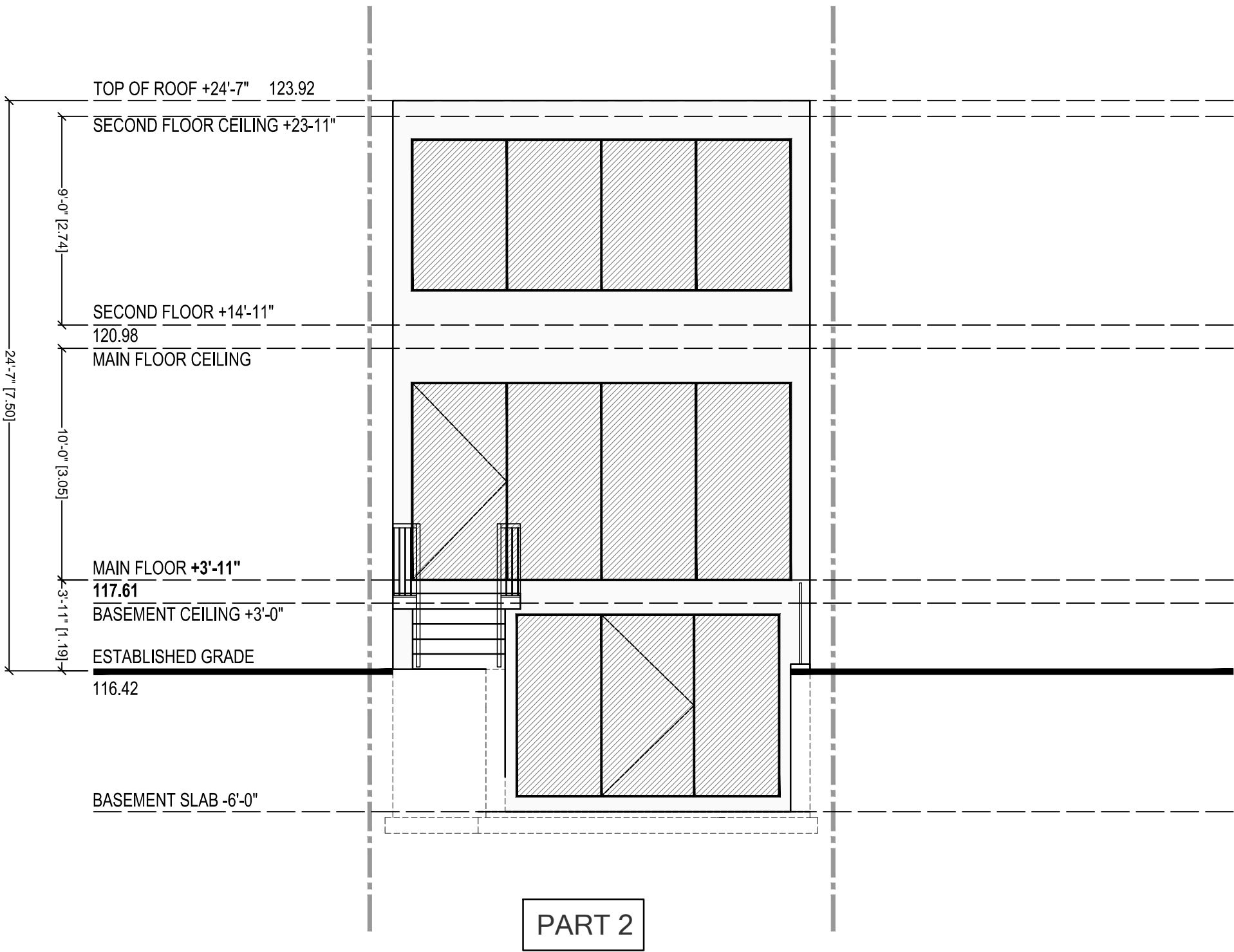
STAMP:

SHEET TITLE:  
**FRONT ELEVATION**

SCALE:  
SHOWN  
DATE:  
MAR 7 2018

DRAWN BY:  
---  
CHECKED BY:  
---

DWG. NO:  
**A12**



1 REAR ELEVATION  
A13 SCALE:3/16"=1'0"

PROJECT TITLE:

PROPOSED 2 STOREY DWELLING  
666b GREENWOOD AVENUE

PROJECT NO:

----

STAMP:

SHEET TITLE:

REAR ELEVATION

SCALE:

SHOWN

DATE:

MAR 7 2018

DRAWN BY:

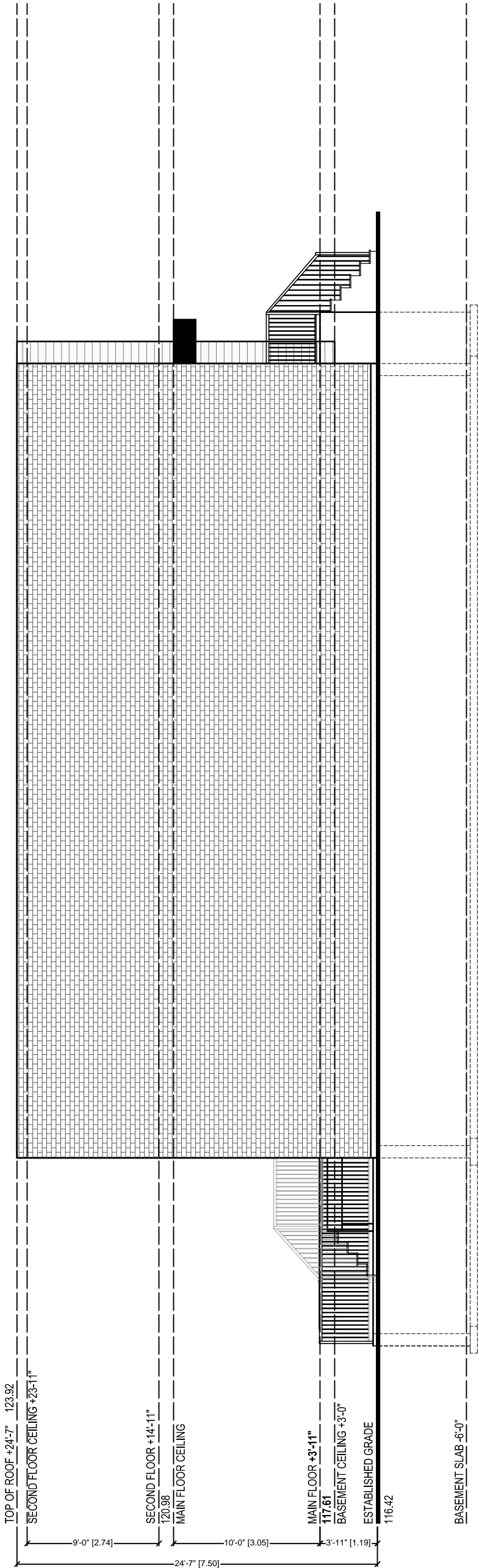
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CHECKED BY:

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DWG. NO:

A13



PART 2

1 SIDE ELEVATION (SOUTH)  
A14 SCALE: 1/8"=10"

PROJECT TITLE:

PROPOSED 2 STOREY DWELLING  
666b GREENWOOD AVENUE

PROJECT NO:

----

STAMP:

SHEET TITLE:

SIDE ELEVATION

SCALE:

SHOWN

DRAWN BY:

----

DWG. NO:

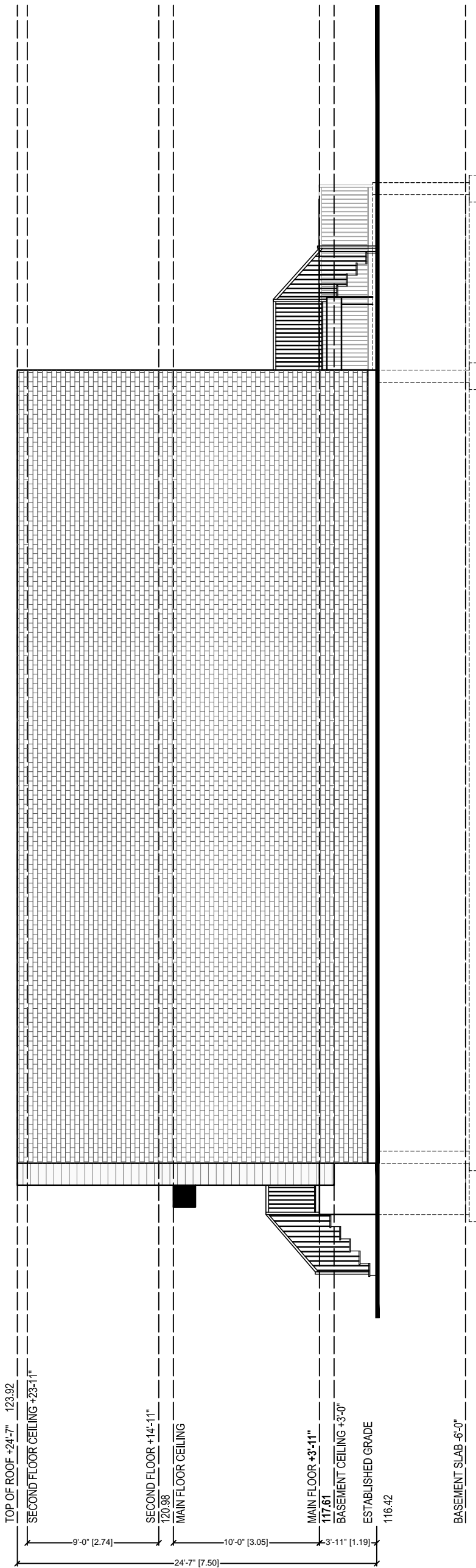
DATE:

MAR 7 2018

CHECKED BY:

----

A14



PART 2

1 SIDE ELEVATION (NORTH)  
A15  
SCALE: 1/8"=1'0"

PROJECT TITLE:

PROPOSED 2 STOREY DWELLING

666b GREENWOOD AVENUE

PROJECT NO:

----

STAMP:

SHEET TITLE:

SIDE ELEVATION

SCALE:

SHOWN

DRAWN BY:

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DWG. NO:

DATE:

MAR 7 2018

CHECKED BY:

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A15