

# DECISION AND ORDER

**Decision Issue Date** Thursday, November 15, 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): GEOFF KETTEL

Applicant: ARCICA INC

Property Address/Description: 184 MCRAE DR

Committee of Adjustment Case File Number: 18 124731 NNY 26 MV

TLAB Case File Number: **18 181790 S45 26 TLAB**

**Hearing date:** Thursday, October 11, 2018

**DECISION DELIVERED BY** Ian James LORD

## APPEARANCES

Name	Role	Representative
Arcica Inc.	Applicant	
Ghazaleh Poor Parsa	Owner	
Geoff Kettel	Appellant	
Arman Sotoohian	Party	Ambert Stewart

## INTRODUCTION

This is an appeal from the Toronto and East York Panel of the City of Toronto (City) Committee of Adjustment (COA) approving, as modified, a set of variances applicable to 184 McRae Drive (subject property) in the Leaside community of the former Borough of East York.

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The Applicant, represented by Ms. Stewart, seeks variances to the zoning of the subject property to facilitate building demolition and reconstruction as a single detached residence of contemporary design and with an integral garage.

The Appellant, Mr. Geoff Kettel appealed the COA decision on behalf of the Leaside Property Owners Association (LPOA), a well-established representative body of members holding an interest in maintaining development standards considered representative of community values, as seen by the Association.

While the appeal is identified in Mr. Kettel's name, the Association is a body corporate for which Mr. Kettel is the appointed spokesperson in this instance. He is a co-chair of the LPOA and holds an executive position on the Federation of North Toronto Residents Associations (FoNTRA), another representative body which, it is understood, is comprised of representatives of other City ratepayer associations in north Toronto, inclusive of the LPOA. He also holds membership on the Toronto Heritage Preservation Board.

## **BACKGROUND**

The subject property is located central to the Leaside community, a former Town municipality and an early 'planned community', being on the north side of McRae Drive between Millwood Road and Laird Drive. McRae Drive functions as a diagonal collector linkage across a portion of the Leaside community with signalization at the Bayview Avenue, Millwood Avenue and Laird Drive intersections. The subject property is one of two detached dwellings actually fronting on the north side of McRae Drive between Rumsey and Airdrie Roads; as such, its east side lot line abuts several properties that front on Airdrie Road, north of McRae Drive.

It is clear from the public record, both before the COA and the filings with the TLAB, that the parties engaged in separate instances of discussion in the advancement of dispute resolution. As a consequence, including the issuance of an Ontario Municipal Board/Local Planning Appeal Tribunal decision on City By-law 569-2013, some revisions and considerations affecting the original variance request list and several façade design iterations transpired.

The TLAB commends the Parties for their willingness to undertake such discussions and regrets that they were unable to be consummated even through a short adjournment of the sitting.

The matters on appeal relate to the variances approved by the COA. These variances are identified in **Attachment 1** to this Decision and Order.

While I was advised that there were no changes to the variances sought and dealt with by the COA, subsequent discussions included revisions to the front elevation plan, although not in a manner completely satisfactory to the LPOA. The Site Plan and elevations, including the revised front façade elevation dated August 10, 2018 and prepared on behalf of the Applicant are identified on the attached **Attachment 2** to this Decision and Order.

I advised of my general familiarity of the area and having conducted a site visit and review of the filed materials. I required that materials and matters considered important to any person giving evidence needed to be put directly in evidence.

## **MATTERS IN ISSUE**

The variances sought are as set out in **Attachment 1**. Ancillary to and as a derivative of, or as said to be connected to the variances sought, are the issues of relative height, massing, built form and façade design. The challenge was as to whether these are, as depicted in the current plans, **Attachment 2**, are consistent with and are a 'fit' to community standards as expressed and protected by the Official Plan, supplemented by the 'Residential Character Preservation Guidelines for House Renovations, Additions and In-Fill Development in the Community of Leaside, 2003' (LCDG), and neighbourhood character. These aspects remained in the forefront of the differences between the Parties.

## **JURISDICTION**

### **Provincial Policy – S. 3**

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

### **Minor Variance – S. 45(1)**

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

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

## **EVIDENCE**

The TLAB heard from two witnesses. On behalf of the Applicant, Mr. Jonathon Benczkowski was accepted without challenge as a registered professional Planner for the purpose of providing expert land use planning opinion evidence. Mr. Benczkowski was retained on the appeal; no revisions to the variances or plans resulted from his retainer. However, he supported several conditions of approval advanced as a consequence of the evidence and questioning.

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Mr. Geoff Kettel acted both as the Representative of the LPOA and provided evidence and submissions. Mr. Kettel, by virtue of his dual role, was advised that he could not act both as a Party Representative and provide expert land use planning opinion evidence.

The Applicant, through Ms. Stewart, challenged the ability of Mr. Kettel, given his position on the Executive of the LPOA, to fulfill the requirements and provide the necessary attestation as to an expert's duty to provide independent and unbiased opinion evidence on the matters in issue.

I accepted the credentials of Mr. Kettel to demonstrate a lengthy history of commitment and engagement in the development of the Leaside Community on diverse aspects, including: development approvals; extensive municipal and heritage planning exposure before Boards and Committees of the City, including the TLAB; community service; public authorship and communications; and elective representative office on community organizations. As such, I found him to be a local resident, knowledgeable, cognizant of community values as seen through the LPOA and a valuable local knowledge resource. His evidence was accepted on the basis that it was not proffered as an expert in land use planning but as having unchallenged local experience and local knowledge, all subject to weight given his acknowledged position and membership in the Appellant, the LPOA and not as a professional land use planner.

Both witnesses served to expose, in great detail and with extensive references, a description of the Neighbourhood, including all aspects of the issues, above identified, as between the Parties.

On the application of Provincial Policy, I accept the unchallenged advice provided by Mr. Benczkowski that the Application as framed in **ATTACHMENTS 1, 2** are consistent with the Provincial Policy Statement and conforms to the Growth Plan.

Mr. Benczkowski, in an extensive document record filed as Exhibit 1 and in his Witness Statement filed as Exhibit 2, supported the Application variances and the COA disposition, which he also recommended to the TLAB, as meeting all of the statutory tests, above noted.

In his evidence and questioning by Mr. Kettel, Mr. Benczkowski addressed several aspects bearing upon what ultimately proved to be the field of disagreement as between the parties:

1. the variances sought in Attachment 1, individually and collectively meet the four statutory test of section 45(1) of the Planning Act for the following summarized reasons:
  - a. The proposed maximum building height variance requested (under both By-law 569-2013 and 1916 (East York)) is 0.3 m (1 foot), is a distinction barely perceptible from the public realm ('one course of façade 'bricks)'). That height is entirely consistent with several demonstrated examples of a larger absolute range of height excess approvals over 10 years within

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the Leaside community, including his 'Study Area'; he defended the resultant roof design as qualifying under zoning definitions as a 'pitched roof' given that the cumulative area of sloping roof met the definition criteria therefore, albeit marginally.

- b. The proposed maximum height of all side exterior walls requested is 0.5 m (1.6 feet), a variance that was before and accepted by the COA. Again, he found it entirely consistent with several demonstrated examples of approvals in the immediate vicinity. He said the height contribution afforded maximum internal living space desired in contemporary building projects and was visually ameliorated by a surrounding external skirt of mansard roof design, punctuated on the front façade by window fenestration in the nature of faux 'dormers'.
  - c. the proposed floor space index (fsi) of 0.6764, while exceeding the zoning permission of .6x, would add 22 square meters of building area, or 11 square meters to each main floor, if notionally distributed in that manner. Again, on his Study Area analysis, he found this to be well within the range of development approvals for both new builds and additions. He noted this space, while arguably attributable to massing and character concerns, was unaccompanied by requests for other mass related variances respecting:
    - i. front yard setback;
    - ii. rear yard setback;
    - iii. landscaped open space reduction
    - iv. parking;
    - v. building length; or
    - vi. building depth.
  - d. the proposed reduced minimum west side yard setback to 0.91 m from the 1.2 m required (1 foot) is simply a recognition of the existing condition in the location of the existing two storey dwelling on site. He said that the practice of maintaining existing setbacks was aptly demonstrated by neighbourhood examples and was admitted to be of no concern to the LPOA.
2. He noted that the filings demonstrated no abutting neighbour objected to or claimed any undue adverse impact attributable to any of the variances requested. Further, that there were no enduring City staff commentaries from any department of the City that raised any concerns respecting the Applications.

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3. In his opinion, the resultant building design demonstrated in Attachment 2 met the policies of 3.2.1 and the criteria of 4.1.5 and .8 of the Officials Plan. As such, he advised that in his opinion the project would respect and reinforce area character and generally 'fit' within the context of the Leaside community. He opined that the purpose and the intent of each provision of the by-law continued to be met in a substantial way and that the product so delivered would provide an enhanced dwelling of modern standards without any or undue adverse impact on surrounding properties, or the larger Leaside Community.
4. In questioning he agreed that the project could be further improved and would support conditions that included:
  - i). Red brick and soldier coursing (or raised accents) could alleviate the massing and bland appearance of undifferentiated side walls;
  - ii). Installation of permeable driveway pavers to the width standard permitted by the City could soften the appearance of the driveway access;
  - iii). Construction substantially in accord with the site and elevation plans in **Attachment 2** would ensure the proposed façade design features.

In my questioning, Mr. Benczkowski addressed the LCDG which had been pre-filed but which he had ignored in chief. While underscoring the absence of any status of this document in the hierarchy of land use planning decision making, he took the TLAB through each provision noting areas of compliance and very few instances of departure, themselves a matter of degree. These included elements of roof design and pitch, driveway design and materials and the degree of façade articulation, gables and fenestration.

In respect of these latter issues, he provided an extensive photographic record from within his Study Area of new and existing detached housing demonstrating varied roof designs, parking solutions and architectural treatment of front building faces. In his opinion, the Application complied with the sensitivity and attributes that the LCDG described, as expressions of neighbourhood character.

He said the proposed site plan and elevations 'mimics and mirrors' dwellings found throughout his study area. As such, he concluded that the project proposed some physical change but that it was sensitive, gradual and 'fit' the key criteria of the Official Plan, section 4.1.5, to respect and reinforce the neighbourhood.

Contrary to that advice, Mr. Kettel provided articulate evidence on the ramifications of the variances sought by the Application as being inconsistent with respecting, reinforcing and fitting within the character attributes of the Leaside community, as he viewed it.

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Both in chief and in cross examination, a number of elements in his testimony warrant recording:

1. (Study Area.) While not defining a Study Area approach, Mr. Kettel challenged the evidence of Mr. Benczkowski as choosing an area that is too small to represent 'Leaside' and yet was too large for the analysis of the unique character feature of McRae Drive as one of Leaside's 'main streets'. This is not the inconsistency that is apparent (on its face) provided astute attention is paid to the reasons for the distinction followed by their placement in the hierarchy and framework of relevant considerations identified by the LPOA.
2. The admitted role of the LPOA is the protection, preservation and heritage of the planned community of Leaside, (as represented in) and, in particular, its consistency of built form expressed through design, landscaping, materials, layout, lot division, street patterns, community facilities, and building attributes with some diversity in location, distribution, form and texture.
3. The north side of McRae Drive, it was urged, presents a (nearly) unbroken string of original design attributes, from Sutherland to Millwood, of detached residential two storey, red brick, pitched roof, gabled and fenestrated (buildings architecture). They are of a consistent era, design scheme and fsi within a mature landscaped setting – and with single garages not integral garages.
4. The Applicant seeks relief to construct, he asserted, a residential three storey, in appearance, detached dwelling consisting of pre-cast cement, with essentially a flat roof, and minimal architectural features. Moreover, it will have an increased fsi, no front yard landscaping and a 'one plus' integral garage. In his view, the proposal would consist of an unacceptable departure from the evident design character of the north side of McCrae and fails to meet an acceptable standard of consultation, ( as he demonstrated was contemporaneously demonstrated by approvals sought for 75 Randolph Road ).
5. He suggested that collectively the variances sought in the design configuration that had evolved, though marginally improved, created a massing and presentation that would be out of character with the physical character of the Leaside community and is inconsistent with the streetscape character (attributes) demonstrably evident in the consistent McRae Drive frontages, north side.
6. He acknowledged that there was no zoning provision that prohibited at grade integral garages or that limited the number of residential storeys to two. Further, he agreed that neither the Official Plan nor the LCDG have policy language contrary to integral garages or that force roof design of a particular character.

Mr. Kettel did not advocate a further period for discussion despite the overture made by Ms. Stewart that the Applicant remained open to the consideration of additional design enhancements (bargained desired) by the LPOA, provided they did not entail the elimination of the integral garage.

Ms. Stewart further argued that (In her expression of the Applicants position,) the subject property did not possess the flexibility for alternative design approaches that were attendant the larger lot size and frontage widths of 75 Randolph Road. That flexibility requirement, expressed by Mr. Benzkowski, and the fact that the City requires on-site parking, and Mr. Benczkowski's own photographic record (that demonstrates that integral garages are permitted and are common features in multiple redevelopment projects in the Study Area) – she argued all mitigated against the parties ever resolving their differences. In her submission, the applicant cannot and will not remove the integral garage from the Application.

## **ANALYSIS, FINDINGS, REASONS**

It is trite to say that are communities within the City are different and that each possess individual characteristics ascertainable as 'character attributes'. That said, it is the responsibility of an applicant for planning approvals to assess such characteristics and emulate attributes of compatibility or support distinction. The Official Plan, in its Built Form policies mandates that assessment; it provides policy direction that physical character attributes be 'respected and reinforced' and that criteria be applied to vet whether or not the resulting application 'fits' with the description of those attributes and expressed values.

Some 'neighbourhoods' have gone further than the generalized Official Plan policies, (soon, presumably to be supplemented with more specific assessment direction following the consideration of Official Plan Amendment 320), in the form of Secondary or Community Plans to the Official Plan, or 'Design Guidelines'.

This panel was reminded of Council's recent adoption of the Long Branch Community Design Guidelines (recently endorsed by Council, (and a failed or failing equivalent elsewhere in the City.)) In this case, the LCDG never attained Council sanction, are somewhat dated, are said not to reflect more recent Provincial Plans, Provincial Policy Statements, the current Official Plan or the 2013 zoning revision reflected in By-law 569-2013.

Mr. Kettel acknowledged that the LPOA has supported the updating of the LCDG.

Fortunately, this case did and does not turn on the application of the LCDG as individual points of policy and expressed wording were not pressed.



However, for this Member, where a neighbourhood has the benefit of not only the Official Plan as amended, but also a Secondary Plan, Community Plan, or Guidelines widely disseminated, an Applicant is effectively placed on notice of the desirability of having regard to that documentation or ignore it at some peril. In the contemporary world of land use planning, selective treatment of opportunity and input can be centred-out as counter-productive, inconsistent with legislative provisions aimed at inclusiveness and consultation and can be contrary, if so demonstrated, to the formal criteria for evaluation contemplated by comprehensive and good community planning.

Respecting and reinforcing the physical character of a neighbourhood is not meant to override issues of independent thought, design initiatives, individual expression of intention or flexibility in approach. These aspects are the hallmark of creativity, distinction and difference. Indeed, land use planners, in their profession, are instructed, with applicable policy guidance, to make the assessment of area character and decision makers are charged to protect the expression of values in the multitude of ways by which it is called to their attention.

Where there is an aid to that assessment, however expressed, a level of alertness is required by applicants to ensure its consideration and incorporation to the degree appropriate in the circumstances. The planning community, as was done here, expresses the interpretation that 'consistency' does not mean uniformity or 'sameness' and this Member agrees. And while matters of architectural 'design' rest largely with a proponent, aspects of design features are caught by the policy direction of the City Official Plan. These are capable of receiving further direction in area specific policy instruments.

Indeed, the zoning power, permitting regulatory provisions to define 'character' would appear to reflect a legislative intent that policy direction can be further supplemented by specific, binding, applicable law provisions in zoning.

It is not necessary in this case to further define the directory limit of the Official Plan, the as yet unapproved Official Plan Amendment 320 or the residual effect, if any, of the LCDG as there is consensus in this circumstance as to their general relevance and no formal element of any clashing, direct conflict. The challenge in this case is admitted to be one of scale and I so find.

In my view, this case, insofar as design objectives are concerned, is a matter of general policy application, and degree.

I find that the Applicant and its advisors were aware of the alleged unique character attributes of the Leaside community. I find that the failure to address the LCDG in evidence by the planner Benczkowski was a deliberate decision based on an assessment of relevance. The planner did prove an awareness of the document and dealt comprehensively and satisfactorily with its content and placement in the firmament of the planning world. I find that efforts, genuine efforts, were made by the Parties to address their differences. Clearly, both could have done more by greater diligence and more timely attentiveness to each of the others objectives. But I cannot find fault with the efforts of either, and certainly not to the extent of intransigence or willful blindness or that a lack of appreciation of community values existed.

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I find that the current Official Plan does not permit a confinement of the assessment of area character to be parsed to one attribute, or to one example, or to one locale, or to one street, or to the side of one street. The assessment of character attributes is within the bailiwick of the professional planner, charged with a perspective that is open to a variety of hard and soft assessment matters. It is a bailiwick that is, however, not exclusive to the professional land use planning community. Lay and informed citizen involvement can lay bare compelling characteristics of local perception germane to land use planning decision making.

In the present case, I am satisfied that a conscientious effort has and will continue to be made by the Applicant to perfect a community contribution that respects and reinforces identified community objectives. This will occur by respecting the applicable zoning, the requested variances, the design form and the added conditions imposed. I accept that, to a significant degree, the attributes articulated in this hearing of 'a detached residential two storey building, red brick, pitched roof, gabled and fenestrated architecture of a consistent design scheme and fsi within a mature landscaped setting' are largely met by the project revisions made to date and with the best efforts of this Applicant, including agreed conditions. Only the prospect of a single garages - without an integral garage – is the main exception.

I find that the character concerns expressed by Mr. Kettel - that the project is three storeys, lacking in gabling, essentially of a flat roof design that is modern and not reflective of the character of the north side of McRae – carries the design critique too far. While his concerns focused on these elements and the resultant massing, he also objected to the failure to reflect traditional pitched roof and Georgian architectural attributes. In the end, through cross examination, there was a clear suggestion that a real focus of complaint was the alleged flat roof (49.57% area extent) and the presence of an integral garage, elements distinctly different from the portion of McRae Drive that was his emphasis.

I accept that these are expressed as 'civic comments' but they require more by way of policy and regulatory support to require ordering redesign or a refusal.

I find that in the absence of a prohibition or policy direction on these aspects of style or massing, the tendered design scheme for its incorporation on this lot in this location is appropriate.

I find that the succession of design revisions, some bargained through Mr. Kettel, including the agreed conditions, are sufficiently responsive to the character attributes of the Leaside community and the preservation and enhancement of community enhancement goals and values of the LPOA to warrant approval and to comply with all policy directions and applicable statutory tests.

I am satisfied the proposal as it has evolved will appropriately fit and function as a positive contribution to built form within the Leaside community.

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In this regard, the Appellant has undertaken the advancement of its corporate objectives in a responsible manner and accomplished by agreement considerable improvements enhancing receptiveness, albeit short of full consensus and agreement.

Where agreement between the Parties cannot be reached, as in this case, it is unfortunate that a mediated dispute resolution mechanism was not requested. .

## **DECISION AND ORDER**

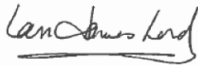
The appeal is allowed in part.

The decision of the COA is confirmed and the variances listed in **Attachment 1** are approved.

The approval herein is conditional on the following:

1. The owner employ red brick to all side and rear walls including the use of soldier coursing/relief techniques thereon and at the end extremities thereof to provide depth perception or variation to alleviate the appearance of undifferentiated wall massing.
2. The integral garage access driveway be limited to the width permitted and employ or be constructed with permeable pavers.
3. Construction occur substantially in accordance with the site plan and elevations, excluding internal design layout of floors, prepared by Ali Shakuri Arcica Inc., dated August 10, 2018 contained in **Attachment 2**.

X



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Ian J. Lord

Chair, Toronto Local Appeal Body

Signed by: Ian Lord

**Attachment 1**

**REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:**

**Chapter 10.20.40.10.(1), By-Law No. 569-2013**

The permitted maximum height of a building or structure is 8.5m.

The proposed height of the building is 8.8m.

**Chapter 10.20.40.10.(2), By-Law No. 569-2013**

The permitted maximum height of all side exterior main walls facing a side lot line is 7m, for no less than 100% of the total width of side main walls.

The proposed height of the west and east side exterior main walls facing a side lot line is **7.50m** (including bay windows).

**Chapter 10.20.40.40.(1), By-Law No. 569-2013**

The permitted maximum floor space index is 0.6 times the area of the lot.

The proposed floor space index is 0.6764 times the area of the lot.

**Chapter 10.20.40.70.(3), By-Law No. 569-2013**

The required minimum side yard setback is 1.2m where the required minimum lot frontage is 12m to less than 15m.

The proposed west side yard setback is 0.91m.

**Section 6.3.3, By-Law No. 1916**

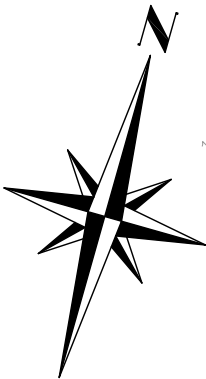
The maximum permitted building height is 8.5m.

The proposed building height is 8.8m.

Attachment 2

REGISTERED PLAN 2120

LOT 153



SITE DATA	
ZONING	RD (f12,a370,d0.6)
LOT #	PART OF LOTS 153&155
PLAN #	2120
LOT AREA	327.91 S.M. 3529.5 S.F.

AREA	
LOT COVERAGE	N.A.
F.S.L.	221.81 S.M. 2387.56 S.F. (67.64%)
NO. OF STORIES HEIGHT	AS SHOWN
WIDTH LENGTH	AS SHOWN

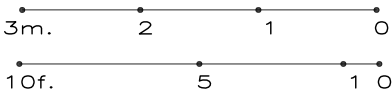
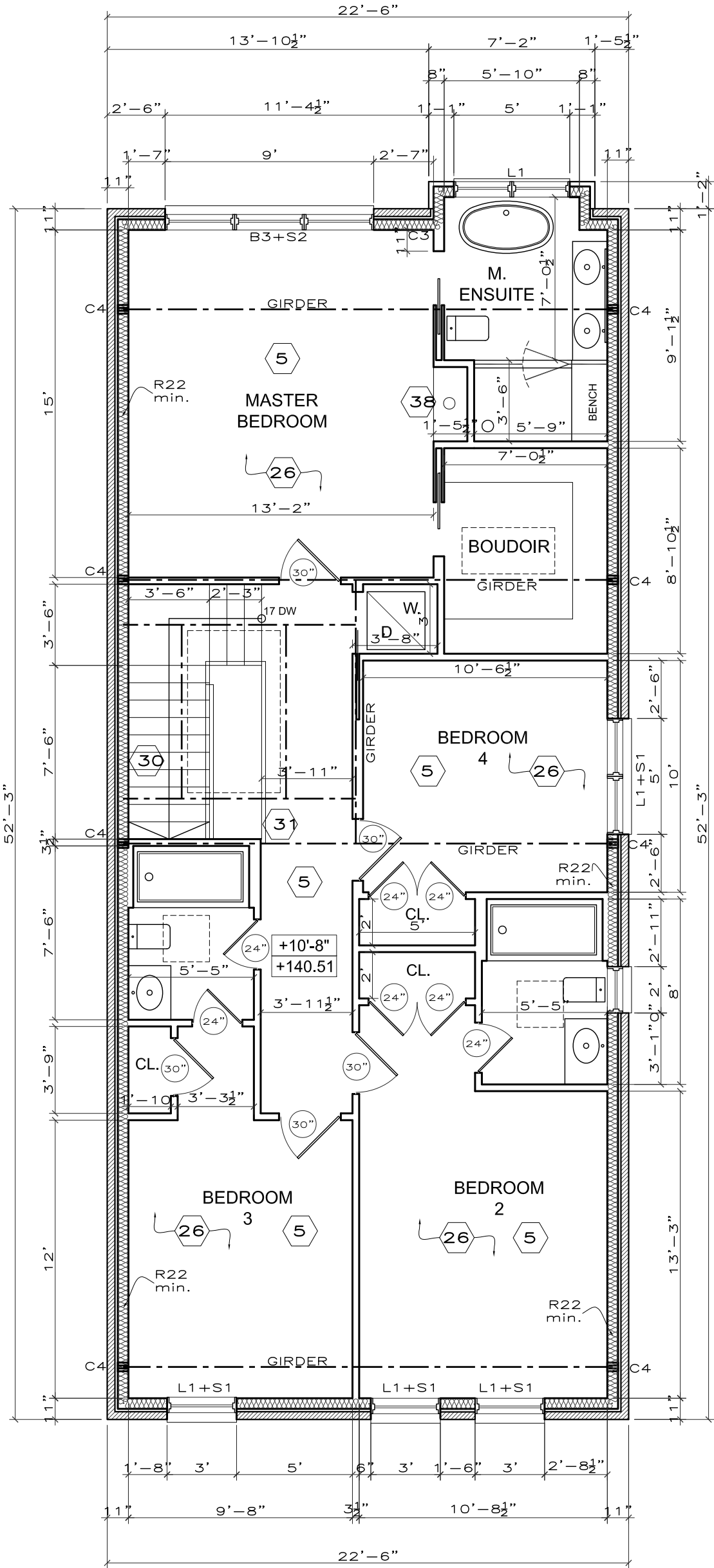
FRONT YARD AREA= 747.46 S.F.  
DRIVEWAY AREA= 334.75 S.F.  
HARD LANDSCAPING AREA= 93.46 S.F.  
SOFT LANDSCAPING AREA= 319.25 S.F. (%77.35)  
LANDSCAPE OPEN SPACE= 412.71 S.F.F.(%55.21)

designed by:  <b>ALI SHAKERI</b>  T.416 8213960 F.416 2508900  <b>ARCICA INC.</b> 326 SHEPPARD AVENUE EAST, M2N 3B4 TORONTO, ONTARIO, CANADA,	project: <b>184 MCRAE DRIVE</b>	revisions: JAN 15, 2018 - ISSUED FOR COA1 FEB 13, 2018 - ISSUED FOR ZC2 AUG 10, 2018 - ISSUED FOR PERMIT1  THIS UNDERSIGNED HAS REVIEWED & TAKES RESPONSIBILITY FOR THIS DESIGN, & HAS THE QUALIFICATIONS & MEETS THE REQUIREMENTS SET OUT IN THE O.B.C. TO BE A DESIGNER <b>Ali Shakeri</b> BCIN#24574 F&A Associates Ltd. BCIN#30998	1. ALL WORK SHALL BE CARRIED OUT IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST REVISION OF THE ONTARIO BUILDING CODE. 2. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. 3. DO NOT SCALE DRAWINGS. 4. ALL DIMENSIONS AND INFORMATION SHALL BE CHECKED AND VERIFIED ON THE JOB AND ANY VARIANCES OR DISCREPANCIES MUST BE REPORTED TO F&A ASSOCIATES BY PHONE AND SUBSEQUENT WRITTEN CONFIRMATION PRIOR TO COMMENCEMENT OF THE WORK. 5. USE ONLY LATEST REVISED DRAWINGS OF THOSE THAT ARE MARKED "ISSUED FOR CONSTRUCTION". 6. ALL STRUCTURAL DESIGN MUST BE REVIEWED AND APPROVED BY CERTIFIED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION
	drawing: <b>SITE PLAN</b>		
	scale: <b>3/32"=1'</b>	page: <b>A1</b>	

NOTE:  
ALL INTERIOR  
WALL DIMENSIONS  
SHOW FACE OF  
STUDS

STRUCTURAL MEMBERS:

- J1: LPI 20 Plus 11<sup>7</sup>/<sub>8"</sub> @16" o/c  
J2: LPI 42 Plus 11<sup>7</sup>/<sub>8"</sub> @16" o/c  
J3: LPI 42 Plus 11<sup>7</sup>/<sub>8"</sub> @12" o/c  
B1: 1-LVL 11<sup>7</sup>/<sub>8"</sub>X1<sup>3</sup>/<sub>4"</sub> 2.0E TYP.  
B2: 2-LVL 11<sup>7</sup>/<sub>8"</sub>X1<sup>3</sup>/<sub>4"</sub> 2.0E TYP.  
B3: 3-LVL 11<sup>7</sup>/<sub>8"</sub>X1<sup>3</sup>/<sub>4"</sub> 2.0E TYP.  
B4: 4-LVL 11<sup>7</sup>/<sub>8"</sub>X1<sup>3</sup>/<sub>4"</sub> 2.0E TYP.  
C1: HSS Ø 102X8  
+5X5X<sup>1</sup>/<sub>2"</sub> PL. TOP  
+10X10X<sup>1</sup>/<sub>2"</sub> PL. BOTT.  
+4X<sup>1</sup>/<sub>2"</sub> A.B.  
C2: HSS Ø 127X8  
+5X5X<sup>1</sup>/<sub>2"</sub> PL. TOP  
+6X10X<sup>1</sup>/<sub>2"</sub> PL. BOTT.  
+2X<sup>1</sup>/<sub>2"</sub> A.B.  
C3: 3-2x6  
C4: 4-2x6  
C5: 5-2x6  
L1: 3-2x10  
L2: 3-2X12  
S1: L 31/2 x 3<sup>1</sup>/<sub>2</sub> x <sup>5</sup>/<sub>16</sub>  
S2: L 5 x 31/2 x <sup>3</sup>/<sub>8</sub>  
WP1: 6"X12"X<sup>1</sup>/<sub>2"</sub> STEEL PLATE  
WITH 2 HOOKS



designed by:

ALI SHAKERI

T.416 8213960 F.416 2508900

ARCICA INC.

326 SHEPPARD AVENUE EAST,  
M2N 3B4  
TORONTO, ONTARIO, CANADA,

project:

184 MCRAE DRIVE

drawing:

SECOND FLOOR PLAN

scale:

3/16"=1'

page:

A4

revisions:

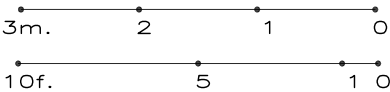
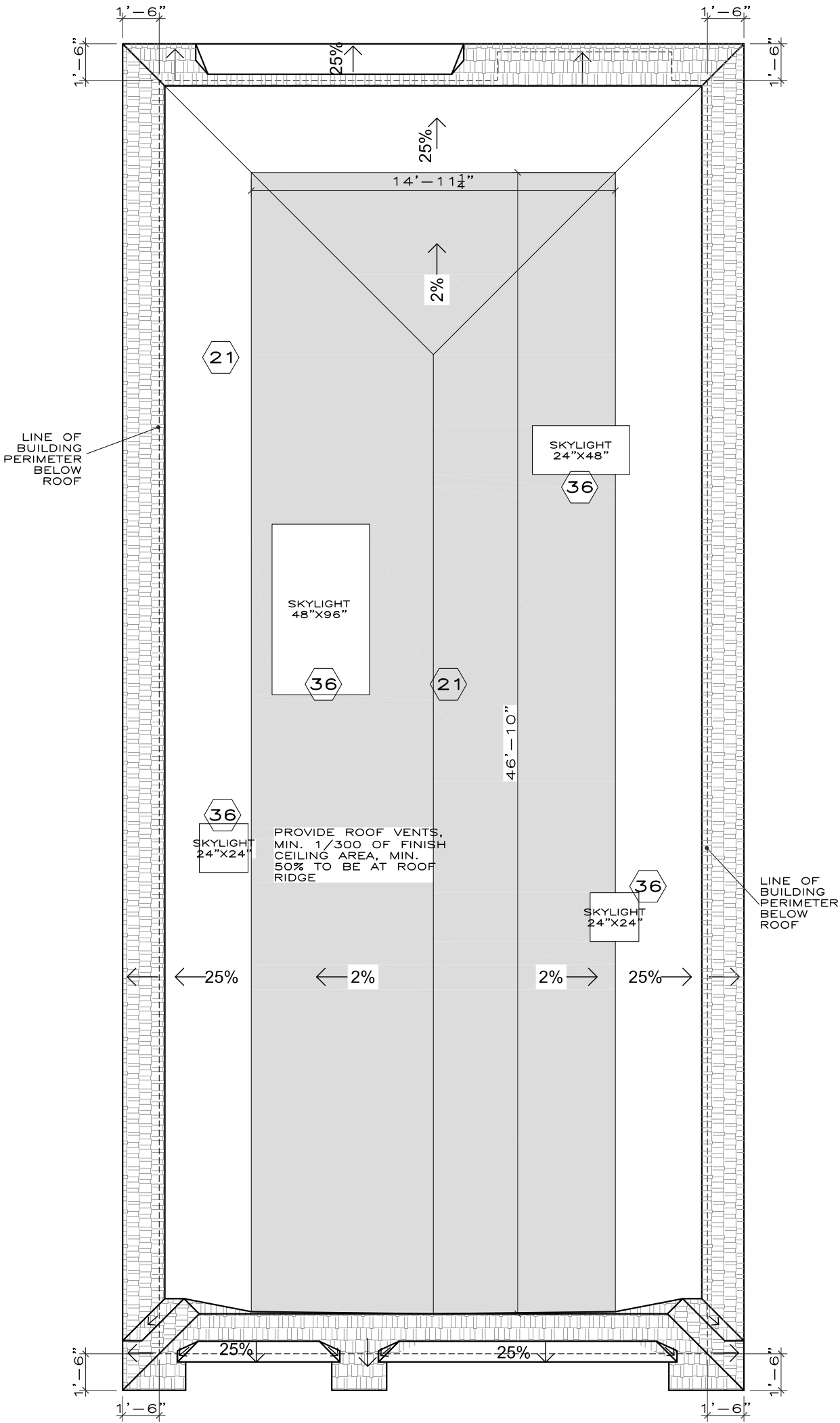
JAN 15, 2018 - ISSUED FOR COA1  
MAY 30, 2018 - ISSUED FOR COA2  
AUG 10, 2018 - ISSUED FOR PERMIT1

THIS UNDERSIGNED HAS REVIEWED & TAKES  
RESPONSIBILITY FOR THIS DESIGN, & HAS THE  
QUALIFICATIONS & MEETS THE REQUIREMENTS  
SET OUT IN THE O.B.C. TO BE A DESIGNER  
Ali Shakeri  
BCIN#24574  
F&A Associates Ltd.  
BCIN#30998

1. ALL WORK SHALL BE CARRIED OUT IN  
STRICT ACCORDANCE WITH THE REQUIREMENTS  
OF THE LATEST REVISION OF THE ONTARIO  
BUILDING CODE.  
2. VERIFY ALL DIMENSIONS PRIOR TO  
CONSTRUCTION.  
3. DO NOT SCALE DRAWINGS.  
4. ALL DIMENSIONS AND INFORMATION SHALL  
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CONSTRUCTION

NOTE:  
ALL INTERIOR  
WALL DIMENSIONS  
SHOW FACE OF  
STUDS

TOTAL ROOF AREA = 1408.86 S.F.  
FLAT ROOF AREA =698.35 S.F. (49.57%) BY-LAW 7625



designed by:

ALI SHAKERI

T.416 8213960 F.416 2508900

ARCICA INC.

326 SHEPPARD AVENUE EAST,  
M2N 3B4  
TORONTO, ONTARIO, CANADA,

project:

184 MCRAE DRIVE

drawing:

ROOF PLAN

scale:

3/16"=1'

page:

A5

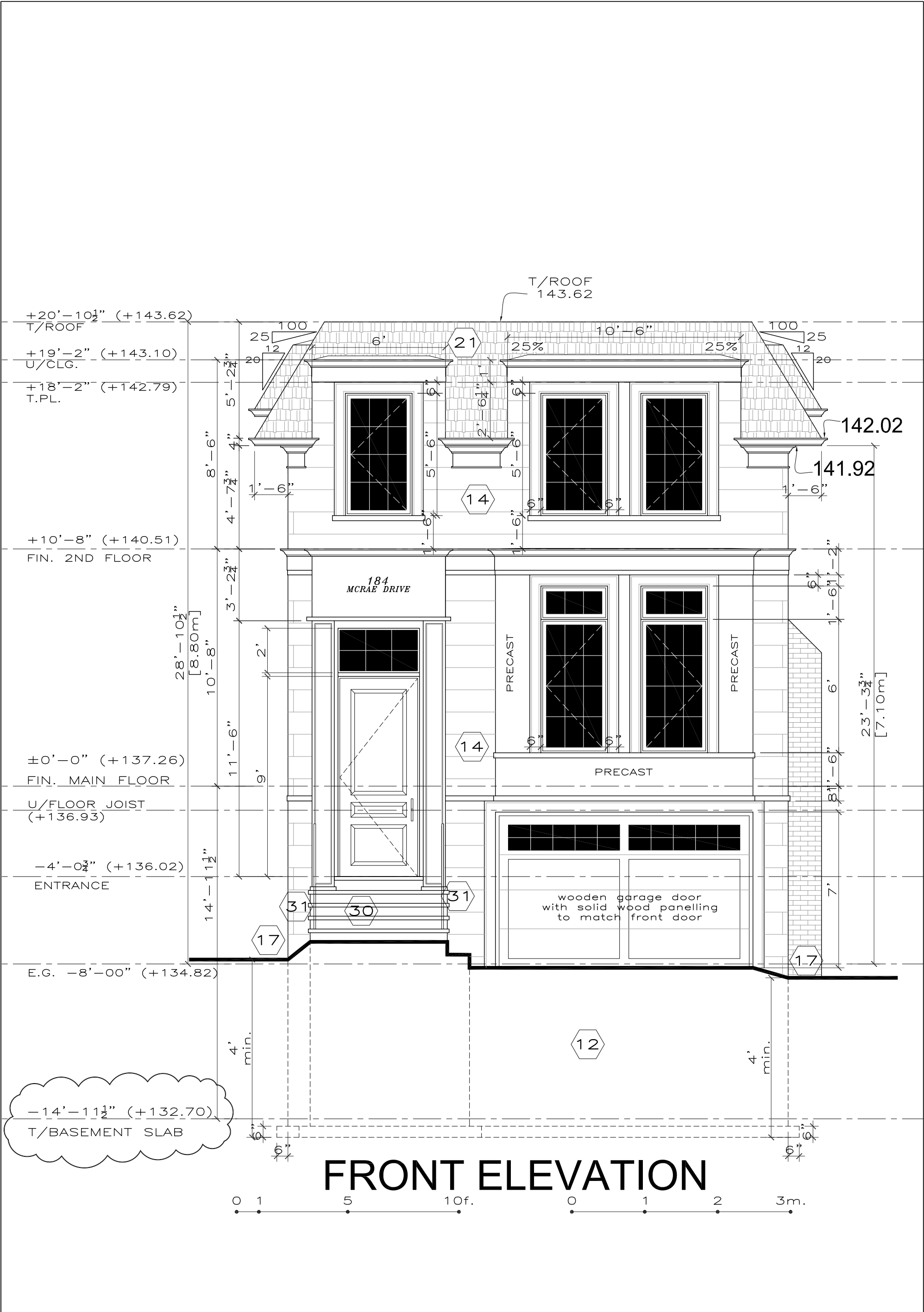
revisions:

JAN 15, 2018 - ISSUED FOR COA1  
FEB 13, 2018 - ISSUED FOR ZC2  
MAY 30, 2018 - ISSUED FOR COA2  
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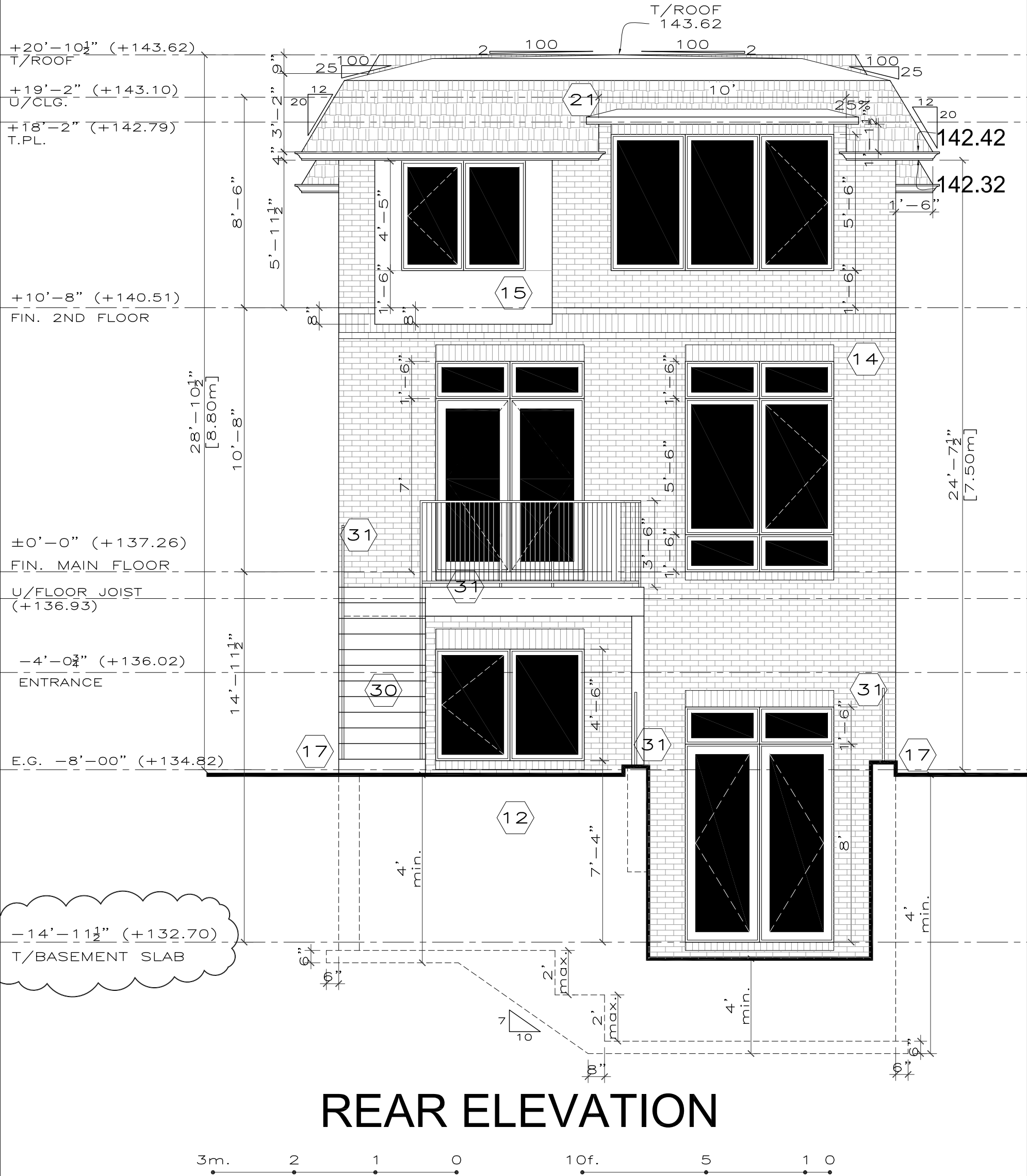
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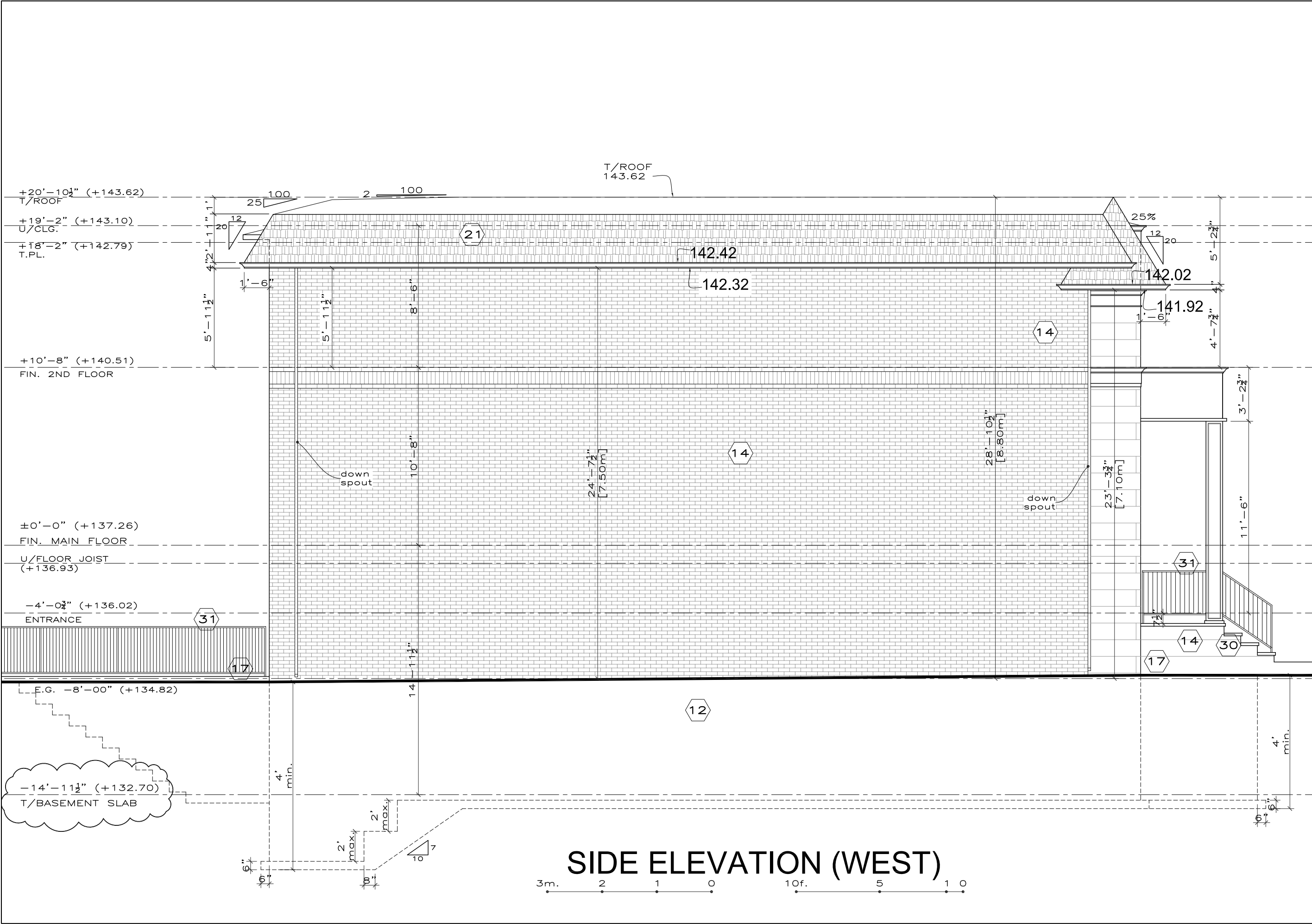


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	drawing: <b>FRONT ELEVATION</b>		
	scale: <b>1/4"=1'</b>	page: <b>A6</b>	

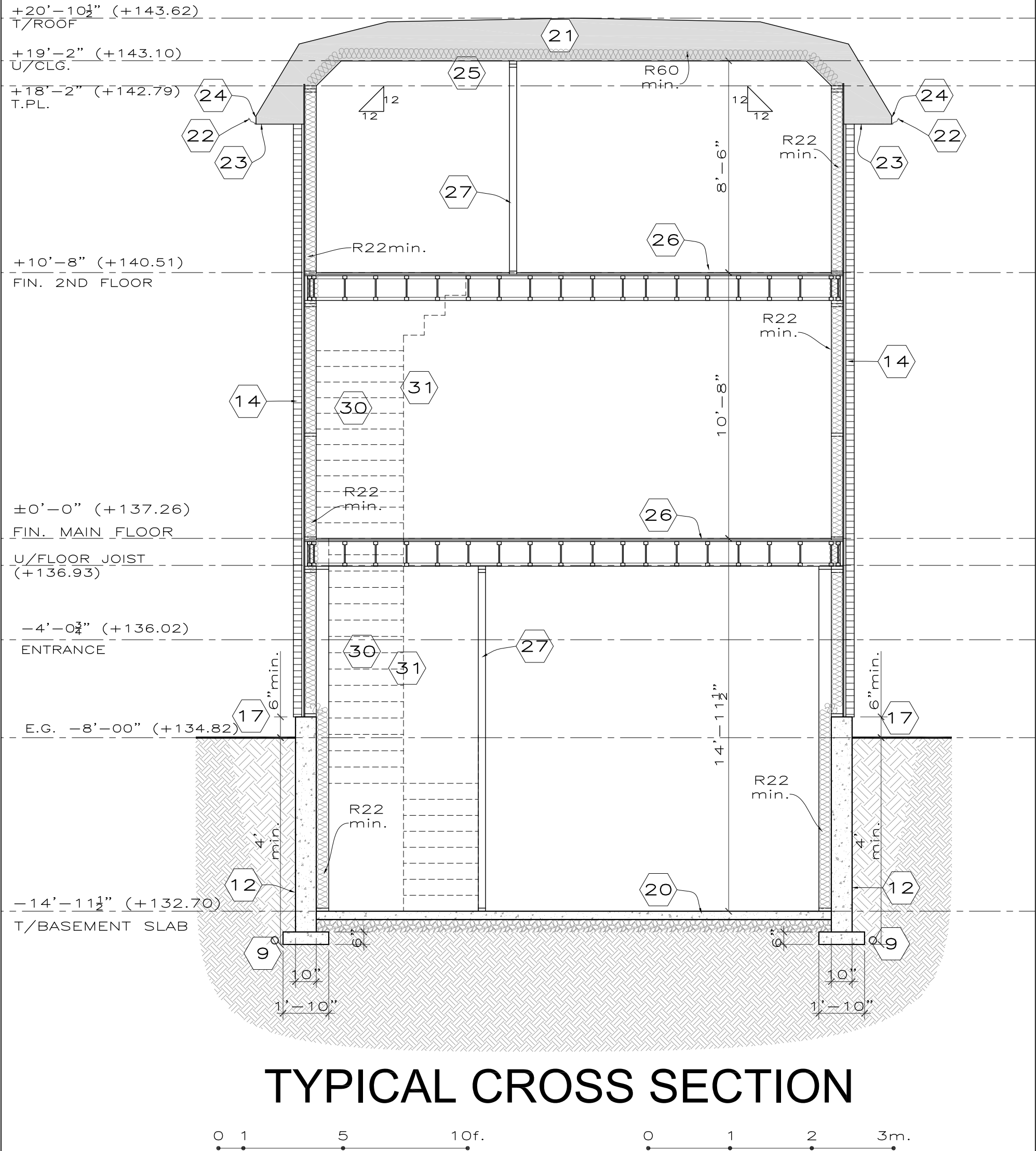




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	drawing:  <b>REAR ELEVATION</b>			
	scale:  <b>1/4"=1'</b>	page:  <b>A7</b>	THIS UNDERSIGNED HAS REVIEWED & TAKES RESPONSIBILITY FOR THIS DESIGN, & HAS THE QUALIFICATIONS & MEETS THE REQUIREMENTS SET OUT IN THE O.B.C. TO BE A DESIGNER <b>Ali Shakeri</b> <b>BCIN#24574</b> F&A Associates Ltd. <b>BCIN#30998</b> 	



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		drawing: <b>SIDE ELEVATION</b>		THIS UNDERSIGNED HAS REVIEWED & TAKES RESPONSIBILITY FOR THE DESIGN OF THE PROJECT. THE DESIGNER HAS SET OUT IN THE O.B.C. TO BE A DESIGNER. <b>Ali Shakeri</b> BCIN#24574 F&A Associates Ltd. BCIN#30998
		scale: <b>3/16"=1'</b>		<b>A9</b>



# TYPICAL CROSS SECTION

designed by:  <b>ALI SHAKERI</b>  T.416 8213960 F.416 2508900  <b>ARCICA INC.</b> 326 SHEPPARD AVENUE EAST, M2N 3B4 TORONTO, ONTARIO, CANADA,	project: <b>184 MCRAE DRIVE</b>	revisions: AUG 10, 2018 - ISSUED FOR PERMIT1	1. ALL WORK SHALL BE CARRIED OUT IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST REVISION OF THE ONTARIO BUILDING CODE. 2. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. 3. DO NOT SCALE DRAWINGS. 4. ALL DIMENSIONS AND INFORMATION SHALL BE CHECKED AND VERIFIED ON THE JOB AND ANY VARIANCES OR DISCREPANCIES MUST BE REPORTED TO F&A ASSOCIATES BY PHONE AND SUBSEQUENT WRITTEN CONFIRMATION PRIOR TO COMMENCEMENT OF THE WORK. 5. USE ONLY LATEST REVISED DRAWINGS OF THOSE THAT ARE MARKED "ISSUED FOR CONSTRUCTION". 6. ALL STRUCTURAL DESIGN MUST BE REVIEWED AND APPROVED BY CERTIFIED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION
	drawing: <b>GENERAL SECTION</b>		
scale: <b>1/4"=1'</b>	page: <b>A10</b>	THIS UNDERSIGNED HAS REVIEWED & TAKES RESPONSIBILITY FOR THIS DESIGN, & HAS THE QUALIFICATIONS & MEETS THE REQUIREMENTS SET OUT IN THE O.B.C. TO BE A DESIGNER <b>Ali Shakeri</b> BCIN#24574 F&A Associates Ltd. BCIN#30998	

CONSTRUCTION SPECIFICATIONS

1. **GENERAL:** ALL DIMENSION TO BE CONFIRMED ON SITE AND ANY VARIANCES OR DISCREPANCIES MUST BE REPORTED TO THE DESIGNER BY PHONE AND SUBSEQUEST WRITTEN NOTICE PRIOR TO COMMENCEMENT OF THE JOB

2. **GENERAL:** ALL WORK SHALL BE CARRIED OUT WITH STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST REVISION OF THE O.B.C.

3. **GENERAL:** ALL STRUCTURAL LUMBER TO BE #1 OR #2 SPRUCE-PINE-FIR CONSTRUCTION GRADE, UNLESS OTHERWISE SPECIFIED

4. **GENERAL:** ALL LUMBER TO BE SUPPORTED MIN. 6" ABOVE FINISH GRADE UNLESS PRESSURE TREATED OR SEPARATED FROM CONCRETE BY DAMPPROOFING MATERIAL

5.**GENERAL: SMOKE ALARMS AND CARBON MONOXIDE ALARMS SHALL BE INSTALLED AS PER O.B.C. 9.10.19 & O.B.C. 9.33.4. SMOKE ALARMS SHALL BE INSTALLED ON ALL FLOORS AND IN EVERY BEDROOM. CARBON MONOXIDE ALARM IS REQUIRED FOR THE DETACHED GARAGE CONDITION. ALL SMOKE ALARMS MUST HAVE A VISUAL COMPONENT.**

6. **GENERAL:** SURFACE FLAME SPREAD RATING OF ALL INTERIOR FINISHES NOT TO EXCEED 150

7. **GENERAL:** JOINTS BETWEEN SLABS ON GRAD, FOUNDATION WALLS, AROUND PIPES, CONDUITS OR DUCTS THAT PENETRATE SUCH, SHALL BE FILLED W/ BITUMEN RUBBER OR COAL TAR

8. **GENERAL:** FOOTINGS TO BE POURED ON NATURALLY UNDISTURBED SOIL CAPABLE OF BEARING 3 K.S.F. AT MIN. 4'-0" FEET BELOW GRADE. USE 3600 P.S.I. CONCRETE@ 28 DAYS FOR FOOTINGS AND FOUNDATION WALLS. STEP FOOTINGS HORIZONTAL STEPS SHALL BE MIN. 2'-0" AND VERTICAL STEPS SHALL BE NO GREATER THAN 2/3 OF HORIZONTAL STEP TO A MAX. OF 2'-0" AS PER O.B.C., 9.15.3.8. FOOTING OVER TRENCHES TO BE REINFORCED W/ 2-#4 BARS @ 1/3 POINTS

9. **DRAINAGE:** 4" DIAMETER WEEPING TILE W/ 6" CRUSHED STONE COVER

10. **GENERAL:** ALL STRUCTURAL STEEL TO CONFORM TO REQUIREMENTS FOR GRADE 300W STEEL IN CAN.CSA-G40.21, "STRUCTURAL QUALITY STEELS"

11. RESERVED

12. **CONRCETE:** DRAINAGE LAYER OVER 2 COATS OF BITUMINOUS DAMPPROOFING ON POURED CONCRETE FOUNDATION WALL, MOISTURE BARRIER TO HEIGHT OF EXTERIOR GRADE, 2x4 WOOD STRAPPING, MIN. R12+10 Ci BATT INSUL. W/ 6 MIL FULL HEIGHT POLY AIR / VAPOUR BARRIER ON THE WARM SIDE, LEAVE 2" GAP BETWEEN CONC. WALL AND STRAPPING TO ALLOW FOR CENT. INSULATION, 1/2" INTERIOR DRYWALL FINISH

13. **WALL ASSEMBLY:** 4" NATURAL STONE OR BRICK LAYER W/ 0.03 THK. 7/8" WIDE ADJUSTABLE GALVANIZED STEEL TIES INSTALLED W/ GALVANIZED SPIRAL NAILS OR SCREWS 52" O.C. HORIZONTAL 16" O.C. VERTICAL, FILL SPACE BETWEEN THE STONE AND FOUNDATION WALL WITH MORTAR

14. **WALL ASSEMBLY:** 4" NATURAL STONE OR BRICK LAYER W/ WEEP HOLES AT 31" O.C., 1" AIR SPACE. 0.03 THK. 7/8" WIDE ADJUSTABLE GALVANIZED STEEL TIES INSTALLED W/ GALVANIZED SPIRAL NAILS OR SCREWS 52" O.C. HORIZONTAL 16" O.C. VERTICAL, 20 MIL POLY FLASHING MIN. 6" UP BEHIND THE SHEATHING PAPER, SHEATHING PAPER LAYERS TO OVERLAP EACH OTHER, 1/2" THK. PLYWOOD SHEATHING, 2x6 WOOD STUDS @ 16" O.C., R22 BATT INSUL. IN CONTINUOUS CONTACT W/ EXTERIOR SHEATHING, 6 MIL CONTINUOUS POLY AIR / VAPOUR BARRIER ON WARM SIDE, 5/8" INTERIOR TYPE "X" DRYWALL FINISH, DOUBLE PLATE @ TOP, SOLE PLATE @ BOTTOM

15. **STUCCO WALL:** STUCCO FINISH, 2" STYROFOAM (REPLACE WITH 1/2" CEMENT BOARD WHERE CLOSER THAN 2' TO PROPERTY LINE), DRYVIT DRAINAGE MATT, TYVEC SHEATHING PAPER, SHEATHING PAPER LAYERS TO OVERLAP EACH OTHER, 1/2" THK. TYPE X PLYWOOD SHEATHING, 2x6 WOOD STUDS @ 16" O.C., R22 BATT INSUL. IN CONTINUOUS CONTACT W/ EXTERIOR SHEATHING, 6 MIL CONTINUOUS POLY AIR / VAPOUR BARRIER ON WARM SIDE, 5/8" INTERIOR TYPE "X" DRYWALL FINISH, DOUBLE PLATE @ TOP, SOLE PLATE @ BOTTOM

16. RESERVED

17. **GRADE:** SLOPE GRADE AWAY FROM BUILDING FACE

18. **SILL PLATE:** 2x6 SILL PLATE FASTENED TO FOUNDATION WALL WITH MIN. 1/2" DIA. ANCHOR BOLTS EMBEDDED MIN. 4" INTO CONCRETE @ 4' O.C. & PROVIDE CAULKING OR GASKET BETWEEN PLATE & FOUNDATION WALL

19. **FLOOR INSULATION:** CONTINUOUS HEADER JOIST W/ R22 BATT INSUL., EXTEND VAPOUR / AIR BARRIER & SEAL TO JOIST & SUBFLOOR

20. **BASEMENT SLAB:** 4" POURED CONCRETE SLAB (3600 PSI CONC. STRENGTH) 6" CRUSHED STONE BELOW. THICKEN THE SLAB TO 6" UNDER THE STAIRCASE AREA.

21. **ROOF CONSTRUCTION:** 20 YEARS ASPHALT SHINGLES (2 LAYERS OF FELT ROOFING MEMBRANE WHERE FLAT ROOF) ON 3/8" EXTERIOR PLYWOOD SHEATHING ON APPROVED ROOF TRUSSES

22. **OVERHANG CONSTRUCTION:** 8" PREFINISHED ALUMINUM FACIA, EAVES TROUGH & RAIN WATER LEADERS TO MATCH THE EXTERIOR FINISHES. PROVIDE DRIP EDGE AT FACIA &VENTED SOFFIT, EXTEND DOWNSPOUT TO GRADE LEVEL, PROVIDE PRECAST CONCRETE SPLASH PAD

23. **ROOF VENTILATION:** 1/300 OF THE INSULATED CEILING AREA UNIFORMLY DISTRIBUTED

24. **EAVES PROTECTION:** EAVESTROUGH PROTECTION MEMBRANE TO EXTEND FROM THE EDGE OF THE ROOF 36" UP THE SLOPE BUT NOT LESS THAN 12" BEYOND THE INTERIOR FACE OF THE EXTERIOR WALL

25. **CEILING CONSTRUCTION:** 5/8" THK. INTERIOR DRYWALL FINISH, CONTINUOUS AIR / VAPOUR BARRIER W/ MIN. R60 BATT INSULATION.

26. **FLOOR CONSTRUCTION:** 3/4" T&G PLYWOOD SUBFLOOR GLUE-NAILED ON TJI FLOOR JOISTS @ 16" O.C. UNLESS NOTED OTHERWISE, DOUBLE ALL JOISTS UNDER PARTITIONS THAT ARE PARALLEL TO THE FLOOR JOISTS UNLESS OTHERWISE NOTED

27. **INTERIOR STUD PARTITION:** 1/2" DRYWALL FINISH BOTH SIDES OF 2x4 or 2x6 WOOD STUDS @ 16" O.C., 2 TOP PLATES & 1 BOTTOM PLATE, PROVIDE SOUND ATTENUATION INSULATION IN BATHROOM WALLS & WHERE INDICATED ON DRAWINGS, USE MOISTURE RESISTANT DRYWALL IN BATHROOMS

28. **ATTIC ACCESS:** 21.5"x23" ATTIC ACCESS WITH INSULATION. PROVIDE WEATHER STRIPPING AROUND THE PERIMETER

29. **MECHANICAL VENTILATION:** PROVIDE MIN 1 AIR CHANGE PER HOUR IN ROOMS SPECIFIED TO BE MECHANICALLY VENTED, 80 CFM FOR BATH PRIMARY VENTS.

30. STAIRS INTERIOR/EXTERIOR:

MAXIMUM RISE 7-7/8"  
MINIMUM RISE 4-7/8"  
MINIMUM RUN 8-1/4"  
MAXIMUM RUN 14"  
MINIMUM TREAD 9-1/4"  
MAXIMUM TREAD 14"  
MAXIMUM NOSING 1"  
MINIMUM WIDTH 2'-10"  
MINIMUM HEADROOM 6'-5"

31. **GUARDS:**  
INTERIOR LANDINGS 2'-11"  
EXTERIOR BALCONY 3'-6"  
INTERIOR STAIRS 2'-11"  
EXTERIOR STAIRS 2'-11"  
MAXIMUM BETWEEN PICKETS 4"  
GUARD HEIGHT IF DECK TO GRADE IS GREATER THAN 5'-11" 3'-6", 5'-11" OR LESS 2'-11"  
NO MEMBER OR ATTACHMENT BETWEEN 4" & 2'-11" HIGH SHALL FACILITATE CLIMBING

32. **PIERS:** 16" DIA. SONOTUE FOR POURED CONCRETE PIERS MIN. 4' BELOW GRADE, 6"x6" WOOD POST ANCHORED TO CONCRETE PIER W/ METL SHOE & 1/2" DIA. BOLT EMBEDED INTO THE CONCRETE PEIR MIN. 4"

33. **STEEL COLUMN:** HSSØ102X8 W/8"x8"x1/2" TOP & BOTTOM PLATE, 60"x60"x18" CONCRETE PAD WITH 15M @12" O/C E.W. BOTT., UNLESS NOTED OTHERWISE.

34. STEEL BEAM: AS SHOWN

35. **GARAGE FLOOR:** 4" CONCRETE SLAB (4650PSI) ON 6" CRUSHED STONE AND COMPACTED SOIL TO 7% AIR ENTRAINMENT, REINFORCED WITH 6"x6"x6/6 WELDED WIRE MESH


36. SKYLIGHT: "ARTISTIC" SKYLIGHT

37. **HEATING:** FUR-IN DUCTS WITH 1/2" DRYWALL ON 2x2 FRAMING. DUCTS TO BE INSULATED WITH MIN. R4 WHERE AGAINST EXTERIOR WALL

38. **FIREPLACE:** GAS FIREPLACE AS PER MANUFACwd®TURER SPEC. INSTALL AS PER GAS CODE OF ONTARIO

39. INTERLOCKING STONE

40. **DRYLAI D RETAINING WALL:** RISI STONE, MODEL "PISA 2"

<div>designed by:</div> <div>ALI SHAKERI</div> <div>T.416 8213960 F.416 2508900</div> <div>ARCICA INC.</div> <div>326 SHEPPARD AVENUE EAST, M2N 3B4 TORONTO, ONTARIO, CANADA,</div>	<div>project:</div> <div>184 MCRAE DRIVE</div>		<div>revisions:</div> <div>AUG 10, 2018 - ISSUED FOR PERMIT1</div>	<div>1. ALL WORK SHALL BE CARRIED OUT IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST REVISION OF THE ONTARIO BUILDING CODE.</div> <div>2. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.</div> <div>3. DO NOT SCALE DRAWINGS.</div> <div>4. ALL DIMENSIONS AND INFORMATION SHALL BE CHECKED AND VERIFIED ON THE JOB AND ANY VARIANCES OR DISCREPANCIES MUST BE REPORTED TO F&amp;A ASSOCIATES BY PHONE AND SUBSEQUENT WRITTEN CONFIRMATION PRIOR TO COMMENCEMENT OF THE WORK.</div> <div>5. USE ONLY LATEST REVISED DRAWINGS OF THOSE THAT ARE MARKED "ISSUED FOR CONSTRUCTION".</div> <div>6. ALL STRUCTURAL DESIGN MUST BE REVIEWED AND APPROVED BY CERTIFIED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION</div>
	<div>drawing:</div> <div>CONSTRUCTION SPEC.</div>			
	<div>scale:</div>	<div>page:</div> <div>A11</div>	<div>THIS UNDERSIGNED HAS REVIEWED &amp; TAKES RESPONSIBILITY FOR THIS DESIGN, &amp; HAS THE QUALIFICATIONS &amp; MEETS THE REQUIREMENTS SET OUT IN THE O.B.C. TO BE A DESIGNER</div> <div>Ali Shakeri</div> <div>BCIN#24574</div> <div>F&amp;A Associates Ltd.</div> <div>BCIN#30998</div> <div></div>	