

DECISION AND ORDER

Decision Issue Date: Friday, December 7, 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): MARIA SKARPATHIOTAKIS

Applicant: HYPHEN STUDIO

Property Address/Description: 116 MONA DR

Committee of Adjustment Case File Number: 18 136735 NNY 16 MV

TLAB Case File Number: 18 201000 S45 16 TLAB

Hearing date: Thursday, November 29, 2018

DECISION DELIVERED BY Ian James Lord

APPEARANCES

Name	Role	Representative
Hyphen Studio	Applicant	
Maria Skarpathiotakis	Appellant	Amber Stewart
Franco Romano	Expert Witness	
Noushin Mozaffari	Expert Witness	
Allan Scoler	Participant	
Richard Smith	Participant	
Kelly Fraser	Participant	
James Pottow	Participant	
Howard Rosenberg	Participant	

Name	Role
Janis Rusen	Participant
Jeffrey Wassermann	Participant

INTRODUCTION

This is an appeal from a decision of the North York Panel of the City of Toronto (City) Committee of Adjustment (COA) refusing seven variances from By-law 569-2013 (By-law) applicable to 116 Mona Drive (subject property). The Applicant had sought the variances in aid of constructing a new detached dwelling.

The subject property is located on the west side of Mona Drive between Glengrove and Glencairn Avenues, west of Avenue Road and south of Lawrence Avenue in the City. The area is a well-established, residential community of substantial (and prestigious) detached houses: generally two-three storeys in height; (substantial residences) with integral, rear yard or (side) attached garages. The houses are generally on lots of various sizes but otherwise are located in relatively (tight) close proximity to each other. The lots have varied lot depth dimensions and are well established with mature landscaping.

The subject property is improved with a three storey detached dwelling with attached garage.

BACKGROUND

The Applicant sought variances to construct a new detached dwelling including contemporary amenity space, on two levels. In the process of consideration, revisions were made to the Application in part responsive to concerns expressed by the immediate neighbours bordering on the lot. The subject property is bordered by several lots on Glengrove Avenue, Mona and Glencairn. It is somewhat unique in that the lot is large by comparison to many of its neighbours and has an abutting side and rear yard relationship with as many as eight neighbours. However, it is the concern of the side to rear lot abutting neighbours along Glencairn that engendered the most significant concerns and almost unanimous opposition, both before the COA and the Toronto Local Appeal Body (TLAB).

In response to the matters raised, the variances sought in relation to building length, depth and consequently floor space index (FSI), were reduced somewhat, as described herein. The variances before the TLAB for consideration on the Applicants appeal are identified in **Attachment 1** hereto.

The proposed dwelling, at two stories with integral garage, can be described as a modern expression of somewhat contemporary styling involving elements of a pitched roof, bay window, box-like front design with roof parapet and a central entrance. The proposed design met with general commendation, save for side wall issues herein

described. The site plan and elevations proposed for the revised built form are identified in **Attachment 2** hereto.

MATTERS IN ISSUE

The particular concerns of the Glencairn Avenue properties related to their appreciation of the scale of the proposed replacement building on the subject property: building height, length, depth, north wall design and consequent massing impacts on matters described as light, views and privacy.

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 four (4) witnesses: Mr. F. Romano, qualified as a professional land use Planner; Mr. J. Pottow, resident of 337 Glengrove Avenue; Mr. H. Rosenberg, resident of 333 Glengrove Avenue and Ms. N. Mozaffari, qualified as a Architect Designer. Mssrs. A. Scoler and R. Smith had to leave early for commitments, despite the Notice of Hearing having indicated some three months earlier that a full day was scheduled to deal with the subject appeal. Only one Participant had filed a Participant's Statement as required by the Rules. She was not present to testify. Despite this, the TLAB had visited the site and reviewed the file materials, including concerns expressed by these and other residents in writing to the COA and the TLAB.

Mr. Romano provided his assessment of the variances through customary area investigations and personal site surveys, photographs and observations. His witness statement, Exhibit 1, details and attaches these reference documents. His was the only

expert testimony based on area wide and site specific analysis; it was largely uncontested.

Mr. Rosenberg did challenge the evidence presented by Mr. Romano as being uni-dimensional, 'paper' observations, academic and unrelated to real observation. However, I accept that Mr. Romano had conducted on-site observations and had a formal appreciation of matters of scale, massing and height, relative to the subject property, its surroundings and the larger neighbourhood described in oral evidence and in Exhibit 1. I cannot discount that evidence, despite the considerable experience with the living environment expressed by Mssrs. Rosenberg and Pottow, and in the written submissions received by the COA and the TLAB from others of like interest to the Glengrove Avenue residents.

Mr. Romano, through his own observations, an Exhibit 1 matrix, the Applicant's Document Book (Exhibit 2), and photographs described the subject property and the context of the variances sought in the mosaic of area approvals, ranges, commonalities and scale. On the seminal issue of abutting rear yards to the side lot line of the subject property, he described multiple examples of differing characteristics of that relationship within his study area: 269, 276, 344 and 377 Glengrove; 94 and 132 Coldstream; 41 Alexander Wood.

By way of comparison, he suggested the subject property demonstrated both commonalities in the relationship and differences principally premised upon its unique size, exceeding 15 m width by 60 m depth, almost twice the depth of contiguous lots.

The planner provided the opinion that having buildings close to a side lot line was not uncommon, many relationships are more severe than that existing or proposed for the subject property and that the contested variances of building depth, length, heights and FSI were well within the range of variances granted in the neighbourhood, but more important, were themselves modest, combined common approvals that are "in keeping within the as developed and this developing stable neighbourhood."

In describing the proposal, he noted several site features related to the issues raised by neighbouring residents whose rear yards abutted the north side yard of the subject property:

- a) existing rear yard vegetation already casts a shadowing influence over rear yards;
- b) both 333 and 337 Glengrove Avenue, (contiguous properties) have significant solid fencing;
- c) the north side lot setback proposes a greater setback than existing and increases westward on the lot of the subject property;
- d) the existing three (3) storey dwelling is to be replaced by a two (2) storey residence with sloped roofing that mitigates shadowing;
- e) the main wall height variance sought, (to) 9.17 m, accommodates a design feature at the front (east) limit of the proposed building for only

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a portion of the side wall (for a projecting second floor façade with flat roof parapet behind which there is a sloping roof); the balance of the side wall height exceedance is an imperceptible 15 cm along the north lot line interface with abutting properties to the north;

- f) the maximum height of the building, at 9.88 m is less than allowed by the By-law, at 10 m.
- g) a rising grade to the west ameliorates the platform variance for the split first floor level;
- h) the building will present itself as a 'low profile two-storey dwelling with a rising grade' to the rear;
- i) there is distinct north wall articulation, including the front second storey projection, the 'notched' nanny entrance and increased and increasing building stepback, at the rear, voluntarily undertaken to address impact concerns of the appearance of massing;
- j) reductions in building length and depth from that initially proposed also shorten the built form and lessen the FSI:
 - a. depth: 20.5 m from 21.43 m; 19 m permitted;
 - b. length: 19.9 m from 21.76 m; 17 m permitted;
 - c. FSI: 0.48 (442.56 m²) from 0.52x; 0.35 x permitted.

He was of the opinion that the subject property length of 60.96 m was a lot depth that proportionally could well accept these variances and that they were "proportionate to the lot and modest in comparison to the requests of a larger magnitude that had been sought and approved in the area". It would occupy only a modest 26% of lot coverage. He noted that there was no consistent pattern of length and depth measures in the neighbourhood. Further, that the reductions respond to the lot size and together with the building articulation, increased setbacks and compliance with other regulatory measures, neither the north side of the lot nor elsewhere, experienced or created any adverse impact from the proposal. He noted that the shadow study, prepared by Ms. Mozaffari showed only incremental impact from 'as-of-right' building conditions, not amounting to a challenge to the 'adequate' test set in the Official Plan, as an impact standard.

Mr. Romano advised that the City Planning staff report, while stating a preference for building length and depth measures capped at 20 m and one storey, provided no explanation or support for the commentary. Despite being none, he was skeptical of any rationale as to why the 3 m extension supported by Staff to 20 m (from 17 m permitted) should be one storey.

As there was no challenge to the application of the four tests, above noted, as detailed in Exhibit 1, it suffices to say that Mr. Romano considered and applied provincial policy ('no policy issues'), and the City Official Plan (sections

4.1.5 (criteria a) –g); 4.1.8; 2.1.4.1; 3.1.2-3). He concluded conformity, namely that the proposal identified in **Attachment 2** would respect and reinforce, be compatible with and fit the physical character of the area in a form of orderly and comparable site development. He said approval would ensure, with certain conditions ‘adequate’ light, views and privacy to neighbouring properties, commensurate with a modestly dense residential neighbourhood, including reduced building width and height, but increased depth.

He reviewed each variance, collectively and individually: he concluded Official Plan and zoning purpose compliance that would result in a modest, desirable and minor increments that would produce a reasonable regeneration project with minimal impact on public and private property.

He recommended conditions related to:

- i) Frosted north face frosted/opaque window;
- ii) Construction substantially in accordance with the variances, site plan and elevations contained in Exhibit 1;
- iii) Owner satisfy the requirements of Urban Forestry division of the City.

Mr. James Pottow spoke persuasively of the concerns for his property, 337 Glengrove Avenue, abutting the subject property at its rear yard. An enclosed pool area and hard surfaced patio abut the existing residence at 116 Mona Drive, the subject property. This proximity caused concerns for the proposed increased height, setback appearance and, notably, its length, profile and shadowing influence. He repeated a concern for a ‘gigantic bay window’ but failed to acknowledge the modest size and location of the proposed window on the east limit of the north side wall or the agreement that it be made opaque, or frosted, to eliminate even oblique overlook.

In his view, the revisions proposed (building length, depth, FSI) were ‘not relevant’ to his concerns. The proposal would ‘loom’ and present itself as ‘gigantic home towering over the smaller lots’. He stated there would be a loss of sunlight on his pool, by eliminating the southern exposure “for most of the fall”.

He expressed the concern that the opaque window and the addition of other windows could occur: “Can always change it later”.

He acknowledged the style of the building was pleasing despite retaining major concerns for its height and setback (proximity), even though that was increasing somewhat.

Mr. Howard Rosenberg, at 333 Glengrove, abuts the subject property at the extreme easterly limit of its north side yard. His is a corner property whose rear yard is fully engaged by the existing residence on the subject property. Perhaps of all the speakers, he most clearly drew the TLAB’s attention to the need to closely examine the expressed measures of impact as derived from “flat drawings (they being) not real life.”

He was of the view that the proposal was too tall, intrusive and failed to minimize the effect of proximity.

He described the proposed north wall as a 'giant flat slab interfering with view and sunlight'. In his view, he described the elevation drawings, the topographic rise in the property elevation, the articulation in building face and setback distinctions all as 'academic'. He felt a frosted window was 'unacceptable'.

The Applicant called reply evidence at the request of the panel. Ms. Noushin Mozaffari was qualified to give architectural design evidence specializing and accredited to design residences of less than 6000 square feet, such as the Application. She prepared the shadow study and described the revisions in response to City staff and resident expressed concerns.

In concentrating on the north building face she described the design concept of the front elevation and modestly protruding second story 'boxes' to be balanced design spaces; on the north wall, this reinforced the indent 'notch' section that provided stairwell access to the nanny suite with recessed windows and further included an articulated setback, especially to the rear (west limit). This further recess, in excess of zoning setback standards, did not include the internal stairwell (at its cost to interior design space) but increased further for the westerly depth of the structure.

She was forthright on additional design features that could further ameliorate, in her opinion, any monolithic north wall concerns, as expressed by Mssrs. Pottow and Rosenberg. These included:

- i) Making opaque or frosted the larger bedroom window on the east limit of the north wall;
- ii) Adding clerestory windows at the central second floor level, above eye level;
- iii) Providing exterior cladding relief between the first and second storey levels;
- iv) Providing enhanced planting within the westerly increased setback along the north building limit.

Ms. Stewart provided concise submissions focused on the neighbours concerns for sightlines from their property: privacy overlook and shadowing. She asked that the professional evidence of Mr. Romano and Ms. Mozaffari be preferred and noted the willingness of the Applicant to respond to the expressed concerns of the Glengrove neighbouring residents.

She also concentrated on the distinctions applicable to the subject property from the recent TLAB Decision and Order of Member Yao, in respect of 93 Mona Drive, refusing variances in a side yard to rear yard lot lines circumstance, not far to the south. These included:

- a) 93 Mona was an addition, not a rebuild.
- b) The existing building at 93 Mona was already a three (3) storey dwelling proposed to be expanded.
- c) The existing north side yard was already compromised by an existing garage that was to be retained at .9 m from the north lot line, which the addition would further exacerbate.
- d) That Hearing did not have the benefit of a shadow impact study showing minimal incremental impact.
- e) The FSI at 93 Mona already exceeded the By-law which the addition and reduced setbacks were exacerbated on a 'dogleg' shaped lot that assembled all apparent massing on the Mona street frontage, at an apparent lesser lot depth.
- f) Modifications were not proposed, as here, by a willing neighbour - to north side yard setbacks, articulation, design features and building length.

Ms. Steward urged that the TLAB approve the variances in **Attachment 1** with appropriate conditions supported in the evidence of Mr. Romano and Ms. Mozaffari in response to staff and neighbour concerns.

ANALYSIS, FINDINGS, REASONS

This matter comes forward as a regeneration project in a well-to-do neighbourhood experiencing considerable redevelopment, including new construction.

I am satisfied on the evidence that the proposed building will be one that is narrower, of less height and minimal streetscape impact considering the existing residence. It will be larger, deeper, more modern in design appearance and an improvement in providing detached residential living space in a highly desirable neighbourhood.

The issue of the building length variance sought comparison with the recent TLAB decision on 93 Mona Drive. In that decision, Member Yao suggested there was a principle that lot relationships, side yards to multiple rear yards, are a circumstance requiring special attention be given to the potential for impact. There are many properties in the City with side to rear yard relationships. I am not aware of any generally accepted planning principle that this relationship places any special or particular burden on either of these property relationships. Rather, the individual circumstance needs to be closely examined in accordance with the application of generally accepted principles of good community planning. I am satisfied that just as Member Yao had these in mind in respect of 93 Mona Drive, their application to the unique circumstances of the subject property permitted of a proper and fulsome assessment.

I am also not unmindful of the argument of perceived enclosure of the pool area of 337 Glengrove Avenue envisaged by the proposed building on the subject property. Had the degree of difference been examined and proven as significant, there might have been more to warrant an even closer examination. In the circumstances presented, the existing built form, including its height, building overlap and mature vegetation presents a juxtaposition that was not proven to be materially altered in respect of the amenity uses of this neighbouring property.

I am satisfied as well that the variances in respect of platform height, side yard setbacks, exterior main wall height, pedestrian access, building length, depth and floor space index are modest for the subject property, are well within the range and absolutes of area approvals and are compliant with the statutory policy, regulatory and discretionary tests of minor and desirable. This unusually large lot depth is not to be unduly constrained in the absence of real, apparent and present impacts that reach or can reach the dimension of undue adverse impact. That evidence was simply not advanced contrary to the planning assessment of Mr. Romano.

I find that the proposal, reflected in **Attachment 1** and, with one exception, **Attachment 2**, would deliver a residence that meets the requisite tests for appropriate neighbourhood character assimilation in a manner that respects and reinforces the existing physical character of the neighbourhood.

I find that the majority of zoning By-law performance standards are met and that the variances proposed respect and maintain the purpose of those regulations, with changes that are both minor and desirable.

A number of the attributes of the design enhance the performance standards under zoning but are themselves not proposed to be regulated. I find it appropriate to cure the absence of that degree of precision by the proffered condition of construction in substantial compliance with the plans filed.

I cannot accept the 'fear of the unknown' concern expressed by some area residents that 'things can change' after construction, including by subsequent owners. While it is always true that things can change, as in nature so too with the TLAB, decisions are not premised on punishment or reward, but there are consequences. I am satisfied that the zoning enforcement powers of the City, including compliance with zoning variance orders imposed by the TLAB, offer a cogent and substantive remedy from changes incurring unilaterally, or without a similar applicable review and appeal processes. An appropriate set of conditions can adequately secure and anchor this enforcement entitlement.

DECISION AND ORDER

The appeal is allowed and the decision of the Committee of Adjustment is set aside on the terms hereof.

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The variances identified as proposed in **Attachment 1** hereto are approved, subject to the following conditions:

- a) Construction shall be substantially in accord with the Site Plan and Elevation Drawings attached in **Attachment 2** hereto, save and except that the Site Plan and Elevation Drawing for the north building face of the subject property shall be revised and replaced, as necessary, to provide for and:
 - i) To require the easterly window on the second floor level on the north wall shall be fixed and frosted or opaque so as to prevent direct or indirect overlook to the rear yards of properties fronting on Glengrove Avenue.
 - ii) To enhance visual interest in the north building face, clerestory windows are to be added to the second storey level, above interior eye level, and appropriately situated or treated to prevent direct or indirect overlook to the rear yards of properties fronting on Glengrove Avenue.
 - iii) To provide, at least west of the recessed notch in the north wall, an exterior materials, colour or cladding treatment between the first and second storey levels in the nature of a horizontal banding or raised brickwork or otherwise to provide a visual break or interruption to building mass, as viewed from the north.
 - iv) Vegetative plantings capable of reaching 25 feet in height, or more, shall be incorporated adjacent the north property line on the subject property at minimum adjacent the increased setback north of the indented first and second storey recreation room and master bedroom interior spaces. Such plantings shall otherwise be at the discretion of the owners but shall be adequate to provide at maturity a visual screen or interruption to adjacent own building mass, as viewed from the north. No occupancy permit shall be allowed to be issued until this planting is installed or secured to the satisfaction of the Manager, Urban Forestry Division.
- b) The final Order and Decision herein shall issue only upon the receipt an attachment of the plan revisions required in Conditions a) i), ii) and iii) hereof.
- c) Application is made for the injury or removal of private trees satisfactory to the City Urban Forestry Division in compliance with Chapter 813.
- d) **Attachment 1** and **Attachment 2**, the latter as modified, shall form a part of this Order and Decision.

Attachment 1.

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

1. Chapter 10.5.40.50.2, By-law No. 569-2013

The floor of the platform from a front main wall, may be no higher than 1.20m above established grade.

The proposed platform is 1.7m above established grade.

2. Chapter 10.20.40.70.(3), By-law No. 569-2013

The minimum required side yard setback is 1.50m.

The proposed north side yard setback is 1.22m.

3. Chapter 10.20.40.10.(2), By-law No. 569-2013

The maximum permitted height of all side exterior main walls facing a side lot line is 7.50m.

The proposed height of the side exterior main walls facing a side lot line is 9.17m.

4. Chapter 10.20.40.10.(6), By-law No. 569-2013

The elevation of the lowest point of a main pedestrian entrance through the front main wall or a side main wall may be no higher than 1.2m above established grade.

The height of the main pedestrian entrance is 1.9m above established grade.

5. Chapter 10.20.40.20.(1), By-law No. 569-2013

The maximum permitted building length is 17.00m.

The proposed building length is 19.99m.

6. Chapter 10.20.40.30.(1), By-law No. 569-2013

The maximum permitted building depth is 19.00m.

The proposed building depth is 20.5m.

7. Chapter 10.20.40.40.(1), By-law No. 569-2013

The maximum permitted floor space index is 0.35 times the lot area. The proposed floor space index is 0.48 times the lot area

X



Ian Lord

Panel Chair, Toronto Local Appeal Body

Signed by: Ian Lord

Attachment 2

(Plans attached to the Witness Statement of Franco Romano, Exhibit 1, save and except that the Final Order and Decision of the TLAB on this matter cannot be released until a revised North Elevation Plan consistent with the decision herein, is received and substituted.)

116 MONA DRIVE

PART OF LOT 77 & 78
REGISTERED PLAN M-87
CITY OF TORONTO

THE INFORMATION FOR THIS SITE PLAN HAS BEEN OBTAINED FROM A COPY OF A SURVEY PLAN PREPARED BY GEOMAPLE SURVEYING GROUP DATED MAY16, 2017 .THE INFORMATION SHOWN HEREON, INCLUDING GRADES SHALL NOT BE USED FOR ANY LEGAL / ZONING / OR CONSTRUCTION PURPOSE WITHOUT CONFIRMING THE ACCURACY THEREOF BY REFERENCE TO THE APPLICABLE SURVEY.

GENERAL SITE INFORMATION

- REFER TO ALL APPLICABLE LANDSCAPING & SEPTIC SYSTEM PLANS & SPECIFICATIONS TO BE SUPPLIED BY OWNER FOR ADDITIONAL, DETAILED SITE RELATED WORKS AND INFORMATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION AND CONNECTION FEES AND PERMITS REQUIRED FOR BUILDING SERVICES, INCLUDING ENTRANCES, HYDRO, WELL, SEPTIC, TELEPHONE, ETC. AS WELL AS THE INSTALLATION OF SUCH BUILDING SERVICES.
- ALL ENTRANCE AND EXIT RAMPS ACROSS BOULEVARDS SHALL BE PAVED OR OTHERWISE FINISHED TO APPLICABLE MUNICIPAL STANDARDS AND SPECIFICATIONS.
- WHERE PAVING IS INDICATED, ALL DRIVE AND PARKING SURFACES SHALL BE PAVED WITH 100mm HOT MIXED, HOT LAID, ASPHALT (25mm HL3) & (75mm HL8) ON MINIMUM 150mm GRANULAR "A" & 300mm GRANULAR "B".
- ALL FILL & GRAUNULAR MATERIAL UNDER DRIVES, PARKING AREAS, AND SIDEWALKS SHAL BE COMPACTED TO 100% S.P.M.D.D. (MIN. 8" GRANULAR)
- UNLESS OTHERWISE AGREED TO IN WRITING, THE OWNER ASSUMES RESPONSIBILITY FOR THE SUITABILITY OF ALL SOIL CONDITIONS. ALL DESIGNS HAVE BEEN BASED ON THE EXISTING UNDISTURBED SOIL HAVING AN ALLOWABLE BEARING CAPACITY OF 4000 P.S.F.
- ALL UTILITIES WHICH OBSTRUCT ENTRANCES SHALL BE RELOCATED AS REQUIRED TO APPLICABLE AUTHORITIES SPECIFICATIONS.
- ALL SITE WORKS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH CITY OF TORONTO STANDARDS, SPECIFICATIONS, AND DETAILS WHICH SHALL BE DEEMED TO FORM PART OF THIS SITE PLAN.
- ALL SURFACE DRAINAGE SHALL BE CONFINED WITHIN THE BOUNDRAIES OF THE OWNER'S PROPERTY EXCEPT AS SPECICALLY INDICATED.
- EXISTING GRADING & DRAINGE PATTERNS SHALL NOT BE ALTERED OR DISTURBED IN ANY WAY EXCEPT AS SHOWN IN THE AREA OF THE NEW RESIDENCE AND ASSOCIATED DRIVEWAY, ETC.
- MINIMUM SLOPES FOR GRASSED AREAS 1.5%, MINIMUM SLOPES FOR PAVED OR SURFACED AREAS 1.0% (EXCEPT AS SHOWN OTHER WISE.)

THIS UNDERSIGNED HAS REVIEWED & TAKES RESPONSIBILITY FOR THIS DESIGN. & HAS THE QUALIFICATIONS & MEET THE REQUIREMENTS SET OUT IN THE O.B.C. TO BE DESIGNER .
REGISTRATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 2.17.5.1 OF THE BUILDING CODE
NOUSHIN MOZAFFARI
BCIN #46468

N. Mozaffari

REGISTRATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 2.17.5.1 OF THE BUILDING CODE
HYPHEN STUDIO Inc.
BCIN #101757

BUILDING AND ZONING

THE SUBJECT PROPERTY IS ZONED "R1 Z0.35" PER CITY OF TORONTO ZONING BYLAW 438-86 IN CONJUNCTION WITH RD (f 15.0; d 0.35) X961 ZONING BYLAW 569-2013 .

Site Analysis

Lot Frontage	15.24 m	
Lot Area	929 m²	10000 s.f.
Average Grade of CL of Road	100.05	
Establish Grade(100.44, 100.51)	100.48	

Setbacks

	Allowed	Proposed
Front Yard Setback	6.0 m -6.53 m	7.0 m
Side Setback(North)	0.9 m -1.5 m	1.22 m - 2.03 m
Side Setback(South)	0.9 m -1.5 m	1.52 m
Rear Yard Setback	9.5 m	33.97 m
Building Length	17.0 m	19.99 m
Building Depth	19.0 m	19.99 m
Building Height	10.0 m	9.88 m

Yard Analysis

	Metric	Imperial
Front Yard Area	111.5 m²	1200 s.f.
Driveway Area	39.3 m²	423 s.f.
Hard Landscape	25.2 m²	271 s.f.
Open Landscape	65% 72.2 m²	777 s.f.
Soft Landscape	65% 47.0 m²	506 s.f.

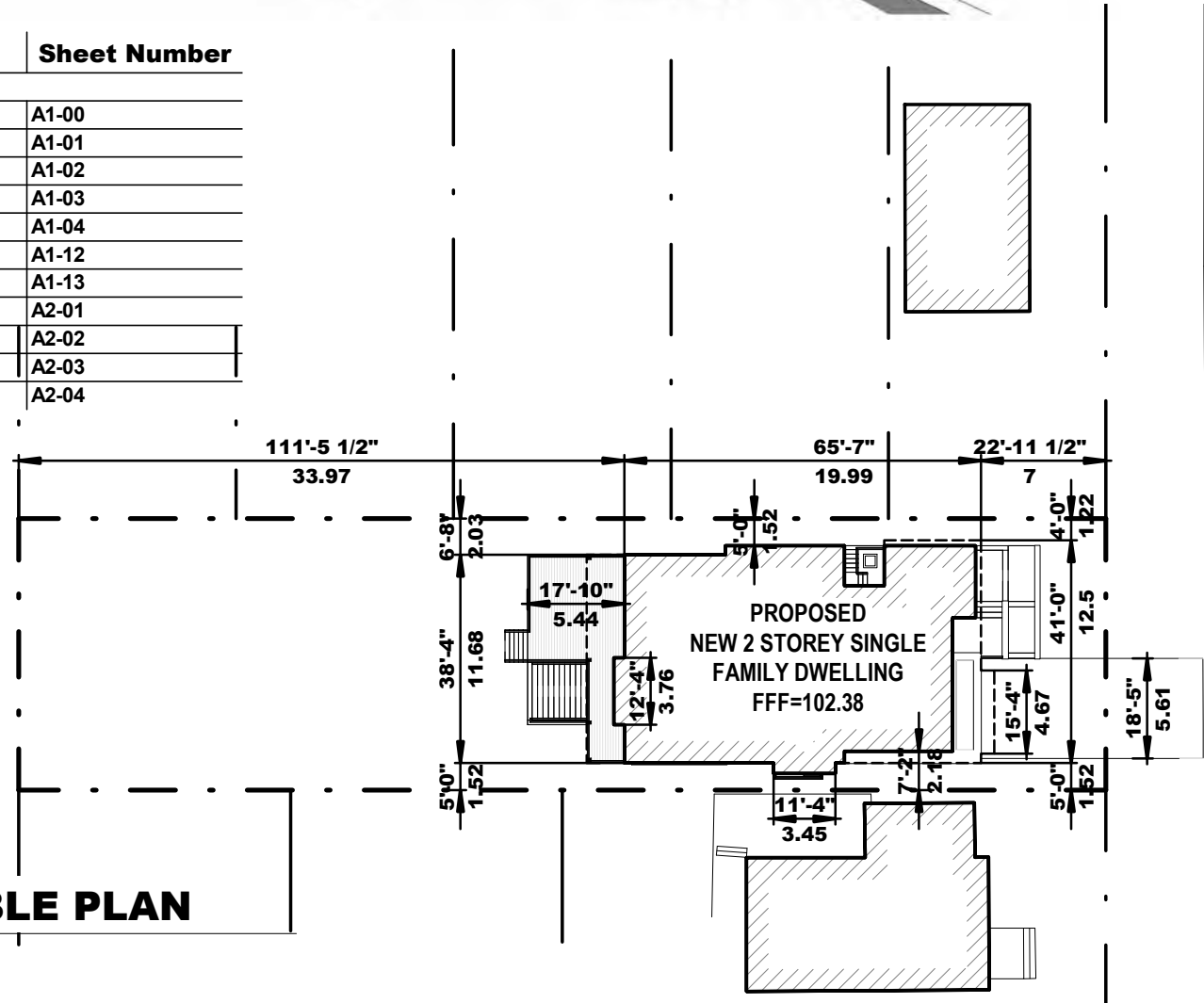
Building Area Analysis

	Metric	Imperial
Lot Coverage	% 26	241.31 m²
1st Floor		221.22 m²
2nd Floor		221.34 m²
Gross Floor Area(GFA)	%48	442.56 m²
Basement		177.40 m²
Garage		61.26 m²
Provided Parking Spaces		2+2

Sheet Name	Sheet Number
SITE PLAN	A1-00
BASEMENT PLAN	A1-01
MAIN FLOOR PLAN	A1-02
SECOND FLOOR PLAN	A1-03
ROOF PLAN	A1-04
SHADOW STUDY	A1-12
SHADOW STUDY	A1-13
MAIN ELEVATION	A2-01
REAR ELEVATION	A2-02
SIDE ELEVATION	A2-03
SIDE ELEVATION	A2-04

1 LAND TABLE PLAN

Scale:1 : 400



MONA DRIVE

HYPHEN STUDIO

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Sheet Title: **SITE ANALYSIS**

Drawn: Author
Checked: Checker
Project No: 16-133
Date: OCT 2016
Scale: 1 : 400

Sheet No:

A0-00

Project:

116 MONA DRIVE

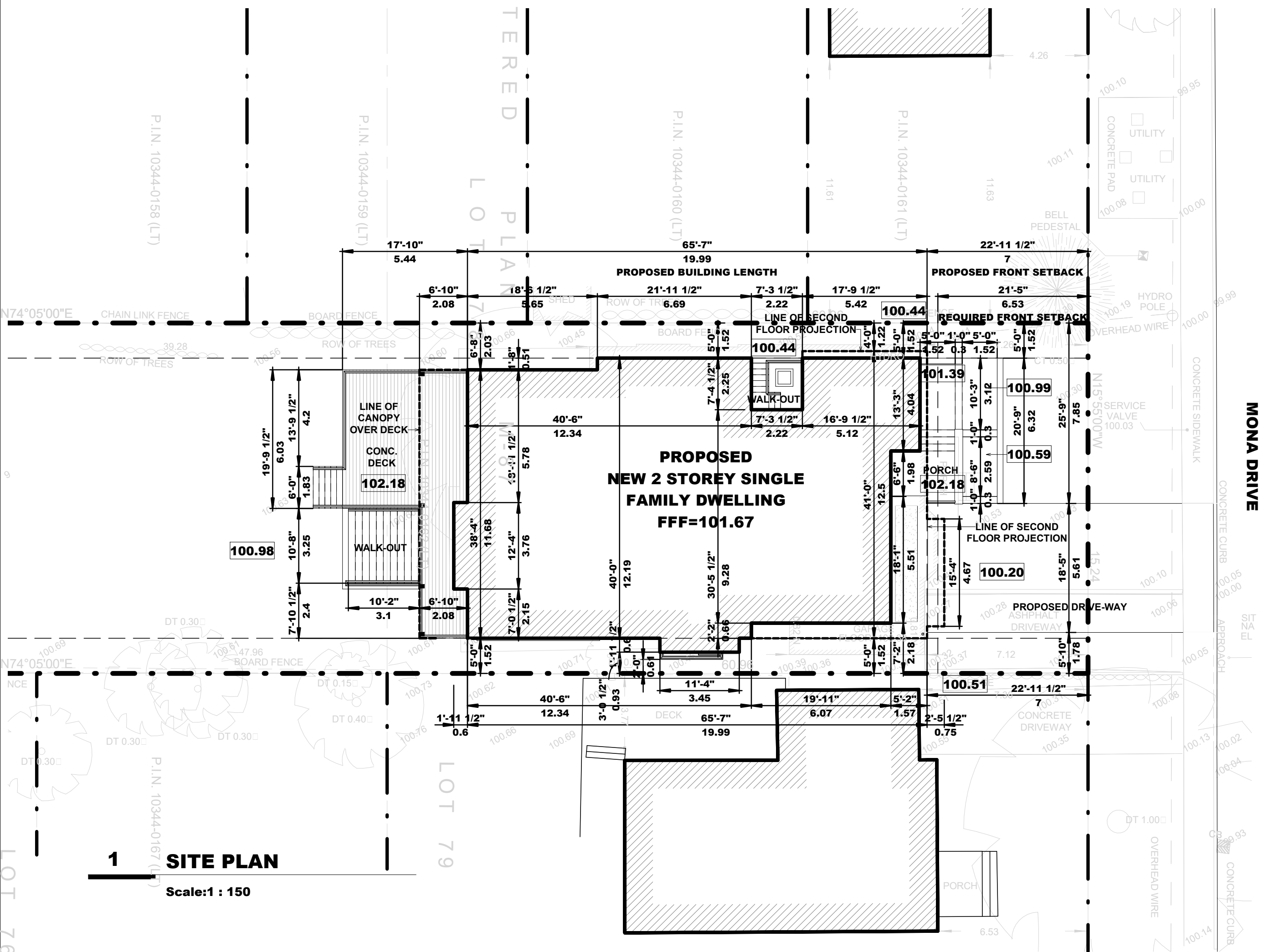
TORONTO

ONTARIO

Revisions:

No.	Date:	Issued For:	By:
1	2018-02-16	FOR CLIENT REVIEW	
2	2018-02-26	FOR ZONING REVIEW	
3	2018-04-04	FOR ZONING REVIEW	
4	2018-09-13	FOR TLAB	
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Project:			
116 MONA DRIVE			
TORONTO ONTARIO			
Revisions:			
No.	Date:	Issued For:	By:
1	2018-02-16	FOR CLIENT REVIEW	
2	2018-02-26	FOR ZONING REVIEW	
3	2018-04-04	FOR ZONING REVIEW	
4	2018-09-13	FOR TLAB	
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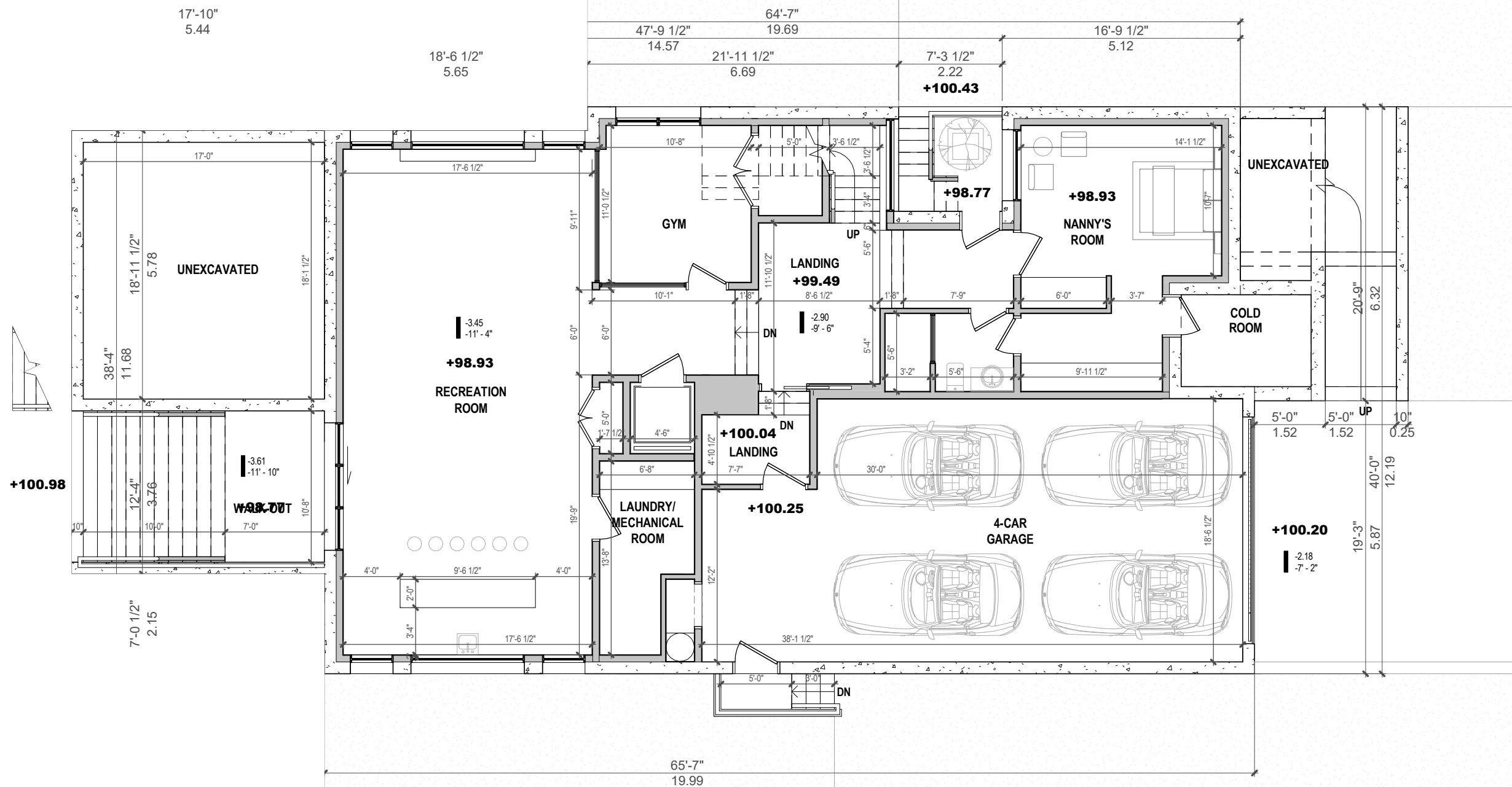
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Sheet Title: **SITE PLAN**

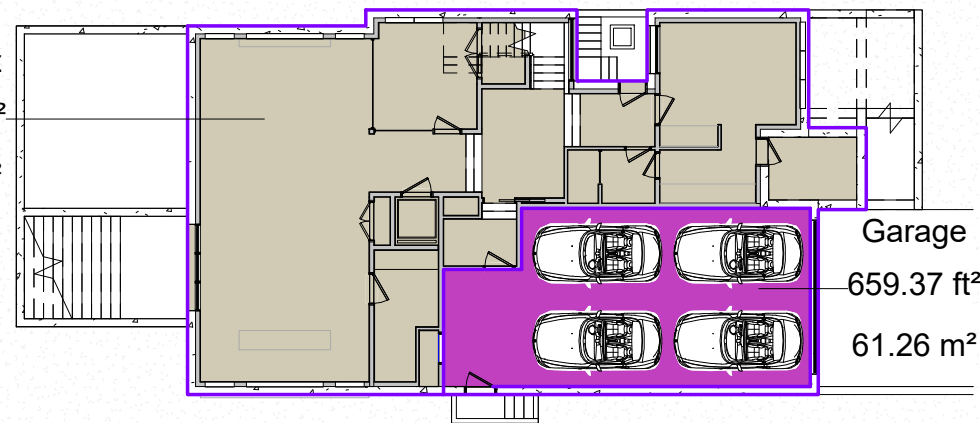
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Date:	OCT 2016	
Scale:	As indicated	

A1-00

1 SITE PLAN
Scale:1 : 150



Basement
1909.53 ft²
177.40 m²



Garage
659.37 ft²
61.26 m²

1 BASEMENT PLAN

Scale: 1 : 100

Project:
116 MONA DRIVE
TORONTO ONTARIO

Revisions:			
No.	Date:	Issued For:	By:
1	2018-02-16	FOR CLIENT REVIEW	
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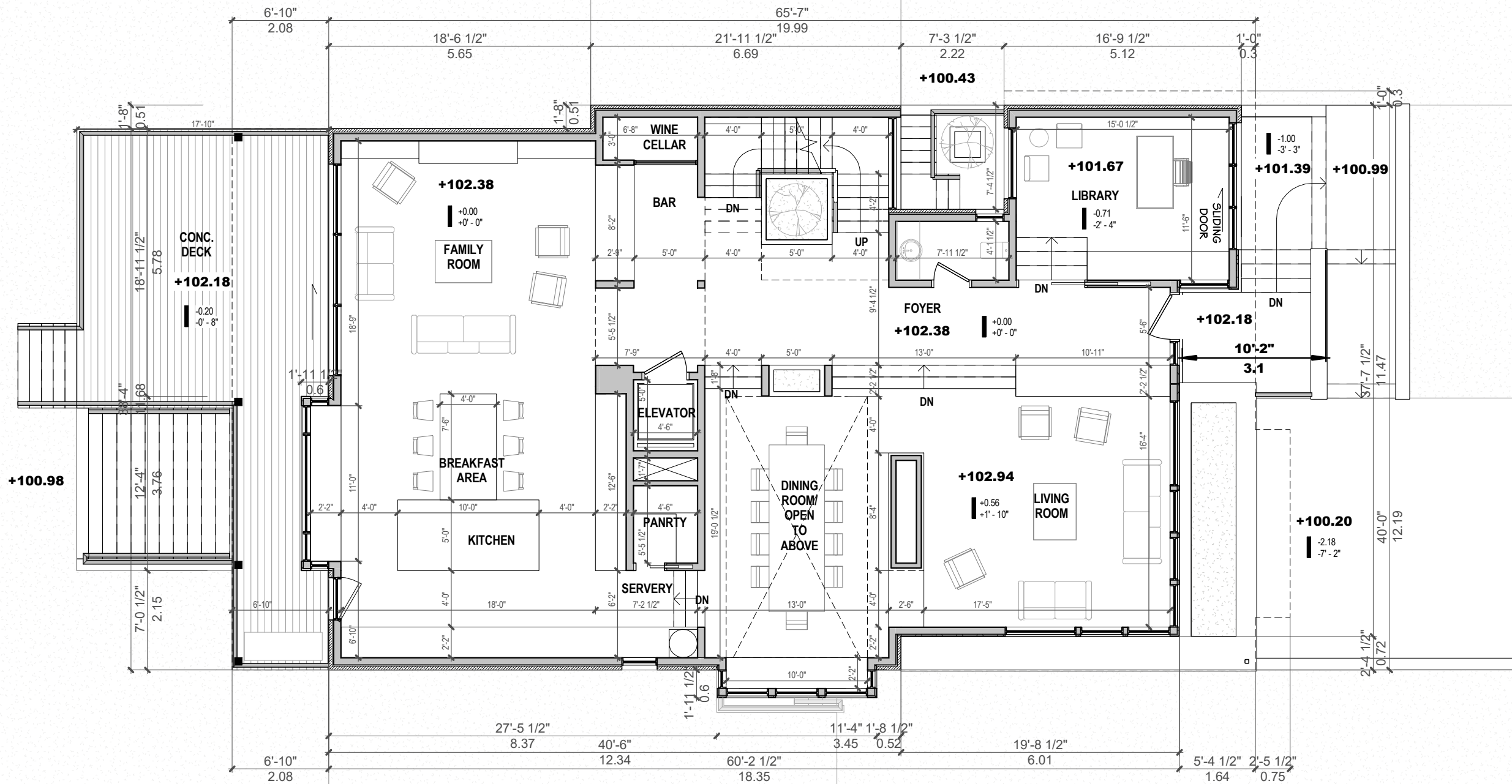
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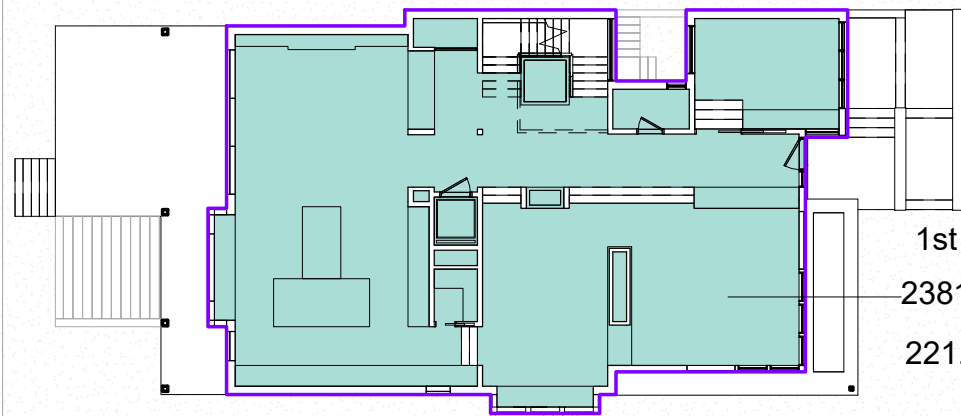
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A1-01



1 MAIN FLOOR PLAN

Scale: 1 : 100



1st Floor

2381.16 ft²

221.22 m²

Project:

116 MONA DRIVE
TORONTO ONTARIO

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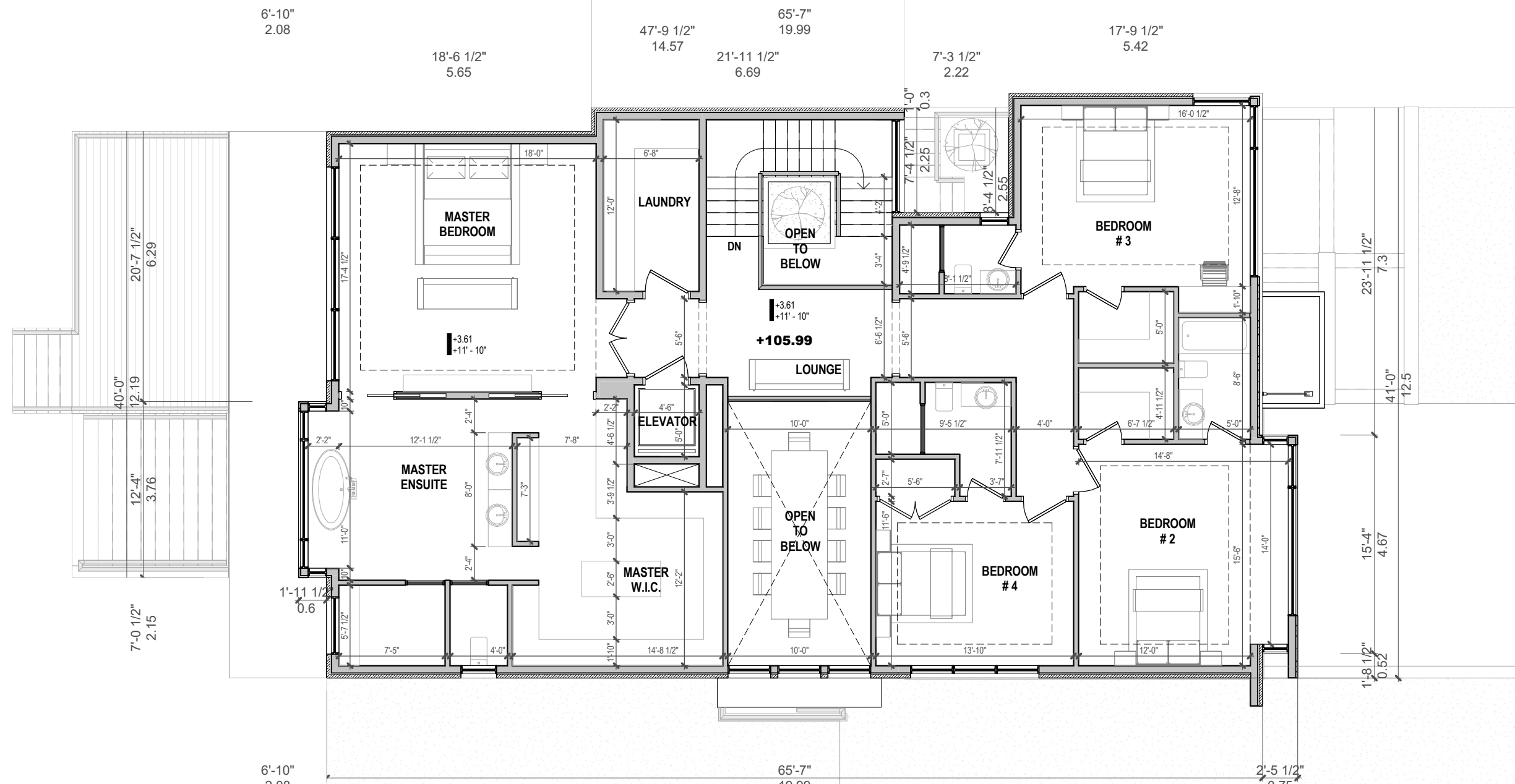
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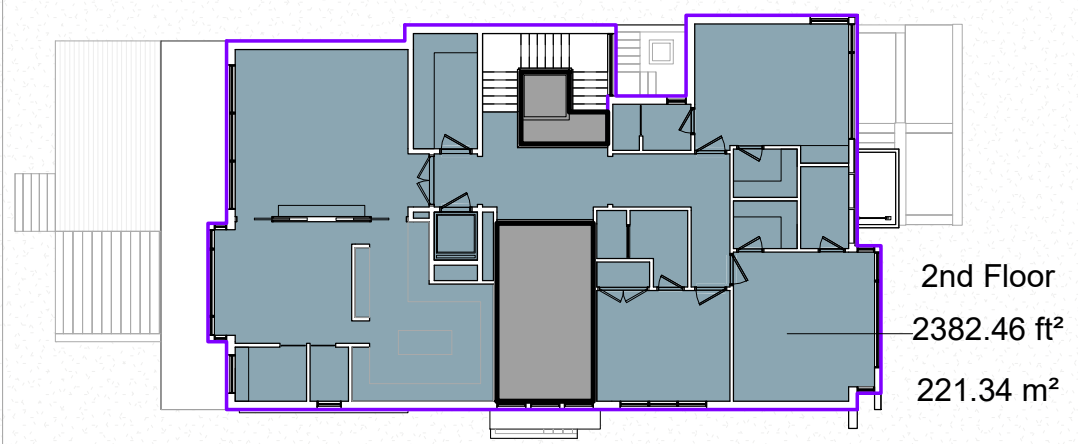
MAIN FLOOR PLAN

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A1-02



1 **2nd FLOOR PLAN**
Scale: 1 : 100



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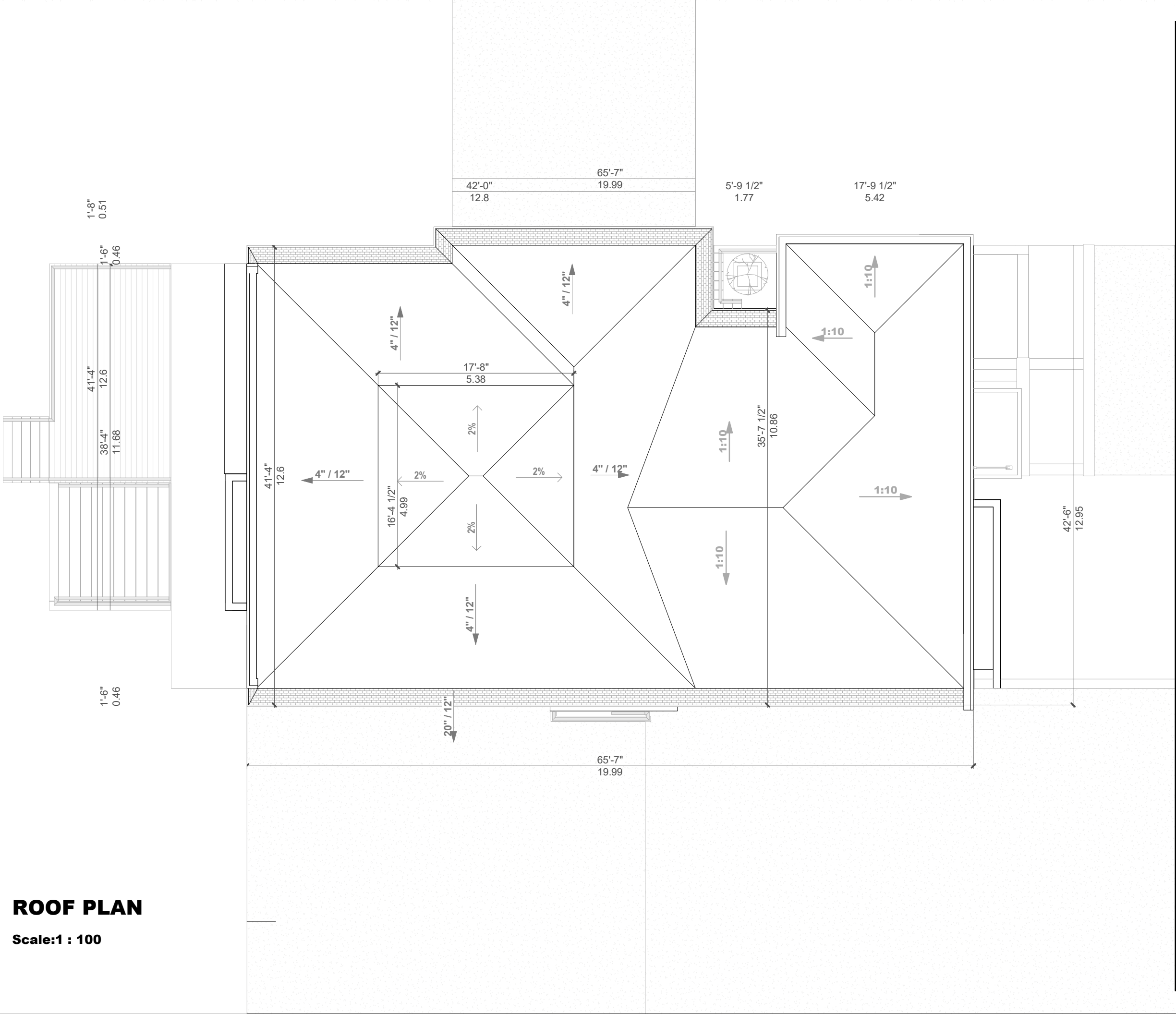


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Sheet Title:
SECOND FLOOR PLAN

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A1-03



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Sheet Title:
ROOF PLAN

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1

WEST ELEVATION

Scale: 1 : 75

Project:

116 MONA DRIVE
TORONTO ONTARIO

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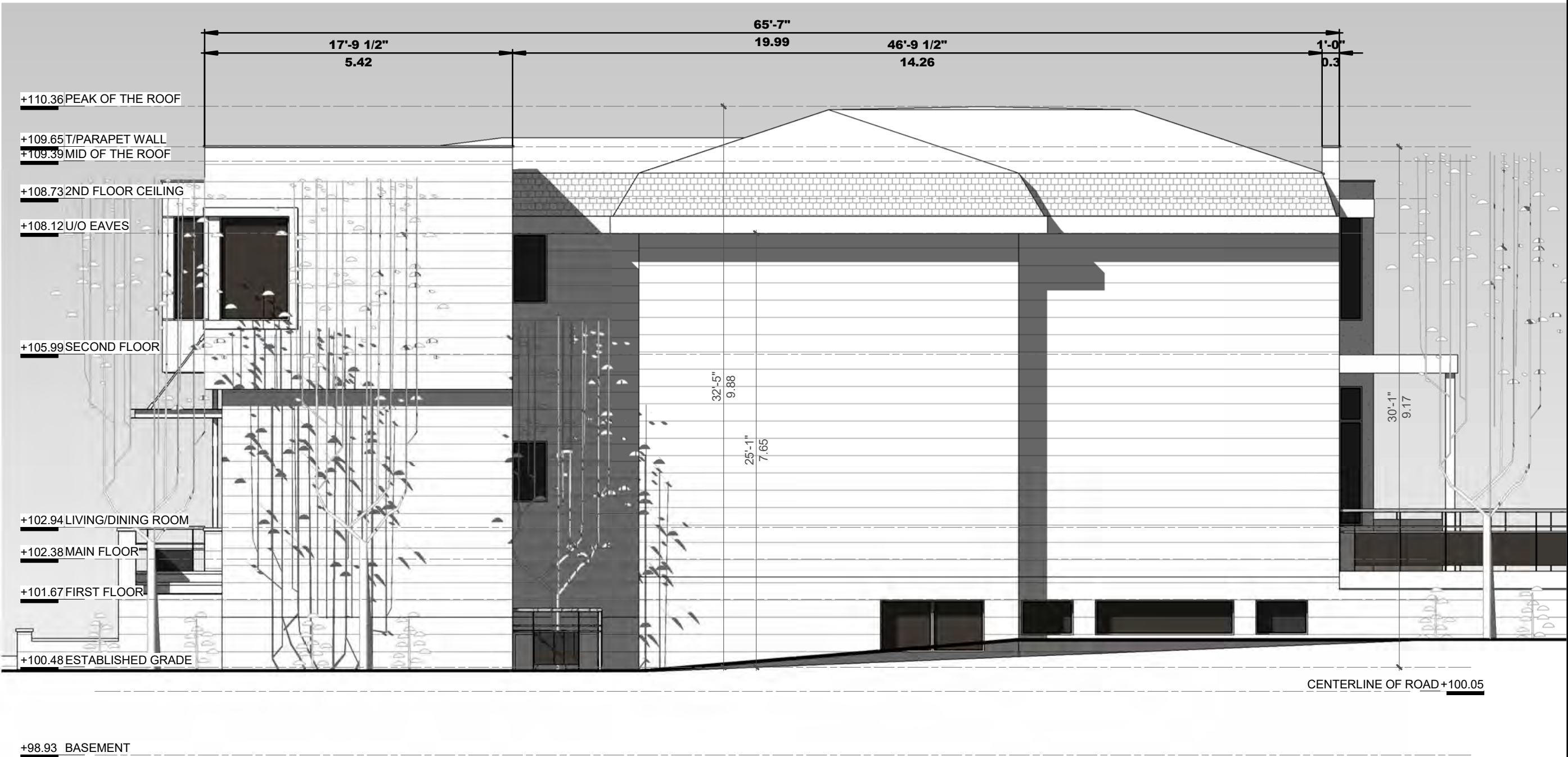
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Sheet Title:

REAR ELEVATION

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Scale:	1 : 75	

A2-02



Project:

116 MONA DRIVE
TORONTO ONTARIO

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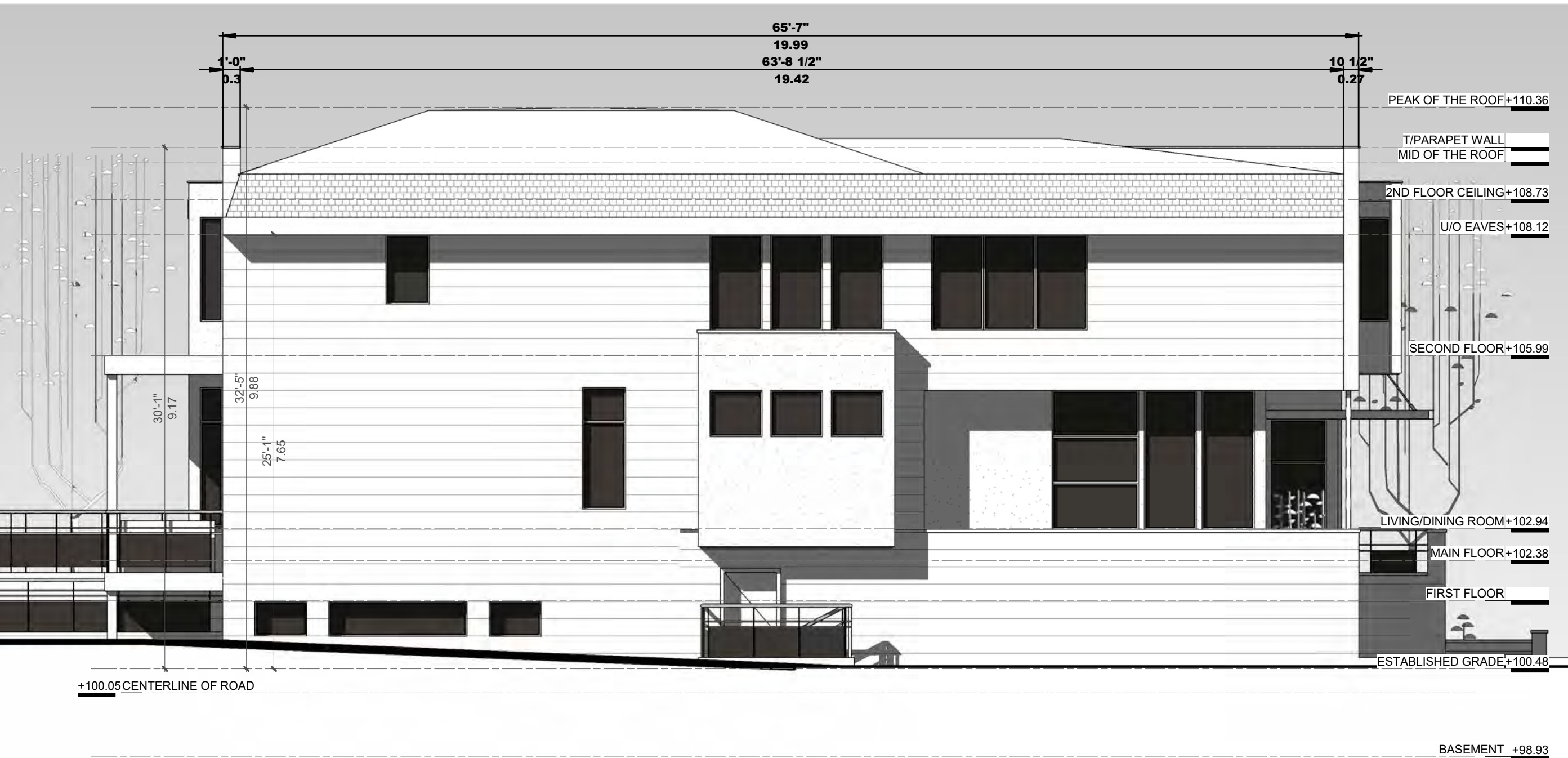
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Sheet Title: **SIDE ELEVATION**

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Date: <u>OCT 2016</u>	
Scale: <u>1 : 75</u>	

A2-03



Project:

116 MONA DRIVE
TORONTO ONTARIO

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A2-04