

DECISION AND ORDER

Decision Issue Date Wednesday, October 31, 2018

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

Appellant(s): FRANCESCO PETER DEAN

Applicant: OREST STOYANOVSKYY

Property Address/Description: 26 KING GEORGES RD

Committee of Adjustment Case File: 18 117287 WET 05 MV

TLAB Case File Number: **18 167582 S45 05 TLAB**

Hearing date: Monday, September 24, 2018

AND Monday, October 15, 2018

DECISION DELIVERED BY S. GOPIKRISHNA

APPEARANCES

Name	Role	Representative
MARKIYAN MARKEVYCH	Owner	
OREST STOYANOVSKYY	Applicant	
FRANCESCO PETER DEAN	Appellant	
MARKIYAN MARKEVYCH	Party (TLAB)	MARTIN MAZIERSKI
FRANCESCO DEAN	Party	CHRIS CHEUNG
KATHERINE CHALLIS-DEAN	Participant	
SANDRA GAIL CLARKE	Participant	
DOUGLAS GORDON PELL	Participant	

INTRODUCTION AND BACKGROUND

Markiyan Markeyvch is the owner of 26 King Georges Road, in the former City of Etobicoke. In order to construct a new detached dwelling with an integral garage, he applied for various variances to the Committee of Adjustment (COA). The COA heard his application on 10 May, 2018, and approved the Application, as presented, with conditions. Francesco Dean, who lives next door at 28 King George Road, appealed the decision to TLAB on 29 May, 2018. The TLAB assigned the Appeal a hearing date of 24 September, 2018.

MATTERS IN ISSUE

These are the final list of variances, on which TLAB was asked to make a ruling after the Settlement:

City-wide Zoning By-law 569-2013

The property is subject to the City-wide Zoning By-law No. 569-2013, as amended. Based on By-law No. 569-2013, and is zoned RD (f13.5; a510; d0.45) (x35)

1. 10.5.40.60.(3)(A)(ii)] Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no wider than 2.0 metres.

The proposed front stairs are 2.25 metres wide.

2. [10.20.30.40.(1)(A)]: The permitted maximum lot coverage is 33% of the lot area: 237.59 square metres.

The proposed lot coverage is 33.51% of the lot area: 241.3 square metres

3. [10.20.40.10.(4)(A)]: The permitted maximum height is 7.2 metres.

The proposed height is 9.5 metres. The building is considered having a flat roof as the flat roof area is more than 50% of the overall roof area

4. [10.20.40.20.(1)]: The permitted maximum building length for a detached house is 17.0 metres.

The proposed building length is 21.57 metres

5. 10.20.40.30.(1)]: The permitted maximum building depth for a detached house is 19.0 metres.

The proposed building depth is 21.45 metres.

6. 900.3.10 (35)(A)]: The maximum gross floor area on a lot, including the floor area of an attached or detached garage, is 150 square metres , plus 25% of the lot area which in this case is 329.99 square metres, up to a maximum floor space index of 0.5, which in this case is 359.99 square metres

The proposed gross floor area is 414.49 square metres which is 150 square metres , plus 36.74% of the lot area

7. [10.20.40.50.(1)(B)]: The permitted maximum area of each platform at or above the second storey of a detached house is 4.0 square metres.

The proposed area of rear second floor balcony is 10.61 square metres.

8. [10.5.40.70 (1)(B)]: The required front yard setback for a lot between two abutting lots in the Residential Zone category, each with a building fronting on the same street and those buildings are both, in whole or in part, 15.0 metres or less from the subject lot, the required minimum front yard setback is the average of the front yard setbacks of those buildings on the abutting lots which in this case is 10.46 metres

The proposed front yard setback is 9.92 metres

Etobicoke Zoning by-law

The property is located in the former municipality of Etobicoke which is subject to the Etobicoke Zoning Code. Based on the Etobicoke Zoning Code the property is zoned (R2) and is also subject to By-law(s) (1993-108)

9. [320-42.1. B.(2)]: The maximum height of flat roofed dwellings shall not exceed 6.5 metres.

The proposed height is 9.5 metres. The building is considered having a flat roof as the flat roof area is more than 33% of the overall roof area

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

It is important to note that the Appellants did not file their Witness Statements by the due dates, as per TLAB's Rules.

On 5 September, 2018, Chris Cheung, Lawyer for the Appellants, put forward a Motion on behalf of his clients requesting for relief from the Rules to:

- a. Permit the Expert Witness Statement and Acknowledgement of Expert's Duty of Allan Ramsay Planning Associates.
- b. Permit Mr. Ramsay to provide expert evidence at the September 24, 2018 meeting
- c. Exempt the Moving Party from TLAB Rule 16.6. to permit the Expert Witness Statement and Acknowledgement of Expert's Duty after the deadline;
- d. Permit Ms. Katherine Challis-Dean, Francesco Dean's spouse, to be a Participant pursuant to Rule 13 and to have her Witness Statement filed into evidence
- e. Permit Katherine Challis-Dean to provide oral evidence at the September 24, 2016 hearing
- f. Exempt the Moving Party from TLAB Rule 16.4 to permit Kathy's statement after the deadline
- g. Permit Frank's Witness Statement to be filed into evidence
- h. Permit Frank to provide oral evidence at the September 24, 2018 TLAB hearing
- i. Exempt the Moving Party from TLAB Rule 16.5 to permit Frank's Statement after the deadline
- j. Such and other relief as the TLAB deemed appropriate

The stated reason for the Motion was the Appellant's inability to file his documents by 4:30 PM on 3 August, 2018, (the deadline(as a result of his unfamiliarity with the TLAB Rules. But more importantly, Mr. Dean was preoccupied with taking care of his wife Ms. Katherine Challis-Dean, who was recovering from cancer surgery. It turned out that Mr. Dean and Ms. Challis-Dean filed their Statements on 3 August , 2018 at 9:06 PM in the evening. The TLAB staff did not officially receive the Statement till the morning of 7 August, 2018, because of the long weekend in between.

In their response dated 13 September, 2018, the Applicants/Respondents to the Appeal requested that:

- a. the TLAB refuse to admit the Expert Witness Statement prepared by Allan Ramsay , filed by the Appellant, as well as the appendices that were filed together with that expert witness statement, into evidence.
- b. the TLAB refuse to permit Mr. Ramsay to provide expert evidence in relation to this file. In the alternative, the Applicants s requested that the TLAB strictly prohibit Mr. Ramsay from raising any arguments not clearly outlined in his expert witness statement

and from referring to any documents not filed together with his expert witness statement (as appendices) or referenced and elaborated upon in his expert witness statement.
c. the TLAB refuse to exempt the Appellant from TLAB Rule 16.6 which requires the expert witness statement to be filed by the deadline provided by the TLAB.

However, the Applicants did not object to:

- d. Ms. Katherine Challis-Dean being a participant pursuant to TLAB Rule 13 and to having her Participant Statement filed into evidence.
- e. Ms. Katherine Challis-Dean providing oral evidence at the September 24, 2018 hearing, though they wanted the TLAB to strictly prohibit Katherine Challis-Dean from raising any arguments not clearly outlined in her participant statement and from referring to any documents not filed as part of the later-filed supplement to her statement.
- f. Ms. Katherine Challis-Dean having her participant statement accepted past the deadline in TLAB Rule 16.5 (that being the rule that governs the deadlines for participant statements).
- g. Mr Appellant's own witness statement being filed into evidence.
- h. the Appellant providing oral evidence at the September 24, 2018 hearing, though they requested that the TLAB strictly prohibit the Appellant, as witness, from raising any arguments not clearly outlined in his witness statement and from referring to any documents not filed by the Appellant.
- i. Appellant's witness statement being filed after the deadline in TLAB Rule 16.4 (that being the rule that governs the deadlines for witness statements)

Lastly, the Applicants asked that the TLAB not provide the Appellant with any other relief that may prejudice themselves through further prolonging the TLAB process.

The reasoning behind the objections to excluding the Expert Witness Statement was explained on the basis of strict adherence to the Rules, and the lack of communication from the Appellants till the 27th of August, 2018, about their not being able to find an Expert Witness. The Applicants argued that the Appellants had ample opportunity to peruse Applicants' Witness Statements before filing a Response, and that this was demonstrated by the fact that the first three pages of Mr. Ramsay's Expert Witness Statement were identical to the Expert Witness Statement filed by the Applicant's Expert, Mr. Cieciora.

On the morning of the hearing on 24 September, 2018, the two Parties presented arguments on the Motion from the Appellants, following the reasoning recited earlier in this section. I granted the Motion by the Applicants to introduce the Expert Witness Statement from Mr. Allan Ramsay.

It is important to note that during his opening statement, the Counsel for the Appellants, Mr. Cheung, stated that the Appeal by his clients centred on their opposition to the variance requesting relief for the front yard setback, namely:

3. Section 10.5.40.70.(1)(B), By-law 569-2013 and Section 320-40.C.(1)

The minimum required front yard setback is 10.46 m.

The new dwelling will be located 8.87 m from the front lot line.

The Applicants then elected to present their case. Mr. Mazierski reviewed Mr. Cieciura's CV and work history, and asked that he be qualified as an Expert Witness in the area of land use planning. There were no objections from Mr. Cheung, resulting in Mr. Cieciura's being qualified as an Expert Witness in the area of land use planning.

Mr. Cieciura discussed his retainer briefly, and then described the Property location. He said that the subject property was located north of Bloor Street West, east of Prince Edward Drive, south of Dundas Street West and west of Humber River, in the south central area of the City of Toronto. He said that the subject Property had a single, existing detached residential dwelling, with a detached garage. He added that his client wanted to develop a new two-storey single detached residential dwelling with an integral garage. He described the subject lot as a four-sided polygon, with a 14.66m frontage and 50.7m depth on the longer side and 48.61m on the shorter side, with a total lot area of 719.99 square metres. Mr. Cieciura added that many of the 12 single detached dwellings fronting onto King Georges Road between Prince Edward Dr. N and Kings Lynns Rd, were 2 storey dwellings, and constituted "part of a pleasant and quiet urban neighbourhood of mainly residential land uses that is well served by transit along Bloor Street West and the Bloor-Danforth Subway from Royal York Station to the southwest". Mr. Cieciura said that this lot was part of the "Neighbourhoods" designation on the Official Plan, and was designated R2 under the former municipality of Etobicoke Zoning Code, and was subject to By-law 1993-108. It was also zoned RD (f13.5;a510;d0.45)(X35)" , Residential Detached under Citywide Zoning By-law 569-2013. Mr. Cieciura added that the COA had approved the minor variance application, which proposed a new single detached dwelling with associated variances for lot coverage, gross floor area, front yard setback, exterior stairs encroachment, dwelling depth, dwelling length, height, and area of second storey platform. He stated that while there were no changes to the Site Plans and Elevations from the time of the COA hearing, the numerical values in some of the variances, had changed because the methodology for measurement had been updated at the time of the new Zoning Notice, resulting in slightly larger dimensions in some of the variances.

Mr. Cieciura then discussed the compatibility of the site with the Higher level Policies, beginning with Provincial Policy Statement 2014 (PPS); he said that the proposal complied with the PPS because it represented a more efficient development of the subject lands, which would contribute to regeneration in the neighbourhood and contribute to the vitality and regeneration of the settlement area known as the City of Toronto. He then discussed the compatibility of the proposal with the Growth Plan for the Greater Golden Horseshoe 2017 ("Growth Plan"). Mr. Cieciura opined that the proposal complied with the Growth Plan, by virtue of not changing the use of the land, the size or shape of the lot, and the rejuvenation of an older dwelling which would contribute to helping the residents live in the house during their entire lifetime. This promoted modest intensification to better utilize the existing infrastructure and public service facilities, making it consistent with the objectives of the Growth Plan.

Mr. Cieciura then discussed the compatibility with the Official Plan (OP). He pointed out that the property was zoned under former municipality of Etobicoke Zoning By-laws

1993-108 and 569-2013, and reiterated that the property was zoned R2 under the Etobicoke Zoning Code, and was zoned RD(f13.5, 1510,d0.45)(X35) under By Law 569-2013.

Mr. Cieciura then recited Section 2.3 of the Official Plan (OP), with specific reference to Subsection 2.3.1, which is the “Healthy Neighbourhoods” Section. He said that the proposal to develop a single detached residential dwelling to replace the existing single detached residential dwelling, respects and reinforces the existing physical character of the buildings, streetscapes and has no negative impact on “the open space pattern in this area”. He then stated that this development was consistent with Policy 2.3.1.1’s declaration of Neighbourhoods to be physically stable areas, such that development would be consistent with, respect and reinforce existing physical character of buildings, streetscapes and open space patterns. He then referenced Section 3.2.1 or the Built Section Form of the OP, and pointed out that subject proposal specifically proposes a new two storey residential single detached dwelling to replace the existing dwelling, which fits in with the surrounding area that already has similar detached dwellings. Mr. Cieciura then reviewed Policy 3.1.2.3, and demonstrated that the proposal satisfied various clauses under this proposal through massing new buildings such that existing street proportion was respected, creation of appropriate transitions in scale, provision of adequate light and privacy. He then reviewed Section 4.1.5 from the “Neighbourhoods” Section and demonstrated that clauses (a), (b) and (h) did not apply to the proposal. However, the proposal satisfied the relevant clauses (c)-(f), namely the heights and massing, prevailing building type, setback from the street, and prevailing patterns of rear and side yard setbacks and landscaped open space. According to Mr. Cieciura, the proposed dwelling would not change, nor disturb the consistency of existing patterns in the neighbourhood.

Based on this discussion, Mr Cieciura concluded that the proposal satisfied the intent and purpose of the Official Plan.

A number of proposals from the neighbourhood, which had been granted similar variances by the COA, were then discussed.

Mr. Cieciura then discussed how the proposal met the general intent and purpose of the Zoning By-Law. By way of a preamble to the discussion, he stated that the purpose of zoning was to regulate the use and physical characteristics of buildings on the site, to encourage compatible built form within the zone and surrounding properties, and to prevent any different or “nuisance” uses of the properties from the surrounding uses.

Mr. Cieciura then proceeded to discuss each group of variances, organized by category, starting with exterior stairs width. He said that the proposed stairs were 2.25 m wide, when they could not be wider than 2 m, according to By-law 569-2013. He asserted that the difference would not be noticeable from the street, and that the stairs were designed to be in proportion to the overall design of the proposed dwelling.

Mr. Cieciura then spoke to the variance respecting Maximum Lot Coverage, which was 33.94% of the lot area against the allowable 33% of the Lot Area. He again stated that

the proposed increase was modest, and would not be noticeable from the street nor would it have any impacts on neighbouring properties.

Speaking next to the building height, Mr. Cieciura pointed out that that under By Law 569-2013, the permitted height of a flat roof dwelling was 7.2 m under By-law 569-2013, whereas the proposed dwelling height was 9.5 m. Likewise, a variance was also needed under the Etobicoke Zoning Code, which restricted the permitted maximum height to 6.5 m. However, Mr. Cieciura opined that this was a “technical variance” because the roof wasn’t a true sloped roof by virtue of the fact that less than 33% of the roof was flat. This feature satisfied the Etobicoke Zoning Code’s requirement of 33%, and the Toronto City Wide By-law’s restriction of 50%, having to be flat, in order to be deemed a “flat roof”. Mr. Cieciura pointed out that the flat portion covered only the central portion of the roof, resulting in its being perceived as a sloped roof from the street, resulting in no untoward impact.

Mr. Cieciura discussed the variance respecting the Maximum Building Length, which was for 22.58 m instead of 17 m allowed under the By-Law. He said that the building length variance included the length of the front porch (1.47m) and the covered deck at the rear (3.66m). Due to the fact that more than 50% of front porch was proposed to be enclosed, Mr. Cieciura pointed out that zoning by-laws interpret the front porch as part of the dwelling, thereby including the length of the porch into calculating the length of the dwelling. He then pointed out that the majority of the dwelling had a building length of 17.45m, which was only 45cm over the permitted maximum building length.

The variance respecting Maximum Building Depth was discussed next. Pointing out that the entire building depth, tied to the non-perceivable excavation below the deck, had to be factored into depth calculations by the examiner, Mr. Cieciura drew attention to the fact that the excavated portion would not be visible from the street, and would not impact any of the neighbours, and thereby maintained the purpose and intention of the Zoning By-Law.

Discussing the variance pertaining to Maximum Gross Floor Area (GFA) next, Mr. Cieciura stated that the proposed GFA was 414.49 sq. m. versus 329.9 sq. m. Highlighting the fact that the zoning restriction on a maximum Gross Floor Area is to prevent buildings that are too large for the lot, and to limit the size and mass of a dwelling on the lot, he stated that the extra GFA of 84.59 sq. m. would be distributed over 2 floors, and would not be noticeable from the street, nor would it impact the neighbours.

Lastly, speaking to the variance respecting the second storey setback, Mr. Cieciura pointed out that while the permitted maximum area of each platform at or above the second storey of a detached house is 4.0 square metres. While the proposed area of the rear second floor balcony is 10.61 square metres, it would be situated at the rear of the house and would not impact any of the neighbours, more so, because of a proposed privacy screen 1.5 m high, facing the neighbouring properties at 28 and 30 King Georges Road.

Based on this discussion, Mr. Cieciura concluded that the proposed variances maintained the purpose and intent of the zoning by-law.

It was expected that Mr. Cieciura would be back on the Witness Stand after the lunch break, which commenced after the discussion respecting the Zoning By-law. When getting ready to commence the afternoon's proceedings, I was informed that the two sides wanted to continue their Settlement discussions, which had commenced during the lunch break. I therefore gave both Parties time to facilitate Settlement.

Around 4:15 PM, I was informed that the Parties had settled, and were willing to support a proposal that stepped the house back such that the front yard setback was 9.92 m, thereby eliminating the need for a front yard setback variance. While this change had the impact of increasing the length of the house, the front porch would be redesigned such that it 50% of the porch would no longer be enclosed, resulting in its removal from length calculations. These changes meant that the new proposed length of the building was 21.57 m., as opposed to the allowable 17 m, under By-Law 569-2013. The depth of the proposed building had changed to 21.45 m, compared to the allowable 19 m under By-Law 569-2013.

Mr. Cieciura spoke very briefly to the remaining tests of being minor and appropriate development of land. Given that it was the end of the day, and my perspective that the tests respecting the variances being minor and appropriate for development of the land should be discussed in more detail, I suggested that we adjourn for the day, and continue the discussion through means of a teleconference, to which the Parties agreed.

The TLAB arranged for a teleconference on 15 October, 2018, which was attended by Messrs. Mazierski, Cieciura and Cheung. I asked Mr. Cieciura to speak in some detail to the tests of being minor, and appropriate development.

Mr. Cieciura stated that the Application was minor in nature because there would be little to no impact on the adjacent dwellings, other than what might be experienced if the land was developed in accordance with the as of right zoning. He added that the development of a residential single detached dwelling to replace the existing dwelling, was largely in line with what was permitted by the Etobicoke By-law and the Citywide zoning by-law, and that the approval of these variances would not create a noticeable difference in shadow, overlook, privacy, or other impacts to the adjacent dwellings than would be experienced if a dwelling was built in accordance with the zoning by-law. Based on these observations, Mr. Cieciura concluded that the variances were individually, and cumulatively minor, in impact.

Mr. Cieciura also added that the proposal was desirable because the proposed dwelling would utilize the subject property fully, and was in keeping with the redevelopment that is slowly but surely occurring in the neighbourhood, and serves to implement the Province and City's desire for intensification in existing built up areas, thereby satisfying the test of appropriate development.

Mr. Cieciura concluded by stating that the proposal met all the 4 tests under Section 45(1) of the Planning Act, and recommended its approval. He then spoke briefly to a requested condition requiring the placement of a privacy screen 1.5 m high on the east and west edges of the deck. I pointed out that COA decision had imposed Forestry conditions, as requested by the Forestry Department to which Mr. Cieciura replied by saying that they had no objections to the forestry conditions.

Both Mr. Mazierski and Mr. Cheung said that their clients were satisfied with the new proposal and resulting variances, and recommended approval, of the new proposal, subject to the conditions that had been discussed

ANALYSIS, FINDINGS, REASONS

The Motion to admit the Appellant's Expert Witness Statement was a consequence of somewhat unusual circumstances – they sent their Statements by the appropriate date though their submission came in after working hours, before a long weekend. I recognize that meeting the deadlines, while addressing Ms. Challis-Dean's health issues, could have slowed their ability to identify a Land use Planner. Given that the Applicants were not averse to the admission of Mr. Ramsay's Statement as long as it was restricted only to what had been submitted, I thought it reasonable to grant the Motion by Appellants to grant relief from the Rules for late submissions.

The 2 Parties came to a Settlement, resulting in 2 changes to the variances, namely the elimination of the front setback variance, and the increase in length by 30 cm.

The uncontroverted evidence of the Expert Witness, Mr Cieciura is accepted; I find that the proposal, as modified under Settlement, fulfills the higher level land use policies as well as the tests listed under Section 45(1) of the Planning Act. The numbering of the variances is consistent with the updated Zoning Notice which was discussed at the time of the teleconference on 15 October, 2018.

The Appeal, is therefore admitted in Part, and the variances, as reflected in the new zoning notice of are approved.

I note the condition recommended by the Applicants with respect to the placement of a Privacy screen, and impose the same on the approval, as well as a standard condition requiring construction to be completed in substantial accordance with the submitted Plans and Elevations. I also impose, with an abundance of caution, the Forestry conditions recommended by the COA, as well as a standard condition which requires the Applicants to build the dwelling in substantial accordance with the Plans and Elevations, reflecting the Settlement that they arrived at, on 24 September, 2018.

DECISION AND ORDER

.1. The Appeal is allowed in Part, and the Decision of the Committee of Adjustment dated 10 May, 2018.is set aside.

2. The following variances are approved:

City-wide Zoning By-law 569-2013

The property is subject to the City-wide Zoning By-law No. 569-2013, as amended.
Based on By-law No. 569-2013, and is zoned RD (f13.5; a510; d0.45) (x35)

1. 10.5.40.60.(3)(A)(ii)] Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no wider than 2.0 metres.

The proposed front stairs are 2.25 metres wide.

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The proposed gross floor area is 414.49 square metres which is 150 square metres , plus 36.74% of the lot area

7. [10.20.40.50.(1)(B)]: The permitted maximum area of each platform at or above the second storey of a detached house is 4.0 square metres.

The proposed area of rear second floor balcony is 10.61 square metres.

8. [10.5.40.70 (1)(B)]: The required front yard setback for a lot between two abutting lots in the Residential Zone category, each with a building fronting on the same street and those buildings are both, in whole or in part, 15.0 metres or less from the subject lot, the required minimum front yard setback is the average of the front yard setbacks of those buildings on the abutting lots which in this case is 10.46 metres

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Etobicoke Zoning by-law

Decision of Toronto Local Appeal Body Panel Member: S. Gopikrishna
TLAB Case File Number: 18 167582 S45 05 TLAB

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9. [320-42.1. B.(2)]: The maximum height of flat roofed dwellings shall not exceed 6.5 metres.

The proposed height is 9.5 metres. The building is considered having a flat roof as the flat roof area is more than 33% of the overall roof area.

3. The Approval is subject to the following conditions:.

1). The building will be constructed in substantial compliance with the Site Plan and Elevations prepared by Stoyanovskyy Architects and revised with the date stamp R3-28 September 2018.

2). Privacy screens, which shall be a minimum of 1.5 m in height, shall be installed on the east and west sides of the rear second storey platform

3). Submission of a complete application for a permit to injure or destroy a City-owned tree(s). A Contractor's Agreement to Perform Work on City-owned Trees will be required prior to the removal/injure of the subject tree(s). Form located at www.toronto.ca/trees/pdfs/contractor_services_agreement_information.pdf.

Submission of a tree protection guarantee security deposit to guarantee the protection of City-owned trees according to the Tree Protection Policy and Specifications for Construction Near Trees or as otherwise approved by Urban Forestry. Accepted methods of payment include debit or card, certified cheque or money order payable to the Treasurer of the City of Toronto, or Letter of Credit.

4.) Submission of a complete application for permit to injure or destroy privately owned trees.

5. No other variances that may appear on the plans, but are not listed in this written Decision are authorized.

So orders the Toronto Local Appeal Body

X



S. Gopikrishna
Panel Chair, Toronto Local Appeal Body

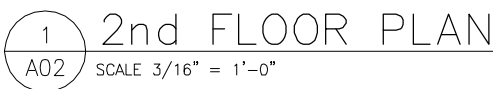
GENERAL NOTES

ALL DRAWINGS ARE THE PROPERTY OF THE DESIGNER AND THEY ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT FROM THE DESIGNER.

CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK AND TO REPORT ANY DISCREPANCIES TO THE DESIGNER.

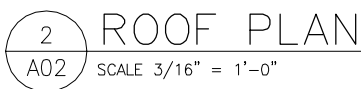
DO NOT SCALE DRAWINGS.

ALL CONSTRUCTION TO BE ACCORDING TO BEST COMMON PRACTICE AND CONFORM TO THE ONTARIO BUILDING CODE.

[illegible]

WB1	2-38x184 (2-2"x8")	SFF #2	
WB2	2-38x235 (2-2"x10")	SFF #2	
WB3	2-38 x 286 (2-2"x12")	SFF #2	
WB4	2-38x184 (2-2"x8" D.F.)	SFF #2	
WB5	2-38x235 (2-2"x10" D.F.)	SFF #2	
WB6	2-38x286 (2-2"x12" D.F.)	SFF #2	
WB8	1-1 3/4" x 11 7/8"	MICROLAM	LVL 2.0E
WB9	2-1 3/4" x 11 7/8"	MICROLAM	LVL 2.0E
WB10	3-1 3/4" x 11 7/8"	MICROLAM	LVL 2.0E
WB11	4-1 3/4" x 11 7/8"	MICROLAM	LVL 2.0E
L1	90x90x8.0 (3 1/2" x 3 1/2" x 5/16")		
L2	100x90x8.0 (4" x 3 1/2" x 5/16")		
L3	125x90x8.0 (4 7/8" x 3 1/2" x 5/16")		
L4	125x90x10.0 (4 7/8" x 3 1/2" x 3/8")		
L5	150x100x10.0 (6" x 4" x 3/8")		

WC2	SOLID WOOD BEARING SUPPORTS		
	WC1	-	2-38x89 (2"x4")
	WC2	-	3-38x89 (2"x4")

STOYANOVSKYY
ARCHITECTS

**26 KING GEORGES
RESIDENCE**

26 KING GEORGES RD.,
TORONTO, ONTARIO

PROJECT NO 14	DRAWING NO A (
WORK	
START DATE 2017	
END NOTED	
CHECKED	

A02

GENERAL NOTES

ALL DRAWINGS ARE THE PROPERTY OF THE DESIGNER AND THEY ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT FROM THE DESIGNER.

CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK AND TO REPORT ANY DISCREPANCIES TO THE DESIGNER.

DO NOT SCALE DRAWINGS.

ALL CONSTRUCTION TO BE ACCORDING TO BEST COMMON PRACTICE AND CONFORM TO THE ONTARIO BUILDING CODE.

LEGEND			
◆	EXHAUST FAN	◆	LIGHT FUTURE (CEILING MOUNTED)
◆	CLASS 'B' FAN	◆	LIGHT FUTURE (WALL MOUNTED)
◆	DUPLEX OUTLET	◆	SMITH
◆	DUPLEX OUTLET (HEIGHT AS NOTED)	◆	FLOOR GRAB
◆	WEATHERPROOF	◆	HOSE BIB
◆	WALL OUTLET	◆	TOILET CLOSURE
◆	GROUND FAULT INTERRUPTER	◆	ADJUST. PRESS.
◆	WALL OUTLET	◆	P.T.P. PRESSURE TREATED
◆	HEAVY DUTY OUTLET	◆	F.A. FLAT
◆	POE LUG	◆	MEDICINE CABINET
◆	LIGHT FUTURE (PULL CHAIN)		
◆	SMOKE ALARM		
PROVIDE 1 PER FLOOR NEAR STAIRS CONNECTING THE LEVELS, ALARM SHALL BE CONNECTED TO SILENCING CIRCUIT AND INTERCONNECTED TO S.O. TO ACTIVATE ALL ALARMS IF ONE SOUNDS.			
◆ CARBON MONOXIDE DETECTOR INSTALL CARBON MONOXIDE DETECTOR CONFORMING TO GAS/CO/95-1, SHALL BE INSTALLED ON EACH FLOOR IN THE CEILING IN ROOMS IN WHICH THERE ARE INSTALLED A SOLID FUEL BURNING APPLIANCE. CARBON MONOXIDE DETECTORS SHALL BE INSTALLED WITH THEIR DETECTION AREA. THE SMOKE ALARMS SHALL ALSO ACTIVATE.			

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DRAWING BUILDING ELEVATIONS

SUBJECT NO 54	DRAWING NO
NRN	A03
ISSUED DATE 2017	
FILE	
NOTED	OF --
CHECKED	