

DECISION AND ORDER

Decision Issue Date Wednesday, October 17, 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): Chris Monahan

Applicant: Luis Steve Quintana and Sylvia Tong

Property Address/Description: 154 Simpson Avenue

Committee of Adjustment Case File Number: 17 150703 STE 30 MV (A0495/17TEY)

TLAB Case File Number: 17 278929 S45 36

Hearing date: Friday, June 15, 2018

DECISION DELIVERED BY S.Gopikrishna

APPEARANCES

Name	Role	Representative
Sylvia Tong and Luis Steve Quintana	Owners	
Chris Monahan	Appellant	
Adrian Frank	Lawyer	Applicants
Michelle Charkow	Expert Witness	Applicants

INTRODUCTION AND BACKGROUND

Sylvia Tong and Luis Steve Quintana are the owners of 154 Simpson Ave, located in Ward 30 of the City of Toronto. They applied to the Committee of Adjustment (COA), to alter the existing two storey detached dwelling at 154 Simpson Ave, by constructing a

third storey addition, a rear one storey addition, and a rear ground floor deck. The COA heard the application on 17 January, 2018, and approved the application. On 4 February, 2018, Chris Monahan, the neighbour at 156 Simpson Ave., appealed the decision to the Toronto Local Appeal Body (TLAB), which scheduled an oral hearing on 15 June, 2018.

MATTERS IN ISSUE

Under By-law 569-2013:

1) Chapter 10.10.40.10.(2)(B)(i)

The maximum permitted height of all exterior main walls facing a side lot line is 7.5 m. The height of the side exterior main walls facing a side lot line will be 9.6 m.

2) Chapter 10.10.40.40.(1)(A)

The maximum permitted floor space index of a detached dwelling is 0.6 times the area of the lot (96.99 m²). The altered detached dwelling will have a floor space index equal to 1.18 times the area of the lot (190.08 m²)

3) Chapter 10.5.40.60.(7)

Roof eaves may project a maximum of 0.9 m provided that they are no closer than 0.30 m to a lot line. The roof eaves will be located 0 m from the west side lot line.

4) Chapter 10.10.40.10.(1)(A)

The maximum permitted building height is 10 m.
The altered detached dwelling will have a height of 10.59 m.

Under By-law 438-86:

5) Section 6(3) Part I 1

The maximum permitted gross floor area of a detached dwelling is 0.6 times the area of the lot (96.99 m²). The altered detached dwelling will have a gross floor area equal to 1.18 times the area of the lot (190.08 m²)

6) Section 6(3) Part I 3.B(II)

The minimum required side lot line setback for the portion of a detached dwelling not exceeding a depth of 17 m is 0.9 m. The portion of the altered detached dwelling not exceeding a depth of 17 m will be located 0 m from the west side lot line.

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

At the hearing held on 15 June, 2018, the Appellant, Mr. Chris Monahan represented himself, while the Applicants-Respondents were represented by Mr. Adrian Frank, a lawyer who specializes in Municipal Law, and Ms. Michelle Charkow, a Registered Professional Planner. At the beginning of the hearing, I drew the attention of the Parties to the flexibility in TLAB's Rules about the order in which evidence could be presented. The Applicants-Respondents elected to present their case first. I also advised the Parties that I had conducted a site visit in order to develop an understanding of the relationship of the proposal and the surrounding community.

Mr. Frank led Ms. Charkow through the highlights of her educational and professional experiences, and asked that she be recognized as an Expert Witness. After noting that Mr. Monahan had no questions for Ms. Charkow; I recognized the latter as an Expert Witness. Ms. Charkow began by describing the area context of the study area, and stated that her study area consisted of the neighbourhood generally located north of Gerrard Street East, east of the Don Valley Parkway and Riverdale East Park. She added that the study area included only those dwellings "internal to the neighbourhood", which excluded properties fronting onto major streets, such as Gerrard Street East, Broadview Avenue, and Carlaw Avenue.

Ms. Charkow then stated that this area is categorized by the City of Toronto as "Neighbourhoods". This Neighbourhood is specifically governed by zoning by-laws 438-86 and 569-2013; under By-law 438-86, the subject site is zoned R2 Z0.6 with a maximum permitted density of 0.6 times the area of the lot and a maximum permitted height of 10 metres. Under By-law 569-2013, the subject site is zoned Residential – R (d0.6)(x736), with a maximum permitted density of 0.6 times the area of the lot and a maximum permitted height of 10 metres.

Ms. Charkow described the neighbourhood as an eclectic mix of dwelling types, including 2- and 3-storey row houses, semi-detached dwellings, and single detached dwellings. According to her, the Study Area primarily consists of single detached dwellings, row houses, and semi-detached dwellings, with vintage houses that dated back to the late 1800s to the early 1900s. She pointed out that there are several neighbourhood commercial uses along Carlaw Avenue, as exemplified by coffee shops and pet stores. Ms. Charkow then described the details of COA's decisions respecting 156 and 152 Simpson, and how both the applications were approved with third storey additions. She added that 156 Simpson had been approved for an FSI of 1.15, while 152 Simpson had been approved for a variance of 1.11. She added that the neighbourhood consisted of small lot frontages and a tightly knit urban fabric, with "small and tight side yard setbacks". Ms. Charkow stated that her analysis placed a greater emphasis on the qualitative aspects of the proposal, rather than emphasize the FSI numbers.

Ms. Charkow also added that as a result of the OMB decision dated 1 March, 2018, Variance No 5, as listed in the Zoning Notice, which addressed the Gross Floor Area,, had become redundant, and did not have to be ruled on by the TLAB. Ms. Charkow then provided a description of the application's history, including the Applicants originally proposing a rear 1-storey addition and enlarging the existing third storey, and a flat roof style for the third storey. She added that in response to comments from Planning staff and the neighbor at 156 Simpson Avenue, the applicants revised their plans to include a pitched roof and resubmitted the same to the Committee of Adjustment on November 23, 2017. At the Committee of Adjustment hearing on January 17, 2018, the rear yard setback variance was eliminated and the proposed addition to the dwelling was revised to comply with the maximum height of walls under both Zoning By-laws, at 7.5 m. Ms. Charkow added that she reviewed the plans, and noted that the zoning notice had been updated to remove the rear yard setback variance, as well as correcting a typo regarding FSI under By-law 438-86.

Ms. Charkow then presented evidence to demonstrate compatibility between the proposal and the Provincial Policy Statement (PPS, 2014) and the Golden Growth Plan, 2017. According to Ms. Charkow, the Growth Plan and PPS encourage modest intensification, compact, vibrant and complete communities, and optimizing the use of existing and new infrastructure to support growth in a compact, efficient form, a goal that the proposal contributes to by virtue of its emphasis on an efficient use of available land. Ms. Charkow then discussed the compatibility between the project and the four tests under Section 45(1).

She discussed the proposal's compatibility with the Official Plan. After reiterating the "eclectic" nature of the Riverdale neighbourhood that the proposal is located in, Ms. Charkow discussed the application of Policies 2.3 and 4.1, which discuss the need for development to "respect and reinforce the existing physical character of buildings, streetscapes and open space patterns in these areas". She concluded that the proposal satisfied both the policies as a result of "construction of an addition which is consistent with the overall massing and scale of other homes on Simpson Avenue and surrounding

streets". Ms. Charkow also stated the proposal's compliance with sections 4.1.5 and 4.1.8, compliance with building length, and facilitate reinvestment and redevelopment within the existing urban area in a manner that is in keeping with the established character of the surrounding neighbourhood. Based on this evidence, Ms. Charkow concluded that the proposal satisfied the intent and purpose of the Official Plan.

Ms. Charkow stated that the proposal met the general intent and purpose of the zoning by-law. According to Ms. Charkow, the purpose of the Zoning Plan is to identify permitted uses, together with performance standards, which applied to a building or property, will result in a development which:

- implements the Official Plan;
- will not result in adverse planning impacts on the immediate or broader neighbourhood; and
- results in a building, compatible with the subject land and neighbouring developments

Ms. Charkow then discussed the specific performance standard for the variances and the compatibility between the requested variances and the specific performance standard. She stated that the performance standard for the FSI related variance is to prevent an excessive GFA with respect to the lot size. She asserted that the size of the house was not excessive when compared to its neighbours, and provide examples from the neighbourhood. Ms. Charkow emphasized that a mere number such as the FSI did not provide adequate detail about the fit into the neighbourhood. She then pointed out how the FSI could vary depending on which by-law was used, notwithstanding no change to the physical structure, followed by an explanation of how the FSI number derived under each By-law depended on which floor was closest to grade.

She then stated that the purpose of the side yard setback is to ensure adequate building to building separation for cleaning purposes, and that zero setbacks are not uncommon in this area. She also explained how the yard setbacks did not cause any adverse impact without compromising on maintainability and privacy. Lastly, Ms. Charkow explained that the eaves variances was a "technical variance" because it is an existing condition; and its existence without causing any negative impact demonstrated the variance's compatibility with the intention and purpose of the Zoning By-law.

Ms. Charkow then discussed the test of the proposal's being minor. She asserted that the proposed additions are minor, both from the perspective of numerical change and impact, and that the additions, both individually and cumulatively, did not give rise to adverse planning impacts. Ms. Charkow argued that concept of what is minor is not merely a numerical calculation, but focuses on an analysis of fit and impact on the immediate and surrounding context. She stated that the scale, height, and massing of the proposed additions are in keeping with the existing built form character of the study area, and did not destabilize the neighbourhood in any way. Based on this discussion, Ms. Charkow concluded that the proposal meets the test of being minor.

Ms. Charkow lastly discussed the test of desirability and appropriateness for the development of the land. She pointed out that the proposed development reflects the

existing built form already established in the area, especially in relation to the single detached dwellings with additions, immediately adjacent to the subject site. Asserting that the proposed additions will result in a dwelling that is appropriate for the subject property, but would simultaneously fit in with the eclectic nature of the neighbourhood, Ms. Charkow concluded that the size and scale of the proposal, as well as its compatibility with performance standards applicable to this proposal, will help reinvest in the neighbourhood such that it reinforces, and contributes to the neighbourhood's stability. Based on this discussion, Ms. Charkow concluded that the proposal met the test of demonstrating appropriate development of the land.

Ms. Charkow recommended that the proposal be approved based on the demonstrated compatibility between the proposal and the four tests under Section 45(1). She reiterated that the GFA variance under By-Law 438-86 had become redundant, and did not have to be ruled on.

At this stage, Mr. Frank stated that he wanted to refute the objections brought up by the Appellants since they did not have the right of reply by virtue of being the Respondents. He asked Ms. Charkow to comment on the implication in Mr. Monahan's letter that a larger FSI, as requested, meant that a "big house" would be constructed. Ms. Charkow disagreed with the idea of FSI being linked to a big house and repeated her earlier answer about how FSI was related to both the relative size of the house with respect to the lot area. She then provided an example of 94 Simpson where the FSI was larger when compared to 156 Simpson, even though the GFA was smaller when compared to the latter.

The next question related to an explanation of the difference in FSIs for 153 Simpson under the 2 by-laws (1.29 under 569-2013 vs 0.84 under 438-86). Ms. Charkow explained that this was the consequence of 569-2013's approach to calculating GFA by selecting the storey closest to grade, which was the basement in this case. However, in the case of 154 Simpson, the concept of using the basement as the basis of the calculation did not apply because the architecture was such that the basement wasn't the floor closest to grade. Mr. Frank then pointed out Mr. Monahan's reliance on MPAC (Municipal Property Assessment Corporation) numbers in his written statement and asked Ms. Charkow to comment on the use of MPAC numbers, instead of the numbers provided by the Zoning Notice, as the basis establishing overdevelopment. Ms. Charkow stated that MPAC data is not as current as information provided in the Zoning Notice, because the latter relies on zoning by-laws, as opposed to MPAC, which based its calculations on the "building area", a concept that hadn't been clearly defined on the basis of the written submissions. Noting that MPAC numbers are "self-reported", Ms. Charkow stated her preference for numbers provided in Zoning Notices through the COA process.

Mr. Monahan then cross-examined Ms. Charkow. He asked Ms. Charkow about how many houses in the study area which had been approved for height related variances. Ms. Charkow said that based on her research, six houses had been approved for height related variances. He then asked how many applications had been approved by the

COA for variances related to exterior main wall height, to which Ms. Charkow said that there were eight examples. He then wanted to know how many of them had all the variances requested at 154 Simpson, to which Ms. Markow stated that there was 1 example, referring to the approval at 123 Langley. Mr. Monahan emphasized that there was only 1 house which had all the variances requested, and that 1 house was more the exception than the norm in the study area. He questioned Ms. Charkow's description of such houses "not being unusual" when there was only 1 example. Ms. Charkow stated that her discussion referred to houses "existing harmoniously" rather than being identical.

Mr. Monahan then asked Ms. Monahan if the three storey additions which had been approved at 144, 146 and 148 Simpson, were visible from the street, to which Ms. Charkow replied in the negative.

Mr. Monahan presented his evidence. He stated that the information presented at the COA meeting was "misleading". He said that there were a total of 6 variances requested by the Applicants, which would result in a very big house, which was completely out of character with the neighbourhood. He said that the construction of such a large house was not supported by "Land Use Policy 4.1. 5", with specific respect to

- c) heights, massing, scale and dwelling type of nearby residential properties
- d) prevailing building type(s)
- e) setbacks of buildings from the street or streets

because they did not maintain the character of the neighbourhood.

Mr. Monahan also referenced that the OP stated that "no changes will be made through rezoning, minor variance, consent, or any other public action, that are out of keeping with the physical character of the neighbourhood".

Mr. Monahan stated that it was important to note that there was only property in the entire subject area, namely the one at 123 Langley, where the quantum of development was comparable to the proposal at 154 Simpson, and emphasized that Ms. Charkow had admitted as much, in her answers to his questions.

Mr. Monahan then pointed out that the Applicants had relied heavily on the approvals of various variances at 152 and 153 Simpson. However, Mr. Monahan opined that neither decision could be used to support the variances at 154 Simpson if "full information were to be considered". Presenting his analysis of how these approvals were different from the proposal before the TLAB, Mr. Monahan said that notwithstanding the fact that 152 Simpson was the only property that was renovated for height, it was still within the 10 m height allowed by the by-law. The proposed step back on the 3rd floor of 154 Simpson, facing the street, is smaller than the corresponding step back at 152 Simpson. Mr. Monahan also claimed that the FSI estimate of 1.29 times the lot area, for 153 Simpson was "highly misleading". He said that the estimate of this FSI number included the finished basement, which had not been included in previous calculations, nor had been included in the post renovation building size for the property on the MPAC website. The

corresponding figure for 154 Simpson does not include the basement. According to Mr. Monahan, the FSI figure for 153 Simpson would have been in 0.9 range , “if the basement were excluded, and that this figure was the average of 17 nearby properties, based on information from the MPAC website.”

Mr. Monahan then shared an interesting anecdote about how the requested FSI figure of 1.29 times the Lot Area had been arrived at by the Applicants at the time of the COA hearing. Mr. Monahan claimed that the agent for the applicants did not know the answer to the question about the largest FSI approved in the community at the time of the hearing, until the opposition, including himself, stated that correct answer was 1.29 , which the agent seized on, and used to his advantage.

Mr. Monahan claimed that the combined impact of all the variances would increase the floor space by 600 sq. ft., and could not be considered minor. He also pointed out that the total floor space (excluding the basement) would be 2,080 sq. ft., which was 40% more than compared to the building size recorded for the property according to information from MPAC’s website. In Mr. Monahan’s opinion, the FSI for 154 Simpson was “significantly higher” than 152 Simpson, and the height difference between 154 and 152 Simpson was nearly 0.6 m. He also opined that the neighbouring property had been granted an increase in height, because of the extra unit contained in the basement, because “the extra rental unit contributed to extra rental units”, which was consistent with the Provincial Policy.

Mr. Monahan also complained about the owners of 154 Simpson making no attempt to contact the Applicants since August 2017, despite requesting a deferral at the original COA hearing to address issues raised by the City and himself. He then stated underpinning and demolition work has “continued, with no communication”, and that the property remained a “construction site, well into 2018”, and showed pictures to support his statement. Mr. Monahan alleged that the Applicants had “failed to meet basic expectations” regarding safety, and that removal of demolition debris in the backyard was done only after the neighbours complained to the City, and reiterated that the submitted Plans “misrepresented” the proposed increase in floor space. He said that based on the MPAC data, the original area of the house was 1477 sq. ft., which had now increased to 2046 sq. ft., as a result of the additions. However, Mr. Monahan said, the 2046 sq. ft., did not increase for changes being made to the basement, because there were no variances. The fact that there were no variances for the basement, he contended, did not mean that it did not impact the overall development, or what he saw everyday as a neighbour, since there was a gaping hole in the ground. He further distinguished between other development in the neighbourhood, and the proposal at 154 Simpson, since the third floor additions at the back of the house, and not in the front. Mr. Monahan claimed that the proposal at 154 Simpson would change the streetscape, and opined that allowing such a change would create “a negative precedent”.

Lastly, Mr. Monahan objected to the planned extension of the first floor, and complained that this would have a negative impact on his privacy, with specific reference to what would be taking place on his deck.

In his cross examination, Mr. Frank referred Mr. Monahan to his own submission, and asked him if he had read the "disclaimer" at the bottom of the first page of the submission featuring information from MPAC, which specifically stated that "the information could not be used for any purposes other than assessing property tax", and that one had to "obtain the permission of MPAC to use the information for any other purpose than what was intended". Mr. Frank then asked if Mr. Monahan had obtained permission to use the information in order to analyze the information as presented in his submissions, to which Mr. Monahan replied in the negative. Mr. Frank reminded Mr. Monahan about his speculating about the height of the neighbouring property being approved as a result of the second suite in the basement, and asked if Mr. Monahan would be amenable to not opposing the height if informed that that a similar unit was being contemplated at 154 Simpson? Mr. Monahan did not answer the question. Mr. Frank's last question was about how information about renovations at 144 and 146 Simpson had been obtained to which Mr. Monahan said that this was on the basis of discussion with the neighbours. Mr. Frank remarked that this was hearsay, and asked that the evidence not be taken into consideration.

The two Parties then presented their closing remarks.

Mr. Monahan stated how "unfortunate" the process had been, because there was "no cooperation from the neighbour at 154 Simpson and no consultation whatsoever". He said that there should be no approval for people who are not prepared to engage with the neighbours, nor should the proposal be approved, based on just 1 example.

Mr. Frank, in his submission, asked that the TLAB take into consideration, the uncontroverted evidence of the expert witness, Ms. Charkow, who had provided "thoughtful planning rationale". Referring specifically to the variances, he said that the first variance was "common" and already existed in the neighbourhood, the 2nd involving FSI, which had been discussed at length, was like many variances, which had been approved in the neighbourhood. He also pointed out that many of the older projects did not have to "contend" with the front wall height variances, as introduced in By-law 569-2013, resulting in the "wrong impression" that such variances did not exist in the neighbourhood. Mr. Frank concluded by saying that the variances, individually or cumulatively, were "not out of whack for the neighbourhood", even if Mr. Monahan found them "jarring". He asked that all the variances be approved.

ANALYSIS, FINDINGS, REASONS

It is helpful to address the arguments brought up by the Appellant at the beginning, since they form the basis of the Appeal.

The arguments raised by the Appellant, rely heavily on the use of data from MPAC. There are a number of issues involved with the use of MPAC data without reference to standard information from a zoning notice. As was established through the cross examination of the Appellant, MPAC is very explicit in cautioning the user about how the information may be used, and specifically advises that the information not be used for purposes other than assessing property tax. MPAC further requires users to specifically request permission if the information is to be used for purposes other than the stated intention of assessing property taxes. It would have behooved the Appellants to obtain the consent, and the necessary permission of MPAC, if they wished to use the data to establish overdevelopment of a neighbouring property, since this purpose is unrelated to property tax determination. This conclusion effectively means that the entire quantum of arguments used by the Appellant to advance concerns of overdevelopment, have to be excluded from analysis, because they rely primarily on MPAC data.

In contrast, the Applicants used information from the Zoning Notice as the basis of their arguments. While Zoning notices may not be infallible, it is common practice to rely on them to establish what the appropriate variances are, because they are prepared by a Zoning Examiner, who combines objectivity, with a familiarity with the Zoning By-laws. Such information, from an informed third party with requisite expertise, is more reliable than MPAC data, which is self-reported by community members, without a reference to how the numbers were generated. In other words, the GFA and FSI numbers from the zoning notice are more reliable than MPAC data, notwithstanding my aforementioned conclusion, excluding the MPAC data for decision making purposes.

The other significant objections raised by the Appellant include concerns about changes to the roofline, and the fact that the presence of just one other building with all the requested variances in the neighbourhood does not provide enough ground to approve the variances. Reference was also made to the lack of the Applicants' not having discussions with the neighbours.

Of these points, the applicants' lack of consultation with the neighbours, while regrettable, cannot constitute grounds to admit the Appeal, since there is no legal obligation for the Applicants to consult their neighbours, nor obtain the latter's approval. On the matter of changes to rooflines, it is important to allay the Appellants' concerns about any approvals not constituting "precedent". Approval of such variances is highly dependent on the geographical and topographical context, which effectively means that what is good for the goose may not necessarily be good for the gander. It is trite law to state that there is no absolute right to a view in the Province of Ontario, a conclusion that may be extended to the neighbours' perceptions of roof-lines.

On the matter of change in the community, and how this approval may destabilize the community, it is important to note that there is at least one other building in the neighbourhood where all the requested variances have been granted, based solely on the narrative provided by the Appellant. This fact supports the conclusion of gradual evolution in the community, as is expected in a Neighbourhood setting.

The argument for approval becomes stronger when one reviews Ms. Charkow's testimony, with reference to how changes have occurred in this neighbourhood, without any discernible negative impact, including neighbouring properties and the house opposite the subject property. Ms. Charkow's evidence was fulsome and spoke extensively, to all the tests listed in Section 45(1) of the Planning Act, as well as higher level policies. Her evidence remains uncontroverted from a planning perspective, and is therefore preferred. This conclusion, about providing higher weight to the Applicants' evidence, combined with the expressed concerns regarding MPAC data earlier, results in a situation where I am compelled to dismiss the Appeal.

The Appeal respecting 154 Simpson is therefore dismissed, which confirms the decision of the Committee of Adjustment. However, I note that Variance No. 5, as submitted to TLAB, has become redundant as a result of an earlier OMB decision. Omitting this variance results in an unusual numbering of variances in the final Order, which refers to the approval of Variances 1-4 followed by 6.

The only condition that is imposed is the standard condition to build the proposal in substantial accordance with the submitted Plans and Elevations

DECISION AND ORDER

1. The Appeal respecting 154 Simpson Avenue is refused, and the Decision of the Committee of Adjustment, dated 17 January, 2018, is confirmed.
2. The following variances are approved:

Under By-law 569-2013:

1) Chapter 10.10.40.10.(2)(B)(i)

The maximum permitted height of all exterior main walls facing a side lot line is 7.5 m. The height of the side exterior main walls facing a side lot line will be 9.6 m.

2) Chapter 10.10.40.40.(1)(A)

The maximum permitted floor space index of a detached dwelling is 0.6 times the area of the lot (96.99 m²). The altered detached dwelling will have a floor space index equal to 1.18 times the area of the lot (190.08 m²)

3) Chapter 10.5.40.60.(7)

Roof eaves may project a maximum of 0.9 m provided that they are no closer than 0.30 m to a lot line. The roof eaves will be located 0 m from the west side lot line.

4) Chapter 10.10.40.10.(1)(A)

The maximum permitted building height is 10 m.
The altered detached dwelling will have a height of 10.59 m.

Under By-law 438-86:

6) Section 6(3) Part I 3.B(II)

The minimum required side lot line setback for the portion of a detached dwelling not exceeding a depth of 17 m is 0.9 m. The portion of the altered detached dwelling not exceeding a depth of 17 m will be located 0 m from the west side lot line.

3. No other variances are considered approved.
4. The following condition is imposed:
 - a) The buildings have to be constructed in substantial accordance with the Plans and Elevations dated March 8, 2018, prepared by YCL Structural Designs.

So orders the Toronto Local Appeal Body.

X



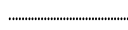


S. Gopikrishna
Panel Chair, Toronto Local Appeal Body

SCOPE OR WORK:

- NEW ONE STOREY REAR ADDITION.
- MODIFIED ROOF.
- COVERT ATTIC INTO LIVING SPACE.
- INTERIOR RENOVATIONS.

LEGEND:

-  EXISTING BUILDING.
-  PROPOSED ADDITION.
-  DEMOLITION.

SITE STATISTICS

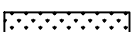

ZONE:
 MAX. HEIGHT:
 ALLOWABLE DENSITY (GFA):
 SITE AREA:

IMPERIAL	METRIC
R	R
32'-9 1/2"	10.00 m
60%	60%
1740.00 SQ.FT.	161.65 m ²

BUILDING GROSS FLOOR AREA (GFA)

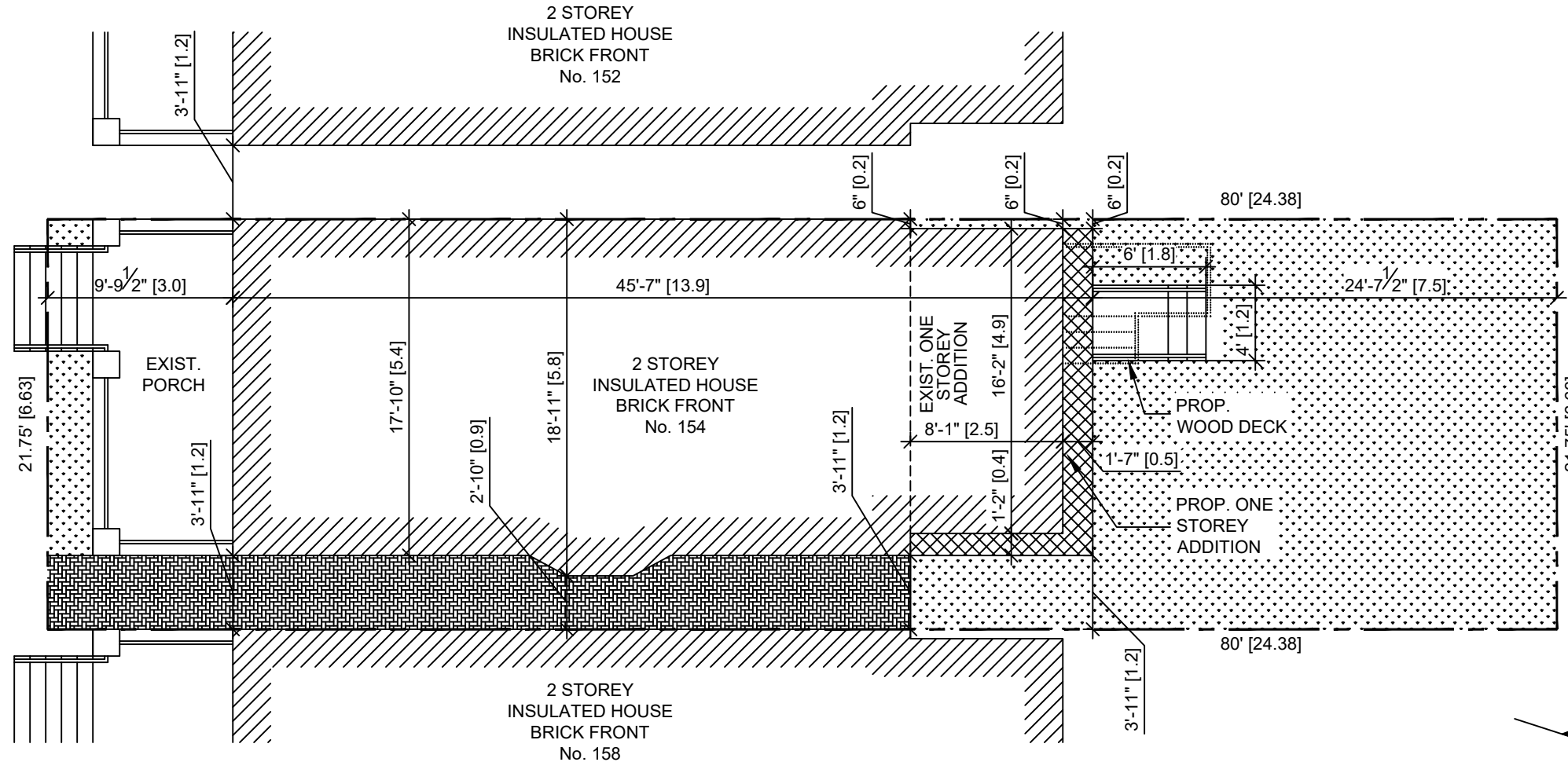
EXIST. MAIN FLOOR (excluding front porch):	777 SQ.FT.	60.20 m ²	72.19 m ²
PROP. MAIN FLOOR (excluding front porch):	814 SQ.FT.		75.62 m ²
EXIST. SECOND FLOOR:	648 SQ.FT.		
PROP. SECOND FLOOR:	648 SQ.FT.	60.20 m ²	
EXIST. THIRD FLOOR:	419 SQ.FT.	117.59 m ²	8.93 m ²
PROP. THIRD FLOOR:	584 SQ.FT.		54.26 m ²
TOTAL GFA (excluding basement & front porch):	2046 SQ.FT.		190.08 m ²
TOTAL GFA (excluding basement & front porch)(%):	117.59 %		

LANDSCAPE AREAS:

-  SOFT LANDSCAPING (GRASS)
-  HARD LANDSCAPING (PAVEMENT)

REAR YARD AREA = 517 SF (48 m²)
 MIN 50% SOFT LANDSCAPING = 259 SF (24 m²)
 PROP SOFT LANDSCAPED AREA = 538 SF (50 m²)

SIMPSON AVENUE
 FORMERLY BROOKE AVENUE



INFORMATION TAKEN FROM PLAN OF SURVEY BY C.E. DOTTERILL LTD. DATED JULY 13, 1974. SHOWING PART OF LOT 53, REGISTERED PLAN 591, CITY OF TORONTO.

No.	DESCRIPTION	DATE
09	UPDATED GFA CALCULATION	MAR / 08 / 2018
08	REVISED BUILDING LENGTH	FEB / 20 / 2018
07	COMMITTEE OF ADJUSTMENT	OCT / 20 / 2017
06	ADDITIONAL BSMT MOD'S (SHOW NEW WALL IN REAR UNEX. AREA)	OCT / 10 / 2017
05	REVISED TO ROOF PLAN AND THIRD FLOOR PLAN	OCT / 10 / 2017
04	REVISED TO COMPLY WITH ZONING/CODE NOTICE	SEP / 11 / 2017
03	ADDITIONAL BSMT MODIFICATIONS (EXCAVATE UNEX. AREAS)	AUG / 28 / 2017
02	BUILDING PERMIT REVISION (LOWER BASEMENT BY UNDERPINNING)	MAR / 20 / 2017
01	BUILDING PERMIT	MAR / 08 / 2017
00	CLIENT REVIEW	JAN / 16 / 2017

YCL

STRUCTURAL DESIGNS

WWW.YCLSTRUCTURALDESIGNS.CA
 INFO@YCLSTRUCTURALDESIGNS.CA
 (416) 828 5432

NOT FOR CONSTRUCTION

ENGINEER STAMP:



STRUCTURAL ONLY
 CONTRACTOR IS RESPONSIBLE FOR TEMPORARY SHORING, SITE VERIFYING ASSUMPTIONS AND TRAFFIC REGULATIONS

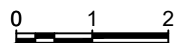
DRAWN BY: PROJECT No: 16-001

SCALE: 1/8" = 1'-0" DATE: MAR / 08 / 2018


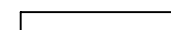

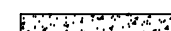


PROJECT ADDRESS:
 154 SIMPSON AVENUE,
 TORONTO

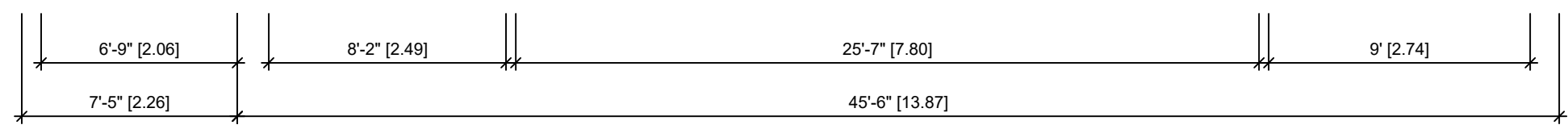
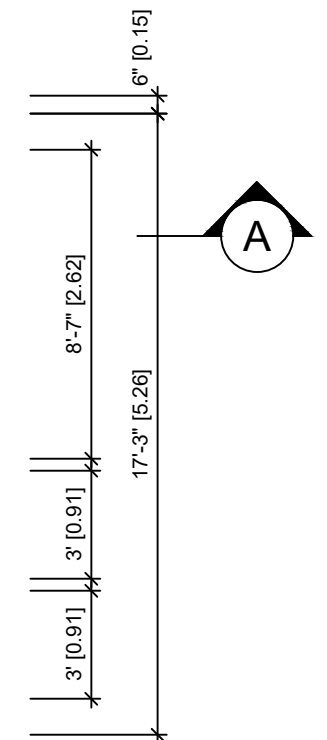
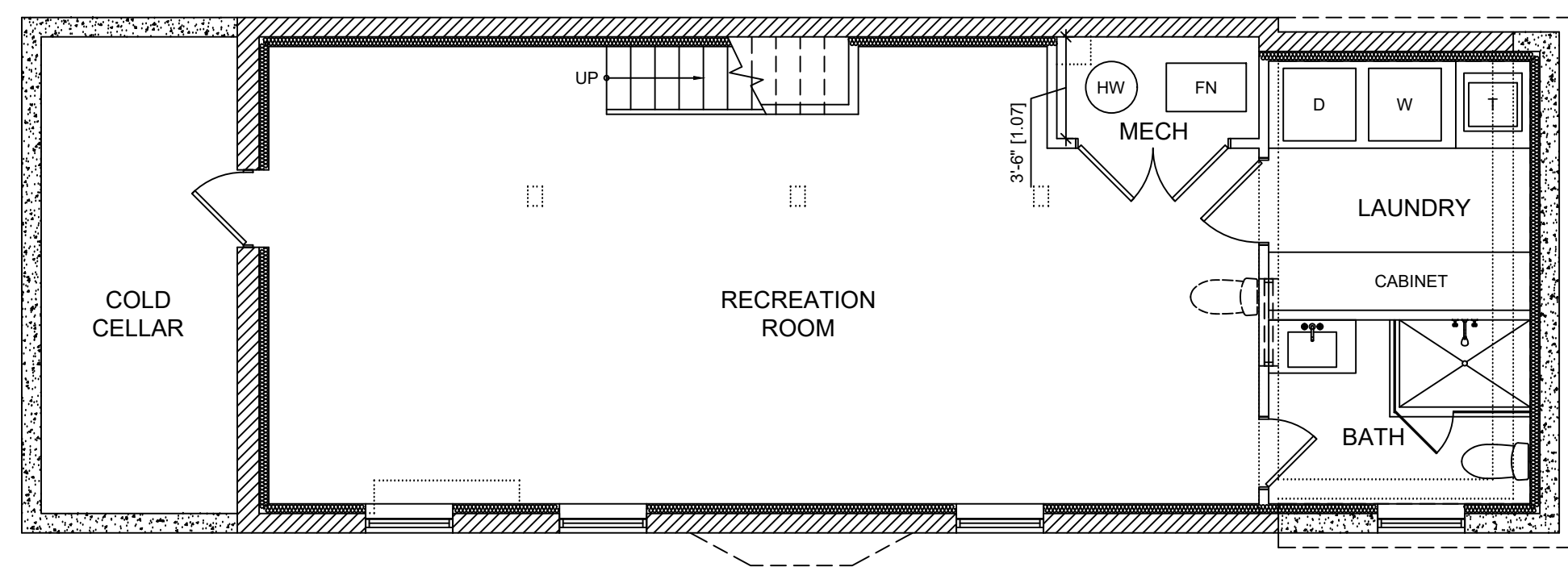
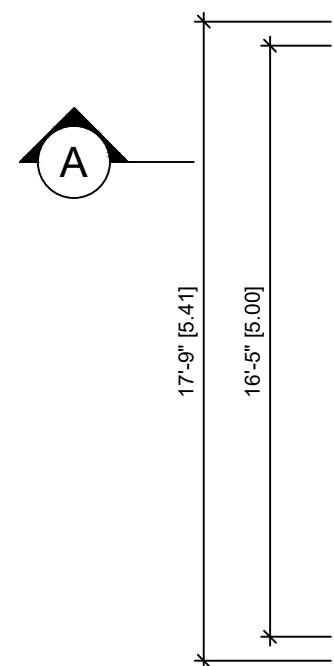
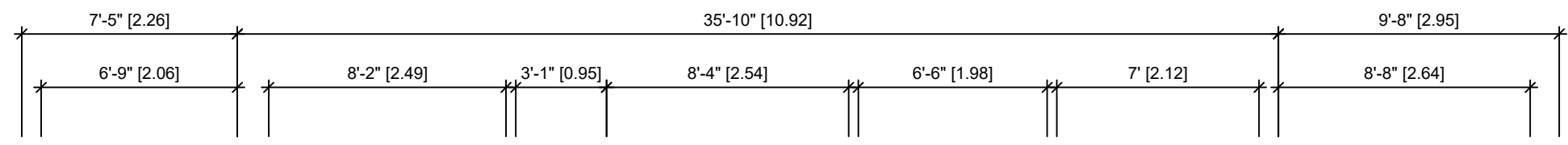
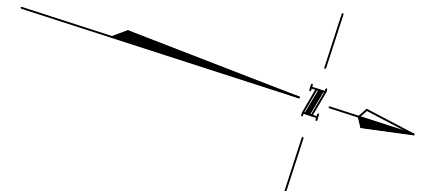
DRAWING TITLE:
 SITE PLAN

DRAWING NUMBER: **A0**



LEGEND

-  EXISTING WALLS TO REMAIN
-  NEW INTERIOR FRAMED WALLS
-  NEW INTERIOR FRAMED INSULATED WALLS
-  NEW CONCRETE WALLS
-  DEMOLITION
-  ABOVE / BELOW



No.	DESCRIPTION	DATE
09	UPDATED GFA CALCULATION	MAR / 08 / 2018
08	REVISED BUILDING LENGTH	FEB / 20 / 2018
07	COMMITTEE OF ADJUSTMENT	OCT / 20 / 2017
06	ADDITIONAL BSMT MOD'S (SHOW NEW WALL IN REAR UNEX. AREA)	OCT / 10 / 2017
05	REVISED TO ROOF PLAN AND THIRD FLOOR PLAN	OCT / 10 / 2017
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02	BUILDING PERMIT REVISION (LOWER BASEMENT BY UNDERPINNING)	MAR / 20 / 2017
01	BUILDING PERMIT	MAR / 08 / 2017
00	CLIENT REVIEW	JAN / 16 / 2017

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DRAWN BY: PROJECT No: 16-001

SCALE: 3/16" = 1'-0" DATE: MAR / 08 / 2018

PROJECT ADDRESS:
**154 SIMPSON AVENUE,
TORONTO**

DRAWING TITLE:
BASEMENT PLAN

DRAWING NUMBER: **A1**

±G=ND

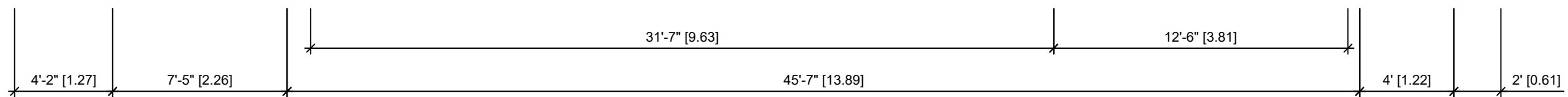
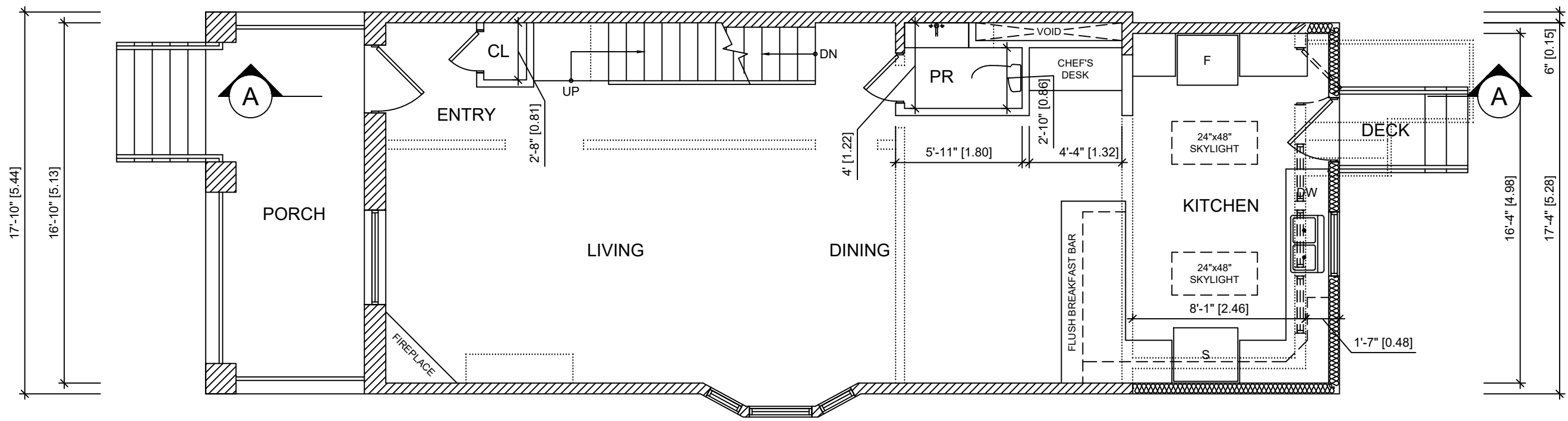
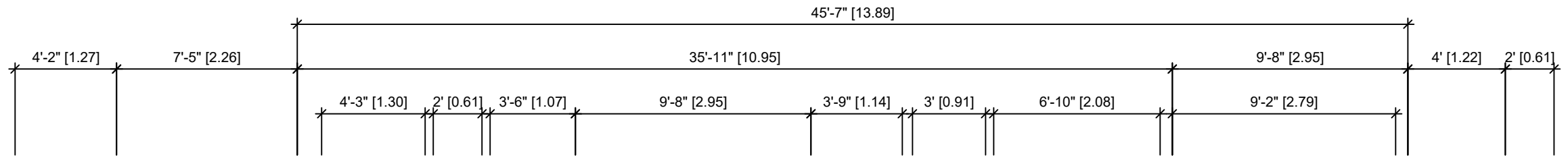
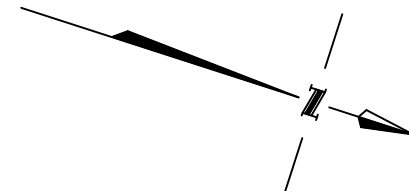
EXISTING WALLS TO REMAIN

NEW INTERIOR FRAMED WALLS

NEW EXTERIOR FRAMED INSULATED WALLS

DEMOLITION

ABOVE / BELOW



09	UPDATED GFA CALCULATION	MAR / 08 / 2018
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01	BUILDING PERMIT	MAR / 08 / 2017
00	CLIENT REVIEW	JAN / 16 / 2017
No.	DESCRIPTION	DATE

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DRAWN BY: PROJECT No: 16-001

SCALE: 3/16" = 1'-0" DATE: MAR / 08 / 2018

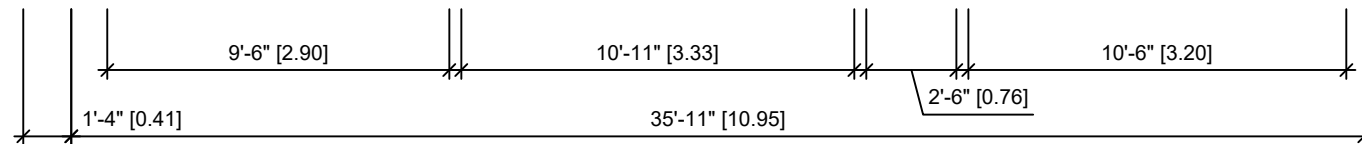
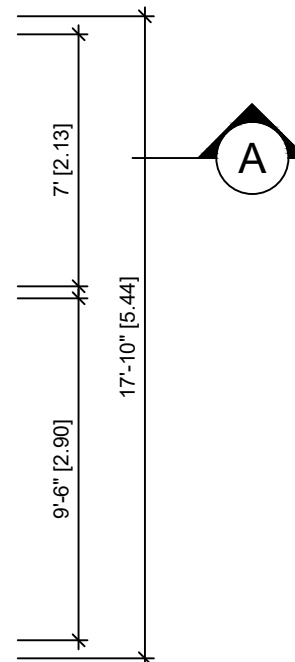
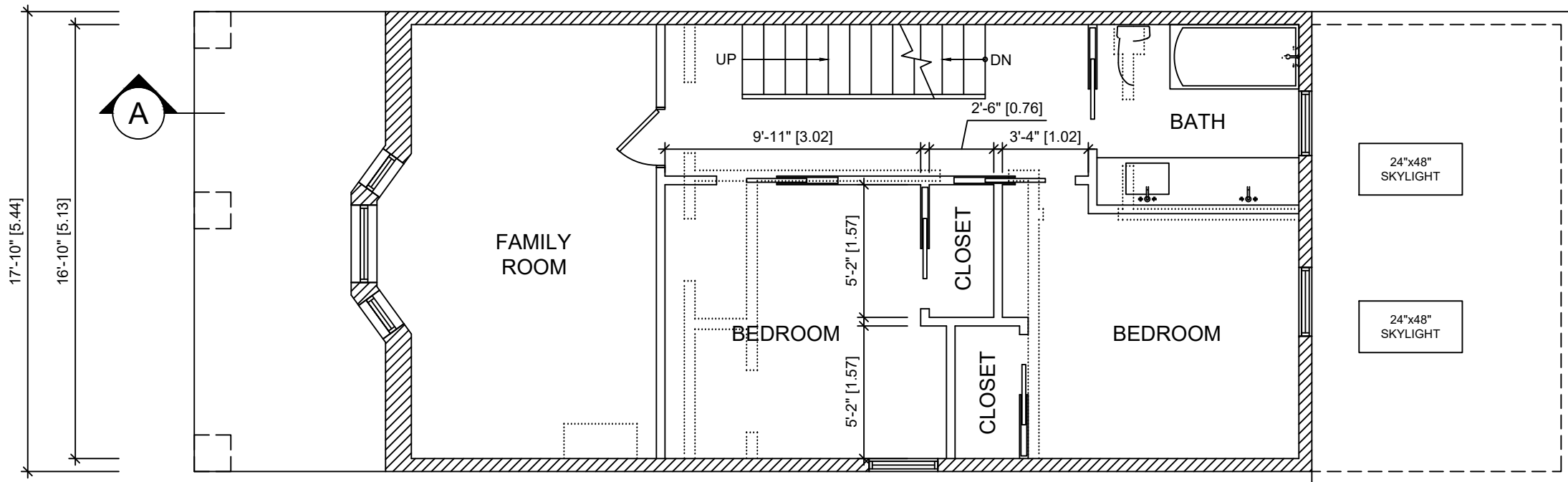
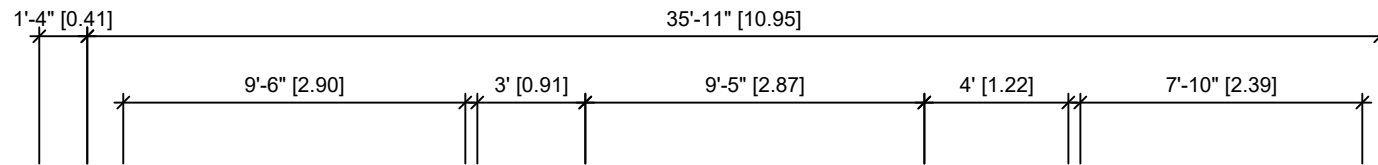
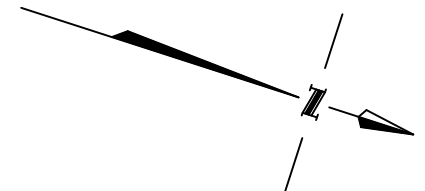
PROJECT ADDRESS:
154 SIMPSON AVENUE,
TORONTO

DRAWING TITLE:
MAIN FLOOR PLAN

DRAWING NUMBER: **A2**

±G=ND

- ////// EXISTING WALLS TO REMAIN
- ▭ NEW INTERIOR FRAMED WALLS
- DEMOLITION
- ABOVE / BELOW



No.	DESCRIPTION	DATE
09	UPDATED GFA CALCULATION	MAR / 08 / 2018
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01	BUILDING PERMIT	MAR / 08 / 2017
00	CLIENT REVIEW	JAN / 16 / 2017

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DRAWN BY: PROJECT No: 16-001

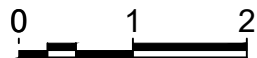
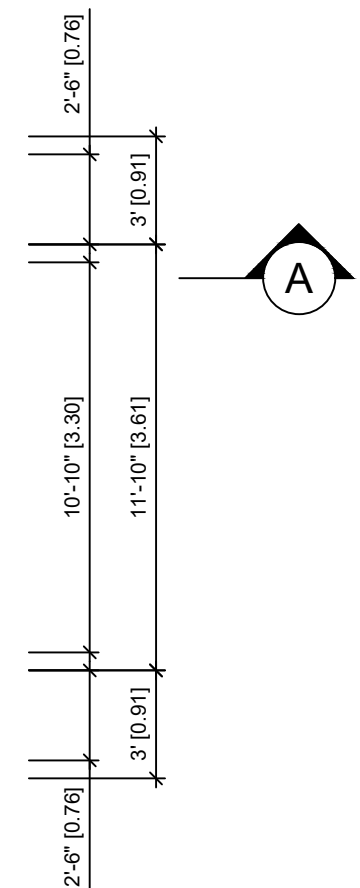
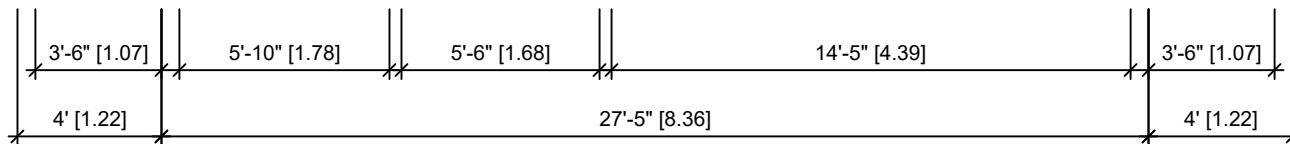
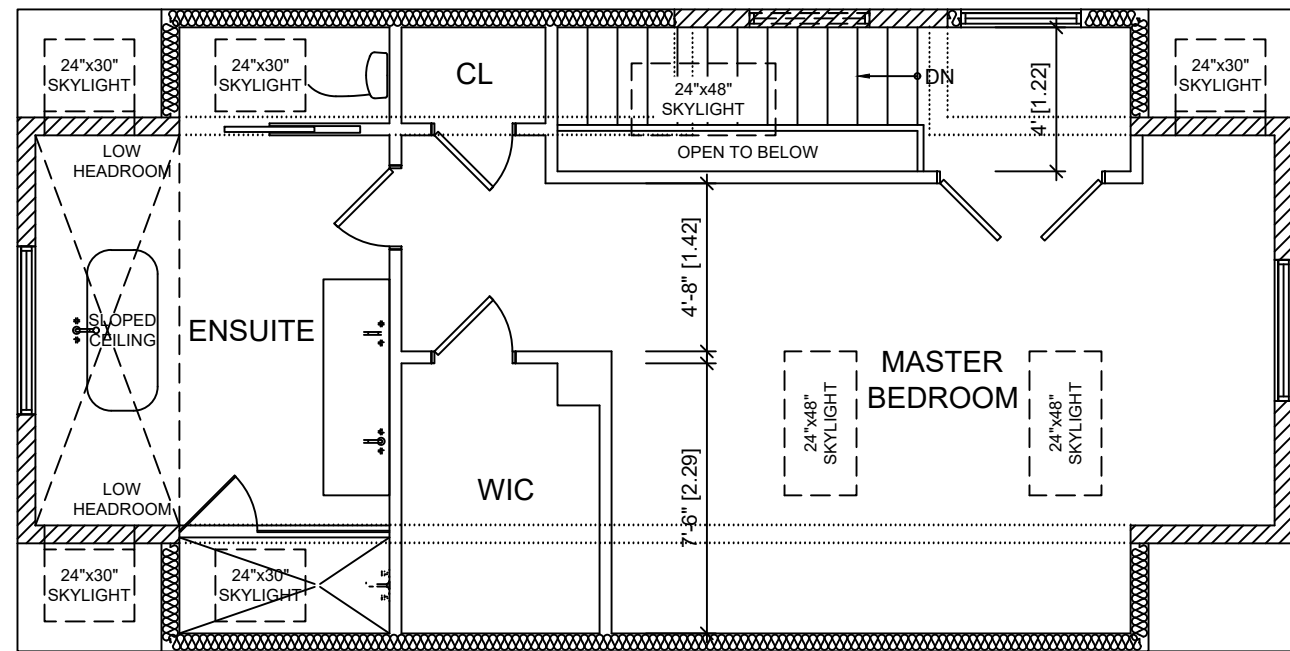
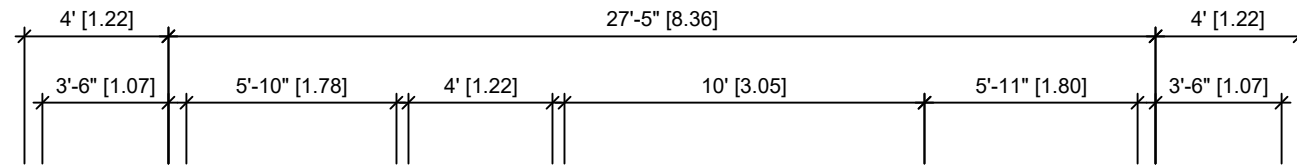
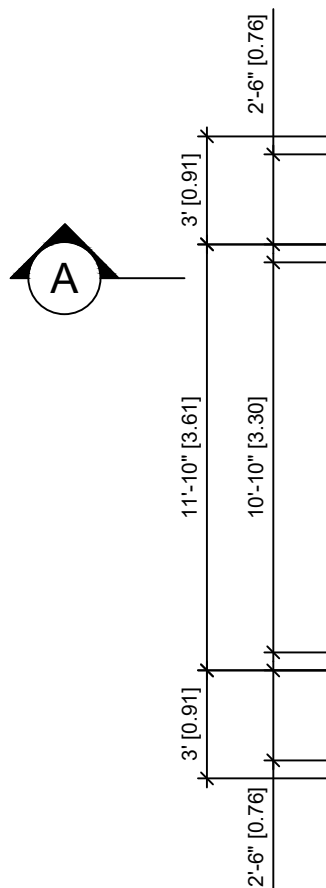
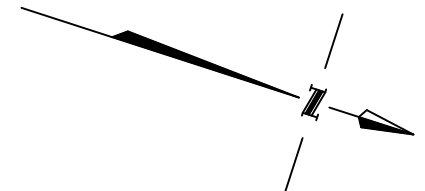
SCALE: 3/16" = 1'-0" DATE: MAR / 08 / 2018

PROJECT ADDRESS:
 154 SIMPSON AVENUE,
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DRAWING TITLE:
 SECOND FLOOR PLAN

DRAWING NUMBER: **A3**

- ±G=ND
- EXISTING WALLS TO REMAIN
- NEW INTERIOR FRAMED WALLS
- NEW EXTERIOR FRAMED INSULATED WALLS
- DEMOLITION
- ABOVE / BELOW



No.	DESCRIPTION	DATE
09	UPDATED GFA CALCULATION	MAR / 08 / 2018
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01	BUILDING PERMIT	MAR / 08 / 2017
00	CLIENT REVIEW	JAN / 16 / 2017

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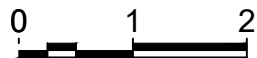
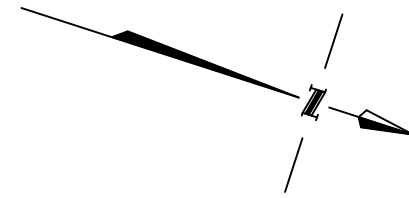
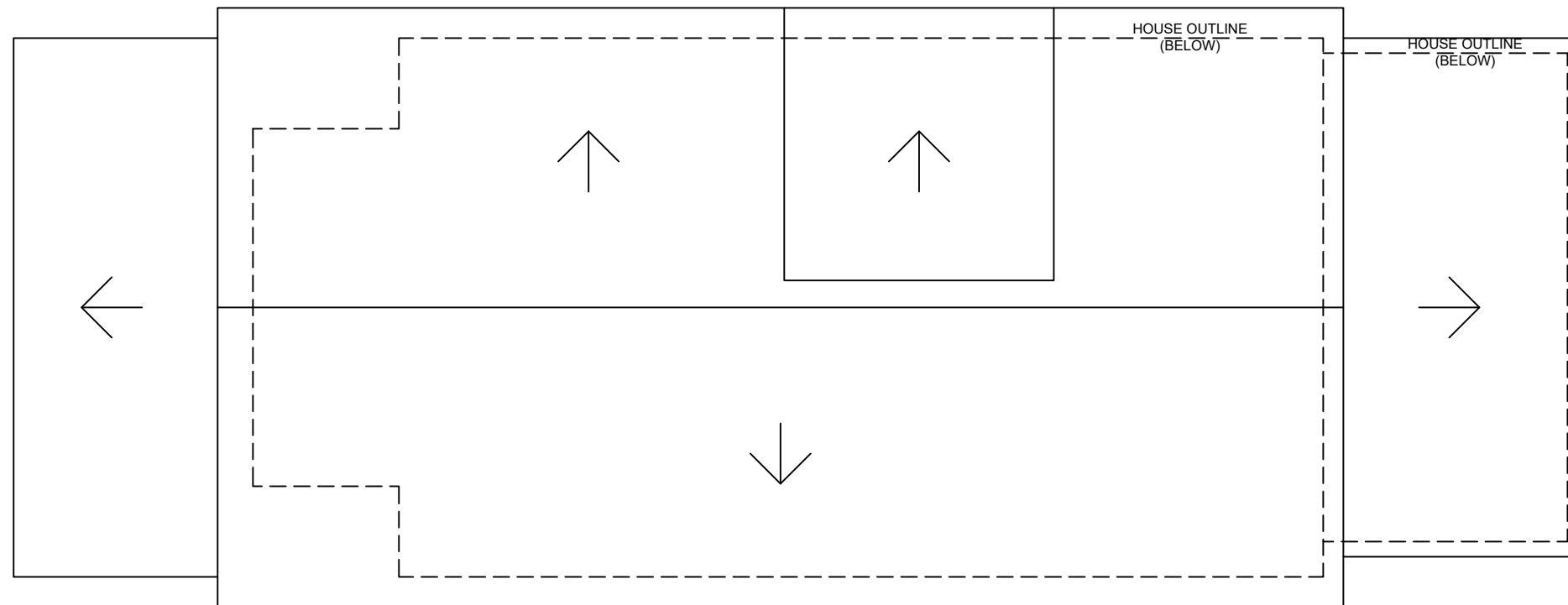
DRAWN BY: PROJECT No: 16-001

SCALE: 3/16" = 1'-0" DATE: MAR / 08 / 2018

PROJECT ADDRESS:
 154 SIMPSON AVENUE,
 TORONTO

DRAWING TITLE:
 THIRD FLOOR PLAN

DRAWING NUMBER: **A4**



No.	DESCRIPTION	DATE
09	UPDATED GFA CALCULATION	MAR / 08 / 2018
08	REVISED BUILDING LENGTH	FEB / 20 / 2018
07	COMMITTEE OF ADJUSTMENT	OCT / 20 / 2017
06	ADDITIONAL BSMT MOD'S (SHOW NEW WALL IN REAR UNEX. AREA)	OCT / 10 / 2017
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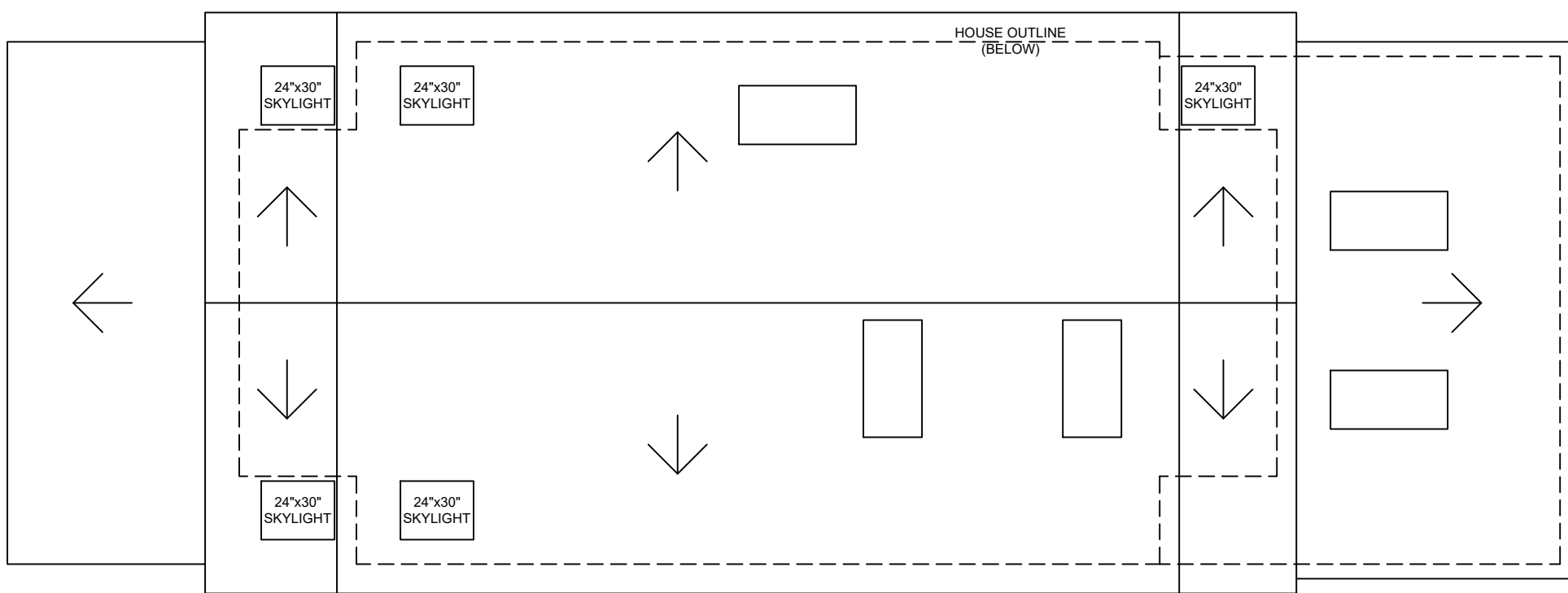
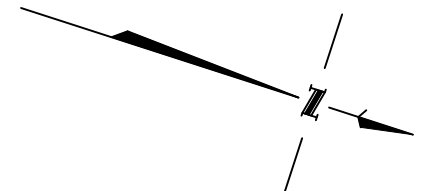
DRAWN BY: PROJECT No: 16-001

SCALE: 3/16" = 1'-0" DATE: MAR / 08 / 2018

PROJECT ADDRESS:
 154 SIMPSON AVENUE,
 TORONTO

DRAWING TITLE:
 EXISTING ROOF PLAN

DRAWING NUMBER: **A5**



No.	DESCRIPTION	DATE
09	UPDATED GFA CALCULATION	MAR / 08 / 2018
08	REVISED BUILDING LENGTH	FEB / 20 / 2018
07	COMMITTEE OF ADJUSTMENT	OCT / 20 / 2017
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01	BUILDING PERMIT	MAR / 08 / 2017
00	CLIENT REVIEW	JAN / 16 / 2017

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DRAWN BY: PROJECT No: 16-001

SCALE: 3/16" = 1'-0" DATE: MAR / 08 / 2018

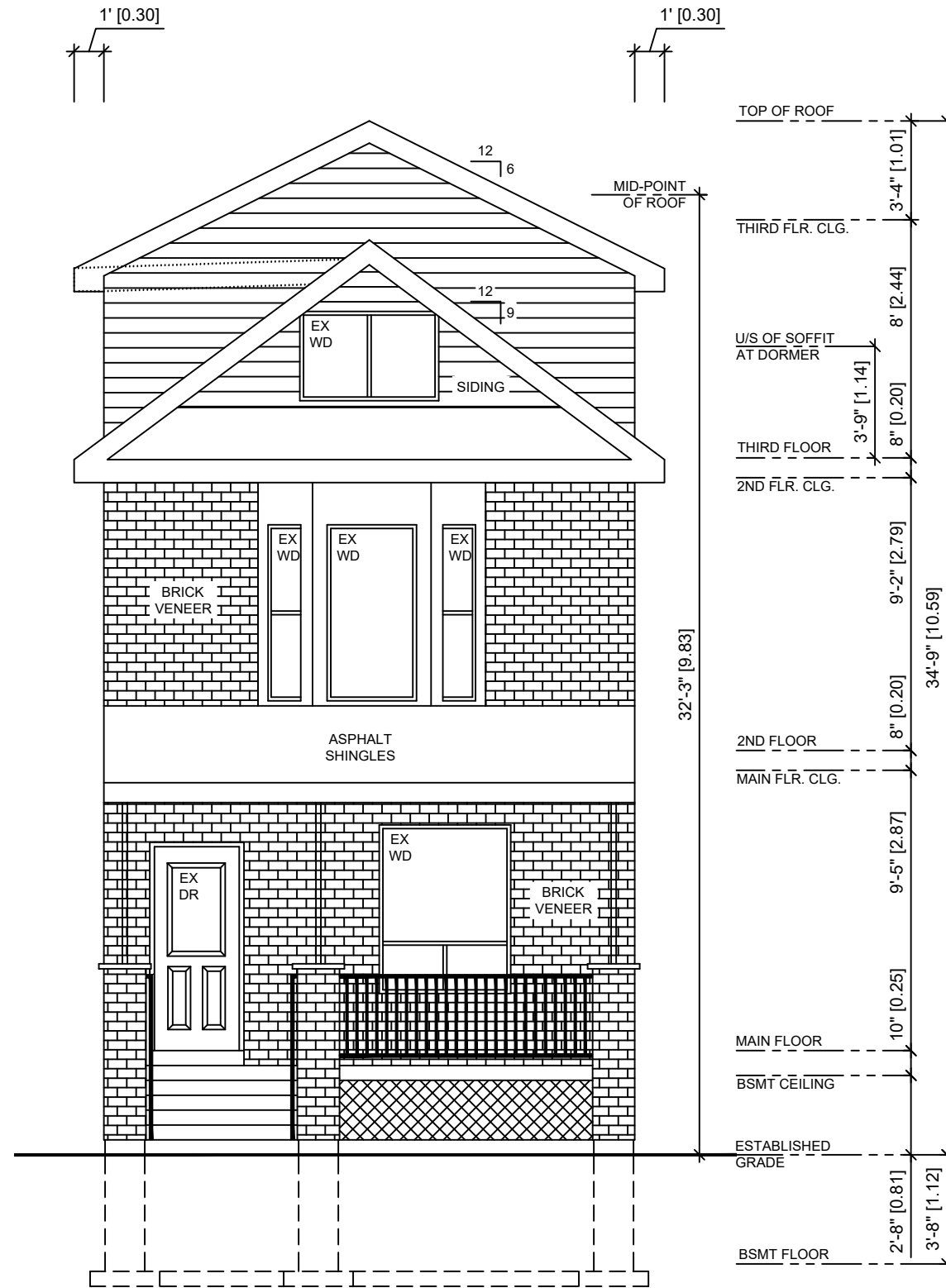
PROJECT ADDRESS:
**154 SIMPSON AVENUE,
 TORONTO**

DRAWING TITLE:
PROPOSED ROOF PLAN

DRAWING NUMBER: **A6**

L-G-ND

DEMOLITION



No.	DESCRIPTION	DATE
09	UPDATED GFA CALCULATION	MAR / 08 / 2018
08	REVISED BUILDING LENGTH	FEB / 20 / 2018
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00	CLIENT REVIEW	JAN / 16 / 2017

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DRAWN BY: PROJECT No: 16-001

SCALE: 3/16" = 1'-0" DATE: MAR / 08 / 2018

PROJECT ADDRESS:
**154 SIMPSON AVENUE,
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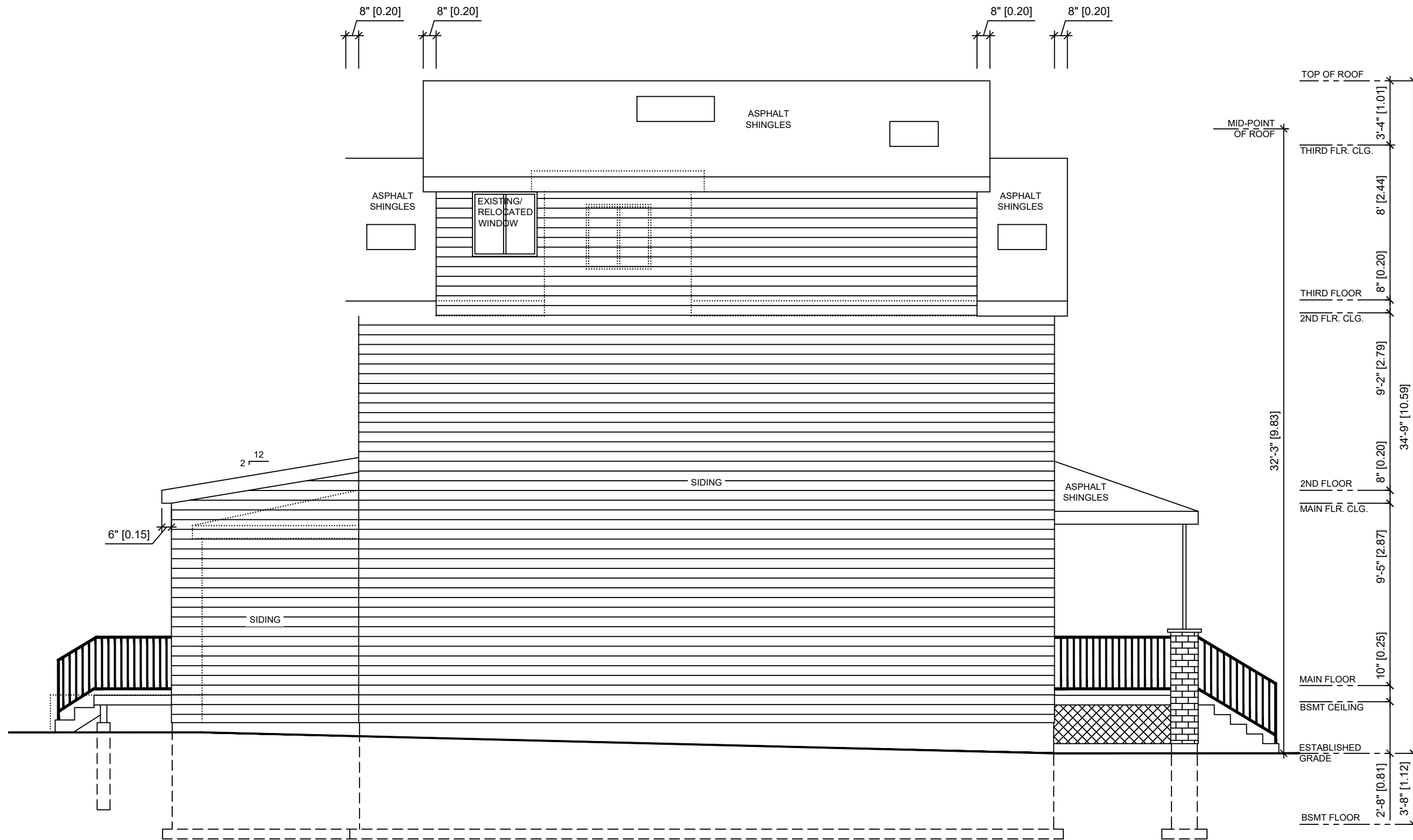
DRAWING TITLE:
**FRONT (SOUTH)
 ELEVATION**

DRAWING NUMBER: **A7**



L-G-ND

..... DEMOLITION



No.	DESCRIPTION	DATE
09	UPDATED GFA CALCULATION	MAR / 08 / 2018
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DRAWN BY: PROJECT No: 16-001

SCALE: 3/16" = 1'-0" DATE: MAR / 08 / 2018

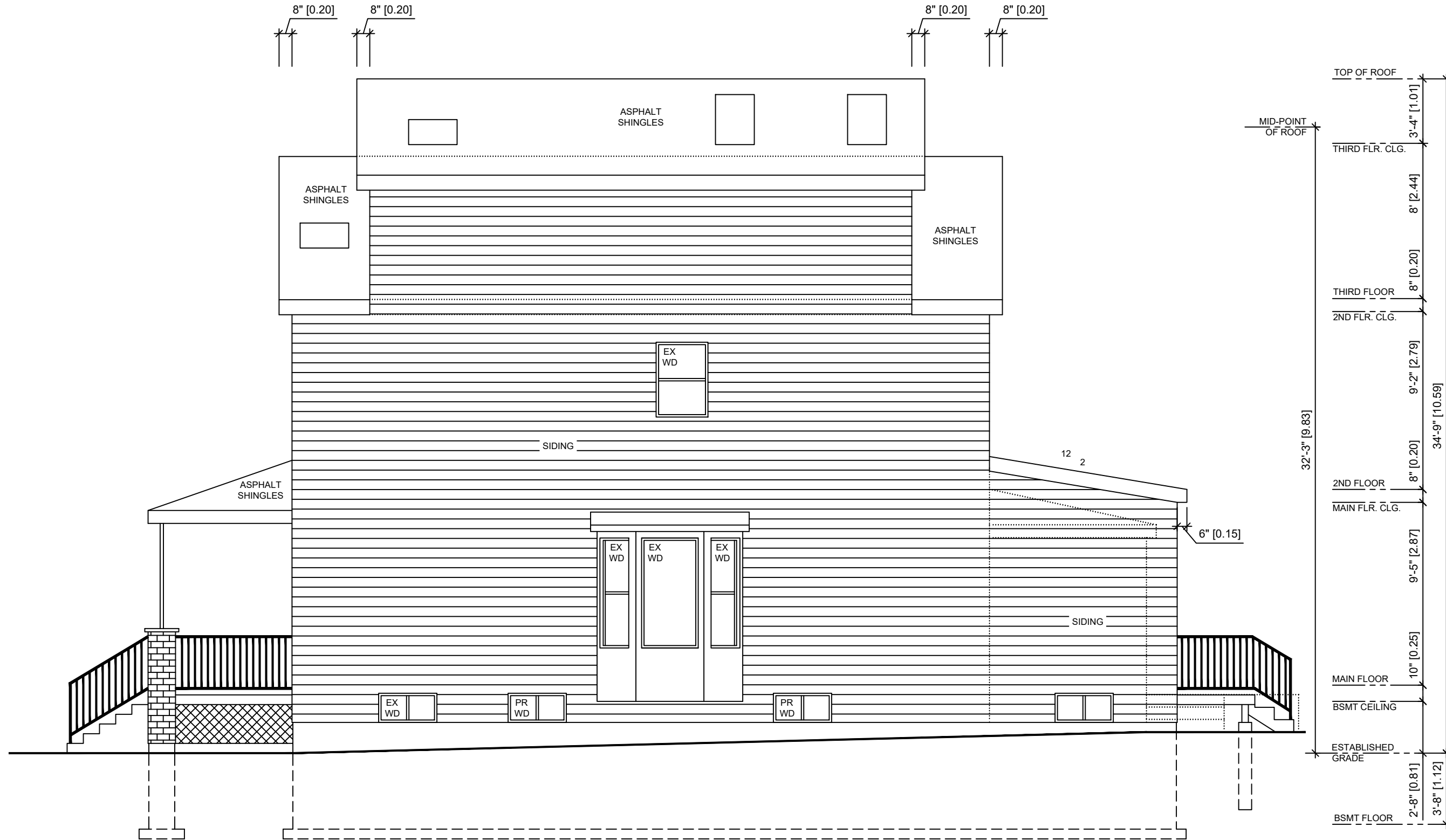
PROJECT ADDRESS:
**154 SIMPSON AVENUE,
TORONTO**

DRAWING TITLE:
**LEFT SIDE (WEST)
ELEVATION**

DRAWING NUMBER: **A8**

L-G-ND

DEMOLITION



No.	DESCRIPTION	DATE
09	UPDATED GFA CALCULATION	MAR / 08 / 2018
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DRAWN BY: PROJECT No: 16-001

SCALE: 3/16" = 1'-0" DATE: MAR / 08 / 2018

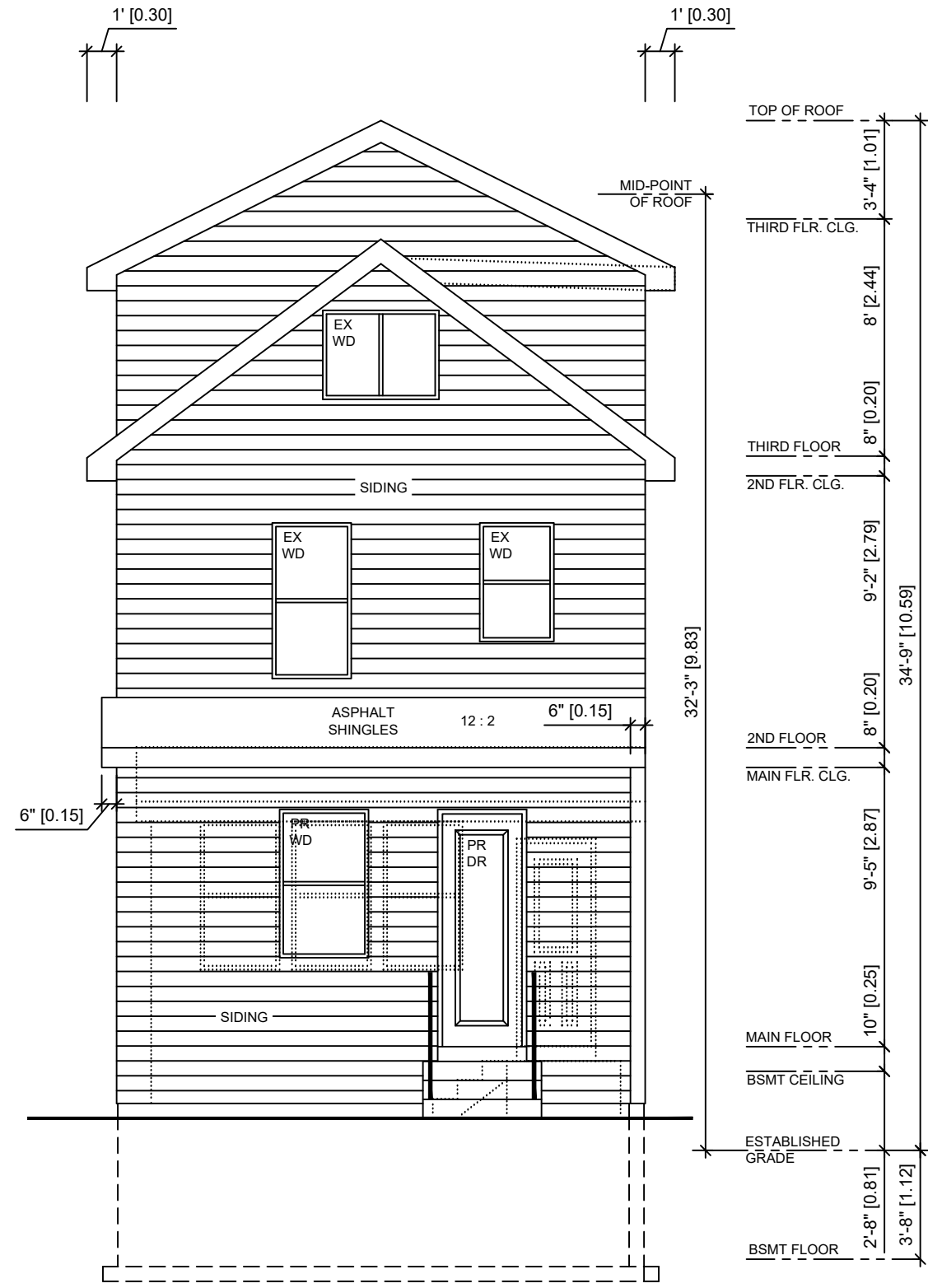
PROJECT ADDRESS:
**154 SIMPSON AVENUE,
TORONTO**

DRAWING TITLE:
**RIGHT SIDE (EAST)
ELEVATION**

DRAWING NUMBER: **A9**

L-G-ND

DEMOLITION



No.	DESCRIPTION	DATE
09	UPDATED GFA CALCULATION	MAR / 08 / 2018
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SCALE: 3/16" = 1'-0" DATE: MAR / 08 / 2018

PROJECT ADDRESS:
**154 SIMPSON AVENUE,
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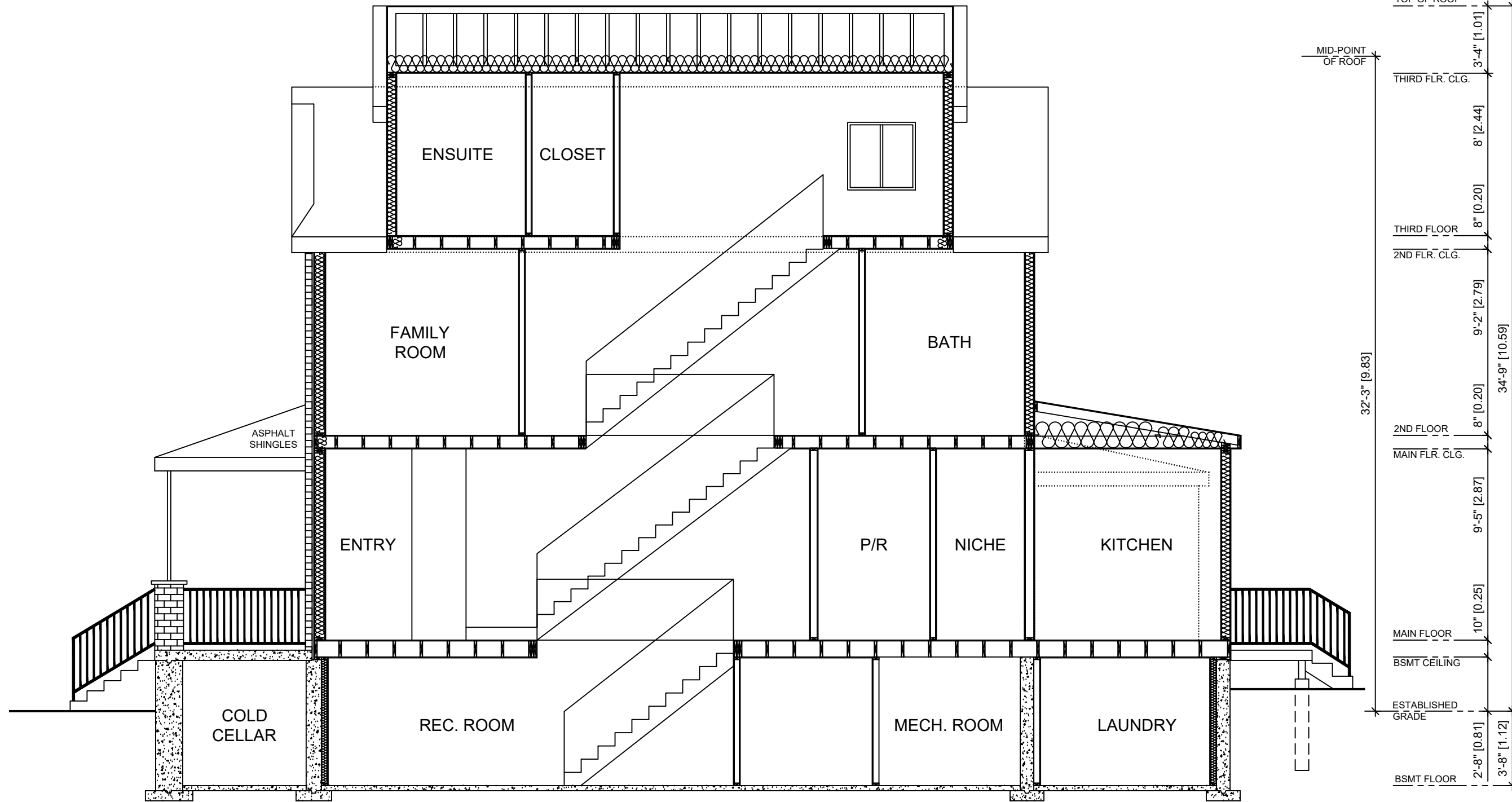
DRAWING TITLE:
**REAR (NORTH)
ELEVATION**

DRAWING NUMBER: **A10**



LEGEND

..... DEMOLITION



TOP OF ROOF	3'-4" [1.01]
MID-POINT OF ROOF	
THIRD FLR. CLG.	8' [2.44]
THIRD FLOOR	8" [0.20]
2ND FLR. CLG.	9'-2" [2.79]
2ND FLOOR	8" [0.20]
MAIN FLR. CLG.	9'-5" [2.87]
MAIN FLOOR	10" [0.25]
BSMT CEILING	
ESTABLISHED GRADE	2'-8" [0.81]
BSMT FLOOR	3'-8" [1.12]
32'-3" [9.83]	
34'-9" [10.59]	

No.	DESCRIPTION	DATE
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DRAWN BY: PROJECT No: 16-001

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