

DECISION AND ORDER

Decision Issue Date Monday, January 21, 2019

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): OKSANA CHERCHYK

Applicant: EPIC DESIGN INC

Property Address/Description: 145 SHAVER AVE N

Committee of Adjustment Case File Number: 17 203162 WET 05 CO, 17 203163 WET 05 MV, 17 203164 WET 05 MV

TLAB Case File Number: **18 152068 S45 05 TLAB, 18 152069 S45 05 TLAB**

Hearing date: Thursday, August 30, 2018

DECISION DELIVERED BY S. GOPIKRISHNA

APPEARANCES

Name	Role	Representative
Epic Design Inc	Applicant	
Janet Pinho	Owner/Party	Amber Stewart
Oksana Cherchyk	Appellant	
Franco Romano	Expert Witness	
Bohdan Cherchyk	Participant	
Hector Cueva	Participant	

INTRODUCTION AND BACKGROUND

Janet Leslie Pinho and Manuel Pinho are the owners of 145 Shave Ave. N, located in Ward 5 of the municipality of the City of Toronto. They applied to the City of Toronto's

Committee of Adjustment (COA) to sever the lot, as well as construct a detached dwelling, with an attached garage, on each of the severed lots. At the COA hearing held on Thursday, April 12, 2018, both the consent to sever the existing lot and the variances requested to construct a new detached dwelling, with an attached garage, on each of the severed lots, were approved.

On 2 May, 2018, Bohdan Cherchyk and Oksana Cherchyk, both of whom live at 34 Swan Avenue., appealed a portion of the Decision of the COA to the Toronto Local Appeal Body(TLAB), which scheduled a hearing on 30 August, 2018, to consider the Appeal.

MATTERS IN ISSUE

It may be noted that the severance of the lot has not been appealed.

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

Property Address: 145 Shaver Avenue N - PART 1
Legal Description: CON 1 NDFL PT LOT 18
CofA File Number: A0658/17EYK

1. Section 10.20.30.20.(1)(A), By-law 569-2013

The minimum required lot frontage is 13.5 m.

The lot frontage will be 9.47 m.

2. Section 10.20.30.10.(1)(A), By-law 569-2013

The minimum required lot area is 510 m².

The lot area will be 504.2 m².

3. Section 10.20.40.20.(1), By-law 569-2013

The maximum permitted dwelling length is 17 m.

The proposed dwelling will have a length of 21.24 m.

4. Section 10.20.40.30.(1), By-law 569-2013

The maximum permitted dwelling depth is 19 m.

The proposed dwelling will have a depth of 21.88 m.

5. Section 900.3.10.(21)(A), By-law 569-2013

The maximum permitted height for a flat roof is 6.5 m.

The proposed dwelling will have flat roof height of 8.59 m.

Property Address: 145 Shaver Avenue N - PART 2
Legal Description: CON 1 NDFL PT LOT 18
CofA file number: A0656/17EYK

1. Section 10.20.30.20.(1)(A), By-law 569-2013

The minimum required lot frontage is 13.5 m.

The lot frontage will be 9.47 m.

2. Section 10.20.30.10.(1)(A), By-law 569-2013

The minimum required lot area is 510 m².

The lot area will be 501.4 m².

3. Section 10.20.40.20.(1), By-law 569-2013

The maximum permitted dwelling length is 17 m.

The proposed dwelling will have a length of 21.24 m.

4. Section 10.20.40.30.(1), By-law 569-2013

The maximum permitted dwelling depth is 19 m.

The proposed dwelling will have a depth of 21.82 m.

5. Section 900.3.10.(21)(A), By-law 569-2013

The maximum permitted height for a flat roof is 6.5 m.

The proposed dwelling will have flat roof height of 8.64 m.

JURISDICTION

Provincial Policy – S. 3

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

Minor Variance – S. 45(1)

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

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

EVIDENCE

At the hearing held on 30 August 2018, the Appellants consisting of Bohdan Cherchyk and Ileana Cherchyk, represented themselves, while the Applicants were represented by Ms. Amber Stewart, lawyer and Mr. Franco Romano, land use planner.

Ms. Stewart elected to present first, and drew my attention to the fact that while the Appellants had appealed the variances resulting from the COA decision on both the severed lots, they had not appealed the severance decision. Referring to the severance as a "done deal", Ms. Stewart introduced a letter from the COA demonstrating that the severance decision was final, because it had not been appealed. She stressed the fact that only the variances were under appeal, and that any discussion in the hearing would have to be restricted to the variances alone.

Ms. Stewart introduced Mr. Romano, and asked that he be qualified as an Expert Witness in the area of land use planning, after reviewing his CV and work history. There were no questions from the Appellants; I qualified Mr. Romano as an Expert Witness in the area of land use planning.

Describing the subject site and the neighbourhood context, Mr Romano stated that the subject site is located within the former municipality of Etobicoke, east of Highway No. 427 and south of Burnhamthorpe Road. He said that Shaver Avenue generally runs north-south, connecting Burnhamthorpe Road to Dundas Street, and that the neighbourhood road network is a mixture of grid and curvilinear alignments.

Mr. Romano provided some generic remarks about the neighbourhood, and described the neighbourhood as experiencing a gradual transition, and regeneration in the form of new lots, building additions and replacement dwellings. He said that such investment typically resulted in dwellings, that are larger than what existed previously, in terms of footprint, mass and/or scale. Each new construction occupied more space on a given lot, and was generally built to occupy the front and central portion of the lot, with modest to tight side yard setbacks. Mr. Romano pointed out that such side yard setbacks are associated with both the original form of dwellings as well as the new construction. The more recent trend, according to Mr. Romano, as it relates to parking solutions, is to incorporate integral garages as part of the dwelling's built form. He also said that in this context, landscaped open space is typically located within the front and rear yards, with the latter forming the main amenity space for individual properties. He then pointed out that the development of each individual property, is characterized by zoning attributes, that may comply in some instances and not comply in other, and may differ from one property to the next. Mr. Romano then remarked that the developments described thus far, have resulted in a compatible, stable residential neighbourhood, that has a varied quality.

Mr. Romano then discussed his specific study area, which was bounded by Burnhamthorpe Road on the north, Bloor Street West on the south, Smithwood Drive to the east, Martin Grove Road on the west, consisting of 550 lots. According to Mr. Romano's study of the lot areas and properties,

- Lot frontages range from 5.3m to 22.8m. Some 41% of lots within the study area are undersized relative to the 13.5m lot frontage zoning standard.
- Lot areas range from 416.2m² to over 1515m². Some 21% of lots within the study area are undersized relative to the 510m² lot area zoning standard
- Floor space index ranges from 0.1 to over 0.7.
- Buildings lengths and/or depths are varied with undulating front and rear yard setbacks. Minor variances for building length and/or depth are found within the neighbourhood.
- Roof styles vary to include sloped (shallow and pronounced), flat and roof designs that contain some hybrid combination including various types of dormer types (shed, gable, gambrel etc.).

- Front yards are modest to large and serve a variety of functions: verandas, pedestrian walkways and steps, driveways and landscaping.
- Parking solutions include:
 - a) Garages in integral, attached or detached format. More recent construction typically incorporates integral garages in the building design.
 - b) open surface parking areas located within the front, side and/or rear yard

Mr. Romano concluded that the study area was undergoing a significant amount of regeneration and rebuilding, without any impact on its stability.

Discussing the compatibility with higher level policies, Mr. Romano stated that the proposal did not conflict with the 2017 Growth Plan for the Greater Golden Horseshoe. Policy 2.2.2.4 specifically encourages intensification to reflect the desired urban structure which, in this instance, is implemented by the detached residential property. When discussing the Provincial Policy Statement, he pointed out that the Official Plan designates the subject site Neighbourhoods. The Official Plan is to be considered as a policy document that must implement Provincial policies.

Referring to specific policies, Mr. Romano pointed out that Toronto Official Plan permits modest intensification within Neighbourhoods in accordance with the urban structure policies in Section 2.3.1, the housing policies found in Section 3.1.2, and the land use designation and development criteria found in Sections 4.1.1, 4.1.5 and 4.1.8. Mr. Romano opined that while the City appeared to be on track to meet its housing target overall, its ability to satisfy the detached residential component of that overall objective could be assisted by the approval of gentle intensification proposals such as which is proposed for this project. In addition, the opportunity for this type of gentle intensification proposal primarily exists within the City's Neighbourhoods.

Based on this, Mr. Romano concluded that the requested variances, individually and collectively, met the test of satisfying the Official Plan.

Mr. Romano then discussed the test of being compatible with the zoning. He stated that with respect to the Zoning By-laws, the subject site is zoned RD and R2 which permit detached residential dwellings.

Mr. Romano then discussed the zoning for each group of variances. Speaking to the variances respecting lot frontage and lot area, Mr. Romano opined that the lot area and/or lot frontage by-law intent is to achieve an appropriate lot size within the site's physical context. He then said that proposal achieved a lot size that fit in well with the mixed undersized and larger lot fabric that is well represented in the neighbourhood and in proximity to the subject site. He also pointed out that the severance of the lot had not been challenged, and that the subject site had consequently satisfied Section 53 of the Planning Act, where the conditions governing frontages and sizes were far more stringent than Section 45(1).

He noted that a number of comparably undersized lots maintain the same zoning category. For example, No. 147 and 149 Shaver Avenue North have lot frontages of 9.37m while the abutting Swan Avenue properties have lot frontages of 12.8m and lot areas of approximately 468 m². Mr. Romano then pointed out that the proposal sought a similar frontage and lot area.

Speaking next to the depth and length variances, Mr. Romano said that the intent of the dwelling length and depth provisions is to ensure that the dwelling has a suitable measurement from front wall to rear wall as is context appropriate, and minimize the extent to which the house can be built into the rear yard. He pointed out that the measurement of a dwelling from front wall to rear wall – whether measured as dwelling length or dwelling depth – is not uniform. The rear wall position of existing dwellings undulated with dwellings of similar and very different lengths or depths, being situated next to or near to one another. According to Mr. Romano, this was particularly evident where there is a curvature in the road alignment which is a condition applicable to the subject site's context.

Speaking to the height variances next, Mr. Romano said that the height variances refer only to the highest portions of the roof, specifically the small rooftop projections that accommodate the atrium built form elements. These elements, which contributed to the articulated building design, are the only features, which extend beyond the maximum height provided under the by-law. Otherwise, the building height is approximately 7.6m to 7.7m to the top of each dwelling.

The intent of the numeric height provision is to ensure a low rise building which maintained the two storey residential built form character. Within the neighbourhood, height variances for flat and sloped roof dwellings have occurred while maintaining a low rise character.

In this context, Mr. Romano referred to two City reports respecting the property, one from November 2017 and another from April 2018. The first report recommended a deferral to obtain clarity about the variances and the second did not recommend refusal, but asked for conditions to be imposed. One was a standard condition to ensure that proposal is constructed in accordance with the revised site plan and elevations. The recommended conditions also relate to the reduction revisions undertaken and also to ensure adherence to the particular aspects of the zoning relief (i.e., height variance is largely for the atrium, length variance incorporates the basement excavation and depth variance is taken from the front yard setback requirement and not the front wall of the dwelling).

Mr. Romano then referenced the memorandum from Urban Forestry dated April 4 and April 5, 2018, which noted a concern with the City tree as well as conditions of approval. However, he noted that the proposed driveways are distant from the tree and, for the south lot, utilize the existing curb cut, all of which should minimize any impact and represents in an appropriate incorporation of vegetation in the site design.

Based on these discussions, Mr. Romano concluded that the proposal satisfied the test of satisfying the zoning by-laws.

Mr. Romano then spoke to the test of the proposal's being appropriate for the development of the land. He said that the proposal would contribute to the mixed housing character of the neighbourhood, while incorporating compatible and complementary built form and site design characteristics. The variances will facilitate, for each lot, a reasonable-sized home with appropriate standards, interface and a functional design that is compatible with recent development trends. He opined that the proposal is within the realm of good planning and reflected the public interest. It was his opinion that the proposal is desirable for the appropriate use and development of the land.

Lastly, Mr. Romano spoke to the test of being minor. He said that the proposal created no unacceptable adverse impact on neighbouring properties. The proposed lot size and built form condition was one that would be reasonable within the subject site's physical context. The building siting and built form is reasonable and commensurate with any site redevelopment, particularly in the context of this urban neighbourhood. Mr. Romano stressed that the proposal will not cause any unacceptable adverse impacts such as shadowing, privacy or overlook.

The Appellants, who are the Opposition to the proposal, presented their case by themselves. Ms. Oksana Cherchyk, presented her concerns first. She stated that she and her husband had lived in the community for many years and were opposed to the proposal at 145 Shaver Rd. N. given the nature and the cumulative number of zoning by-law "violations" for the proposed development. She referred to a number of COA decisions, and stated that while the average variances based on the COA decisions fell within 15% deviation from the zoning by-laws, what was requested at the subject property asked for 30%, 25%, 33% deviations on such key variances as frontage, depth and height. She disputed the statistics put forward by the Applicants regarding the frontage and lot size, and stated that only 5 houses, out of 644 houses in the area, had frontage less than 10m. She further stated that of these houses, 3 are irregular corner lots while the other 2 were constructed back in 1938 and 1932.

With respect to the average lot areas, Ms. Cherchyk stated that out of 107 houses with lot areas less than 510 sq. m., 102 were built in the 1950s and 1960s. However, she asserted that there were only 2 new developments with this lot area, but they did not "have so many cumulative violations, and are located much further apart from each other and their frontage is approximately 3m more".

Specifically taking issue with the Expert Witness' references to 147 and 149 Shaver, Ms. Cherchyk pointed that these were constructed in 1938 and 1932 respectively, and did not qualify as comparators because they did not have flat roofs, which she asserted "blocked the street views much more than the traditional roofs". Using comparators built in a different era, she claimed, was the "equivalent of allowing asbestos back into standard building practices".

Ms. Cherchyk opined that the proposed houses did not fit into the neighbourhood, and violated the neighbourhood character by virtue of being very tall, deep, narrow and “moved to the front” of the lot. Referring to the aforementioned reports from City Planning in 2017 and 2018, Ms. Cherchyk opined that an approval of such developments creates a precedent for similar developments in the future.

She then stated that the proposed development “violated” Policy 4.1.5 from the City of Toronto Official Plan, and proceeded to recite the Policy in its entirety. Referring to the height and size of the house, Ms. Cherchyk referred to the proposed development as “obnoxious” and expressed concerns about privacy.

Ms. Cherchyk then asked to speak to some of the letters the neighbours filed at the COA hearing, and I ruled that while I had seen some of the letters, my preference that she not expand the letters and provide commentary because the neighbours in question were not in attendance, had not elected to be Parties nor Participants, and had not designated any spokesperson.

Mr. Bohdan Cherchyk, who spoke next, reiterated some of Ms. Cherchyk’s concerns, and said that was concerned that the heat that would be radiated from the rear of the house, would be intense enough to have negative impact on his backyard. He claimed that he and his family would not be able to enjoy their backyard, both by virtue of staring at a huge wall, as well as the heat generated

In his re-examination, Mr. Romano refuted the privacy allegations, and stated that there would be no windows facing the property owned by the Cherchyks. Referring to the “heating” impact of the house, he said that this was the first time he had heard such a concern, and added that the building material would be no different from the material being used for the neighbouring houses. He also stated that the age, or chronology of the house, had nothing to do with planning issues.

ANALYSIS, FINDINGS, REASONS

I begin by noting the observation made in the opening statements of the Applicants, that the severance could not be discussed during the Appeal, since only the variances, had been appealed by the Appellants. After examining Form 1 (Notice of Appeal) as filled out by the Appellants, I am in agreement that the Severance of the existing lot into 2 lots, was not appealed. I also accept the submission of the Applicants, that the lack of an appeal of the severance, impacts any discussion about the appealed variances, respecting the size and frontage of the lot, since Section 53 is arguably more stringent than Section 45, in terms of considerations of approving the sizes. Lastly, I reiterate that the Appeal form refers to two COA decisions respecting variances requested on each of the severed lots, and lists only set of variances under By-law 569-2013.

It would be appropriate to first discuss the concerns expressed by the Appellants in opposition to the proposal, which resulted in this Appeal. The concerns speak to loss

of privacy, the “obnoxious” nature of the construction by virtue of its not conforming to Section 4.1.5 of the OP, and the possible impact on the Appellants’ property by virtue of radiating heat. The Appellants also take issue with the fact that the comparators provided by the Applicants date back to the 1930s, and that this is akin to the use of asbestos in the Building Code.

While the Appellants are credited for recognizing the importance of Policy 4.1.5 for deciding the fit between a given proposal and the OP, the connection between the Policy and their conclusion about the proposal’s lack of fit into the neighbourhood, was not explained, nor demonstrated. Consequently, their conclusion about the proposal’s being “obnoxious” comes across as being a subjective opinion, rather than being anchored in planning evidence. Likewise, the concerns about the walls of the proposed project impacting the neighbouring property, as a result of extreme heat radiation, is seen to be conjecture, because the material to be used for construction, based on the statements provided by the Expert Witness, is no different from the neighbouring properties. Any persisting concerns about the building materials, notwithstanding my conclusions in this Decision, may be referred to the Building Code Commission, as they are arguably matters outside the jurisdiction of the TLAB.

Coming next to the fact that the applicants’ comparators date back to the 1930s, it is to be pointed out that there is no nexus between Section 45(1) of the Planning Act, and the chronology of the house- all houses, irrespective of when they were built, are considered to be part of the community, and consequently contribute to its existing character.

While the Opposition may be accurate about their analysis of statistical “deviation” of the variances from the by-law, and how the proposed variances exceed the statistical deviation, this statistical analysis does not constitute adequate proof of “violating” the Official Plan.

The Official Plan is written from a qualitative, rather than a quantitative point of view. It examines the “fit” of a given a proposal into the community based upon factors discussed in Chapter 4, rather than a statistical analysis of variances. This conclusion becomes all the more important, when there is no demonstration of undue adverse impact by the proposal on a neighbouring property.

No weight is consequently attached to the aforementioned concerns, and I conclude that there is no additional demonstrated impact resulting from the proposal, when compared to what is permitted of right.

The uncontroverted evidence of the Expert Witness, Mr. Romano, is preferred because it demonstrated the compatibility between the proposal, and the 4 tests under Section 45(1).

Mr. Romano had a detailed discussion of how various groups of variances satisfied the performance standards of Zoning By-law 569-2013, which is accepted. Likewise, I also

accept his evidence that there are no significant undesirable impacts resulting from the proposal, if approved.

Given the above conclusions, my conclusion is that the Appeal should be refused, and the COA decision be confirmed.

The COA decision was subject to a number of conditions, imposed by virtue of specific requests from the forestry and transportation departments. Upholding the decision of the COA, in my opinion, would also mean upholding the imposed conditions.

The conditions imposed by the COA, are therefore re-imposed in this Decision.

DECISION AND ORDER

1. The Appeal of variance approvals respecting 145 Shaver Ave. N. is refused in its entirety.

2. The Decision of the COA dated 12 April, 2018, is confirmed.

3. The following variances are approved:

Property Address:	145 Shaver Avenue N - PART 1
Legal Description:	CON 1 NDFL PT LOT 18
CofA File Number:	A0658/17EYK

1. Section 10.20.30.20.(1)(A), By-law 569-2013

The minimum required lot frontage is 13.5 m.

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Legal Description: CON 1 NDFL PT LOT 18
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The proposed dwelling will have flat roof height of 8.64 m.

4. Any variance not explicitly listed in this Decision is considered to be not approved.

5. The following conditions are imposed on the Approval. These conditions are consistent with the Decision of the COA:

6. The following conditions may be imposed on the approval:

1. The applicant shall comply with the conditions imposed in the Committee of Adjustment's **Consent Decision Number B0068/17EYK**.

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

3. Where there are no existing street trees, the owner shall provide payment in lieu of planting one street tree on the City road allowance abutting each of the sites involved in the application. The current cost of planting a tree is \$583, subject to changes.

4. The applicant shall submit an application for permit to injure or remove City trees to Urban Forestry, as per City of Toronto Municipal Code Chapter 813, Article II.

5. The proposed dwellings shall be constructed substantially in accordance with the revised site plan and elevations submitted and held on file by the Committee of Adjustment office and date stamped as received on February 13, 2018, all to the satisfaction of the Director, Community Planning, Etobicoke York District. Any other variances that may appear on these plans but are not listed in the written decision are not authorized.

6. Submit a revised site plan in metric units (1:200 or 1:250) with the following revisions and notations, to the satisfaction of the Engineering and Construction Services Division, and at no costs to the City:

a. Illustrate and design the new driveway to a maximum 3.0m in width for the proposed single-car integral garage within the Shaver Avenue North municipal boulevard for each of the proposed residential lots;

b. Provide a minimum of 1.2m clearance from the edge of the existing utility pole and a fire hydrant to the edge of each proposed driveway on Parts 1 and 2;

c. Illustrate a positive slope of 2% to 4% that will be maintained on each of the proposed driveways within the Shaver Avenue North municipal boulevard;

d. Illustrate a minimum 5.6m long by 2.6m wide internal parking space that will be provided within the proposed integral garage for each of the proposed detached dwellings;

e. Illustrate the redundant portion of the existing driveway as being removed within the Shaver Avenue North road allowance and being restored with sod and a poured raised concrete curb according to City of Toronto Design Standard No. T-600.11-1;

7. Add the following notations to the Site Plan:

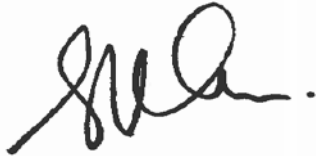
i. "The proposed restoration of the existing redundant curb cuts with raised concrete curb and gutter shall be constructed to the applicable City of Toronto Design Standards at no cost to the municipality";

ii. "The proposed new driveways shall be constructed to the applicable City of Toronto Design Standards at no cost to the municipality";

iii. "The applicant shall obtain the necessary authorizations and permits from the City's Right-of-Way Management Unit before excavating within or encroaching into the municipal road allowance."; and,

iv. "The applicant shall also submit a Municipal Road Damage Deposit prior to obtaining a Building Permit." The applicant is advised to contact Ms. Joanne Vecchiarelli of our Right-of-Way Management Section at (416) 338-1045 regarding municipal road damage deposit requirements;

X



S. Gopikrishna

Panel Chair, Toronto Local Appeal Body

PLAN OF SURVEY OF
PART OF LOT 18, CONCESSION 1, NORTHERN DIVISION
CITY OF TORONTO (FORMERLY THE CITY OF ETOBICOKE)

Scale 1 : 200

DONALD E. ROBERTS O.L.S., © 2017

10 8 6 4 2 0 10 METRES

SCHEDULE

PART	PART OF LOT	REGD. PLAN	PART OF PIN	AREA (m ²)
1	18	CON. 1, NO.	07545-0112(LT)	504.2
2				501.4

I REQUIRE THIS PLAN TO BE DEPOSITED
 UNDER THE LAND TITLES ACT,

DATE : _____, 2017

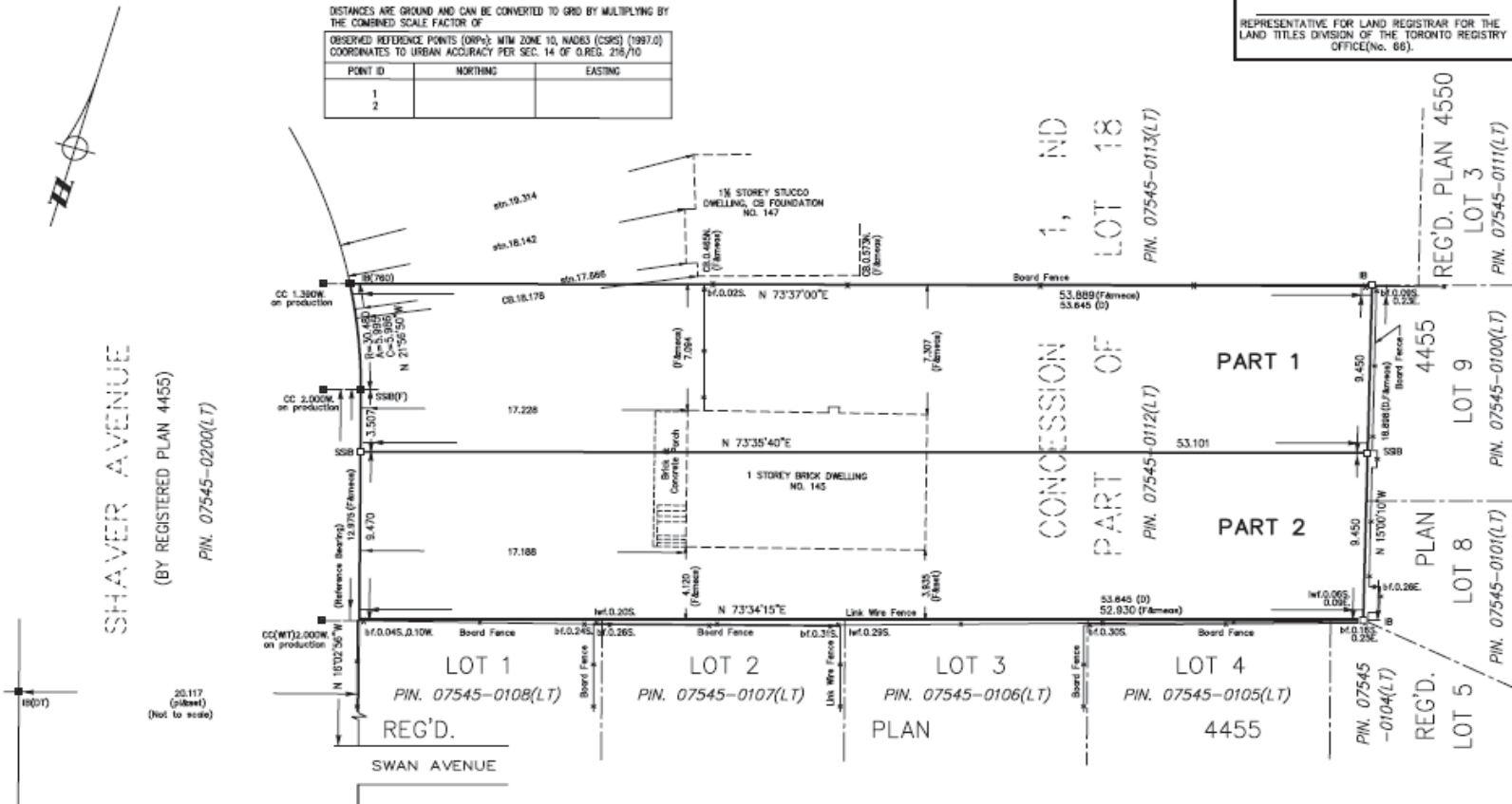
DONALD E. ROBERTS, O.L.S.

PLAN 66R-

RECEIVED AND DEPOSITED :

DATE : _____, 2017

REPRESENTATIVE FOR LAND REGISTRAR FOR THE
 LAND TITLES DIVISION OF THE TORONTO REGISTRY
 OFFICE (No. 66).



NOTE

BEARINGS ARE WITH GRID, DERIVED FROM OBSERVED REFERENCE POINTS 1 AND 2, BY REAL TIME NETWORK (RTN) OBSERVATIONS, NAD83 (CSRS) (1997.0).

□ DENOTES SURVEY MONUMENT SET
 SB STANDARD IRON BAR
 IB IRON BAR
 CC CUT CROSS
 CP CONCRETE PIN
 D INSTRUMENT NO. T8417924
 760 K.W. MCCONNELL O.L.S.
 F DIEGO FAZIO O.L.S., SURVEY DATED DECEMBER 7, 1998

lf DENOTES LINK WIRE FENCE
 bf BOARD FENCE
 ou ORIGIN UNKNOWN
 WT WITNESS
 stn STONE
 CB CONCRETE BLOCK
 TW TOP OF WALL
 Aerial Service Wire
 BUILDING TIES ARE TO BRICK CORNERS EXCEPT AS NOTED.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT :

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE LAND TITLES ACT, THE SURVEYORS ACT, AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON THE _____, DAY OF _____, 2017.

DATE : _____, 2017

DONALD E. ROBERTS
 ONTARIO LAND SURVEYOR

METRIC

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

CAUTION

COORDINATES CANNOT, BY THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES ON THIS PLAN.

DONALD E. ROBERTS LTD., ONTARIO LAND SURVEYORS
 111 RAILSIDE ROAD, SUITE 304, TORONTO, ONTARIO, M3A 1B2, (416) 755-5320

DRAWN B.P.
 CHECKED D.E.R.
 DATE FEBRUARY 2, 2017
 SCALE 1 : 200

REF. NO.
16-8933-1

SURVEY INFORMATION:

INFORMATION TAKEN FROM SURVEYORS REAL
LOCATION OF - PART OF LOT 18, CONCESSION 1
CITY OF TORONTO (NORTHERN DIVISION)

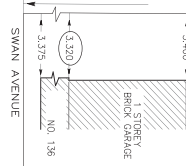
PREPARED BY: DONALD E. ROBERTS O.L.S.,
DATED: JANUARY 25, 2017

PART	LOT	REG'D PLAN	ALL OF PIN	AREA (m ²)
2 (A)				501.4
1 (B)				504.2

SITE STATISTICS

CONVEY AS: RD (119.5, 650, 60.45) (62)

LOT AREA =



REVISED

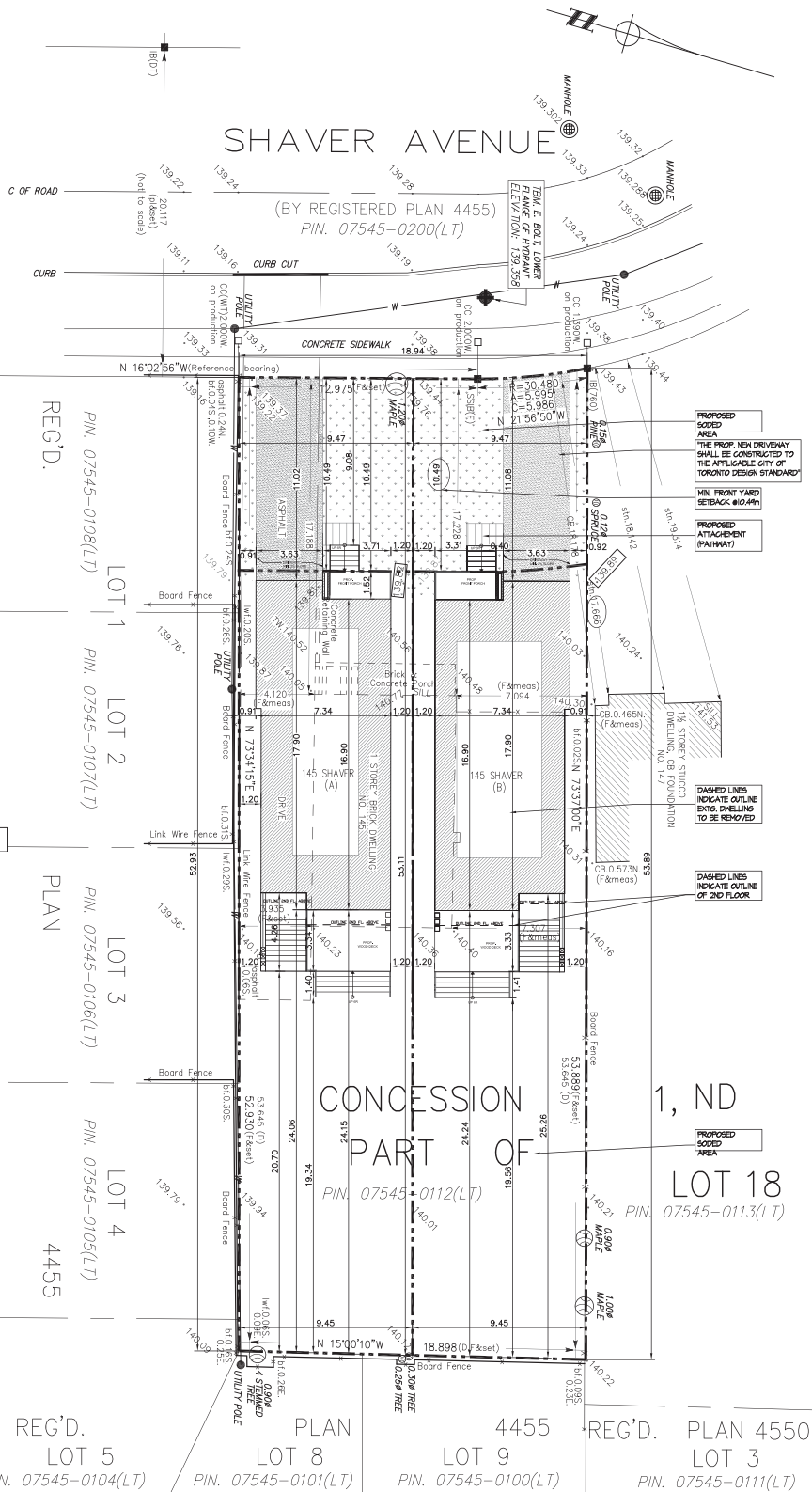
10:18 am, Feb 13, 2018

145 SHAVER AVENUE (UNIT B)			
SITE STATISTICS			
RD (119.5, 650, 60.45) (62)			
LOT AREA=	m ²	(SQ. FT.)	
LOT FRONTAGE @ STREET LINE=	104.2	1,427.16	21.1 ft.
PROPOSED G.F.A.=			
FIRST FLOOR AREA=	m ²	(SQ. FT.)	
SECOND FLOOR AREA=	121.16	1,304.25	
TOTAL PROP. G.F.A.=	95.10	2,338.72	43.09%
PROPOSED COVERAGE			
MAX. ALLOWED COVERAGE=	151.26	1,793.96	
LOT AREA X 0.33			
PROPOSED FRONT YARD LANDSCAPING			
TOTAL FRONT YARD AREA=	120.21	1,286.39	
DRIVEWAY AREA=	35.97	488.23	
FRONT YARD AREA W/O DRIVEWAY=	84.24	908.16	
REQUIRED FRONT YARD LANDSCAPE=	52.68	567.04	
OPEN SPACE (SOFT) (75%)			
FRONT PATHWAY=	2.42	26.06	
FRONT PORCH=	5.26	56.64	
TOTAL LANDSCAPE AREA=	62.56	673.39	89.07%
PROPOSED REAR YARD LANDSCAPING			
TOTAL REAR YARD AREA=	232.91	2,507.02	
REQUIRED REAR YARD LANDSCAPE=	155.46	1,673.51	
OPEN SPACE (SOFT)			
REAR DECK=	15.26	164.26	
TOTAL LANDSCAPE AREA=	217.65	2,342.76	93.45%

1 SITE PLAN
A1 SCALE: 1:250

BENCH MARK

ELEVATIONS ARE GEODETIC AND ARE REFERRED TO BM. NO. E 422
DESCRIPTION: NO. 36 SWAN AVE. AT NE. INTERSECTION OF SHAVER AVE.
& SWAN AVE. PLATE ON SW. CORNER OF HOUSE.
ELEVATION: 139.534m



257 DUNRAVEN DRIVE
TORONTO, ONTARIO.
M6M-1H8
TEL: (416) 564-2435
FAX: (647) 351-3742

WWW.EPICDESIGNSINC.CA

The undersigned has reviewed and taken responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the

QUALIFICATION INFORMATION

Required unless design is exempt under 3.2.4.3.2 Division G of the building code

MARGO VELKA
NAME
REGISTRATION INFORMATION

Required unless design is exempt under 3.2.4.3.1 Division G of the building code

EPIC DESIGNS INC.
FIRM NAME

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY OMISSIONS OR DISCREPANCIES TO EPIC DESIGNS INC. BEFORE PROCEEDING WITH WORK.

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PROJECT
PROPOSED NEW 2 STOREY
DET. DWELLING
AT
No.145 B SHAVER AVE N.
CITY OF TORONTO

DRAWING

SITE PLAN (AUG. 02, 2017)

145 SHAVER AVENUE (UNIT B)

SCALE
AS SHOWN

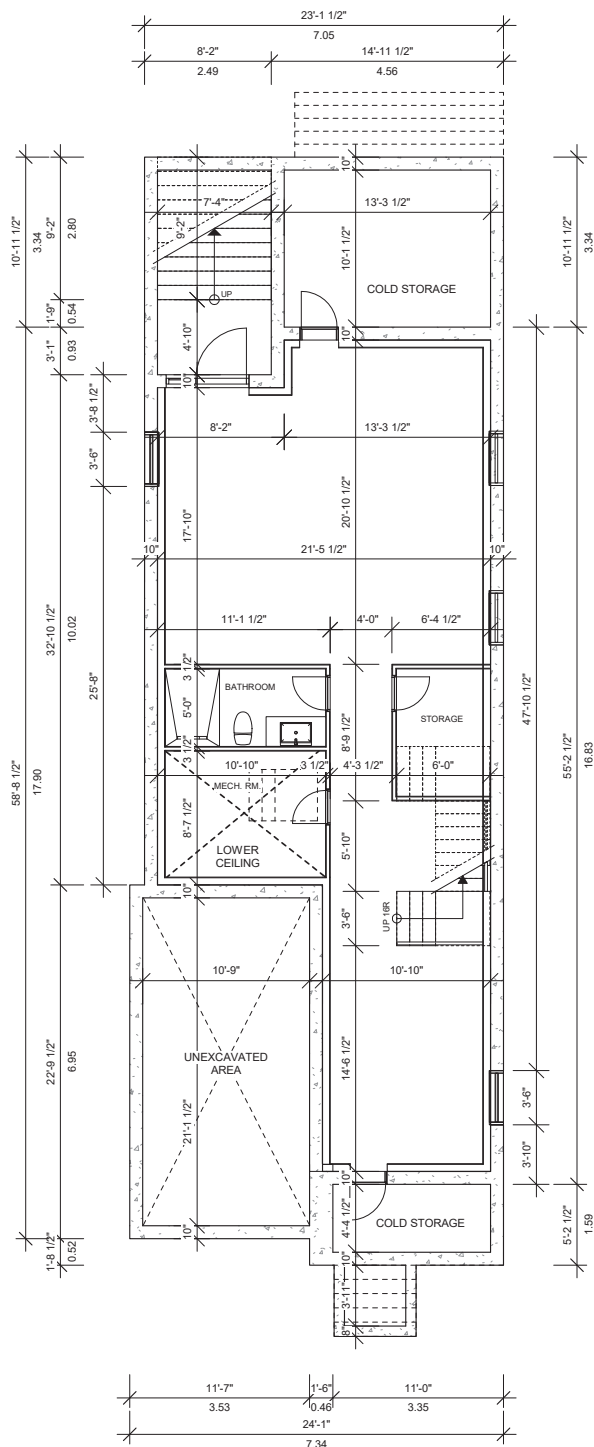
DATE
MAR. 07, 2017

PROJECT No.
2017-01

DRAWN BY
P. HENDRAJAT

APPROVED BY
M.V.

DRAWING No.
A-1



1
A2 **BASEMENT FLOOR PLAN**
SCALE: 1/8" = 1' - 0"

UNIT B



The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the

QUALIFICATION INFORMATION

Required unless design is exempt under 3.2.4.7.(5) Division C of the building code

REGISTRATION INFORMATION

MARCO VIEIRA
NAME SIGNATURE BCIN 25662

Required unless design is exempt under 3.2.4.7.(5) Division C of the building code

EPIC DESIGNS INC.
FIRM NAME 30718 BCIN

DO NOT SCALE DRAWINGS
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PROJECT

PROPOSED DETACHED 2 STOREY SINGLE FAMILY DWELLING
AT
No. 145 B SHAVER AVE. N.
CITY OF TORONTO

DRAWING

BASEMENT FLOOR PLAN

SCALE

AS SHOWN

DATE

DEC 23, 2016

PROJECT No.

2017-01

DRAWN BY

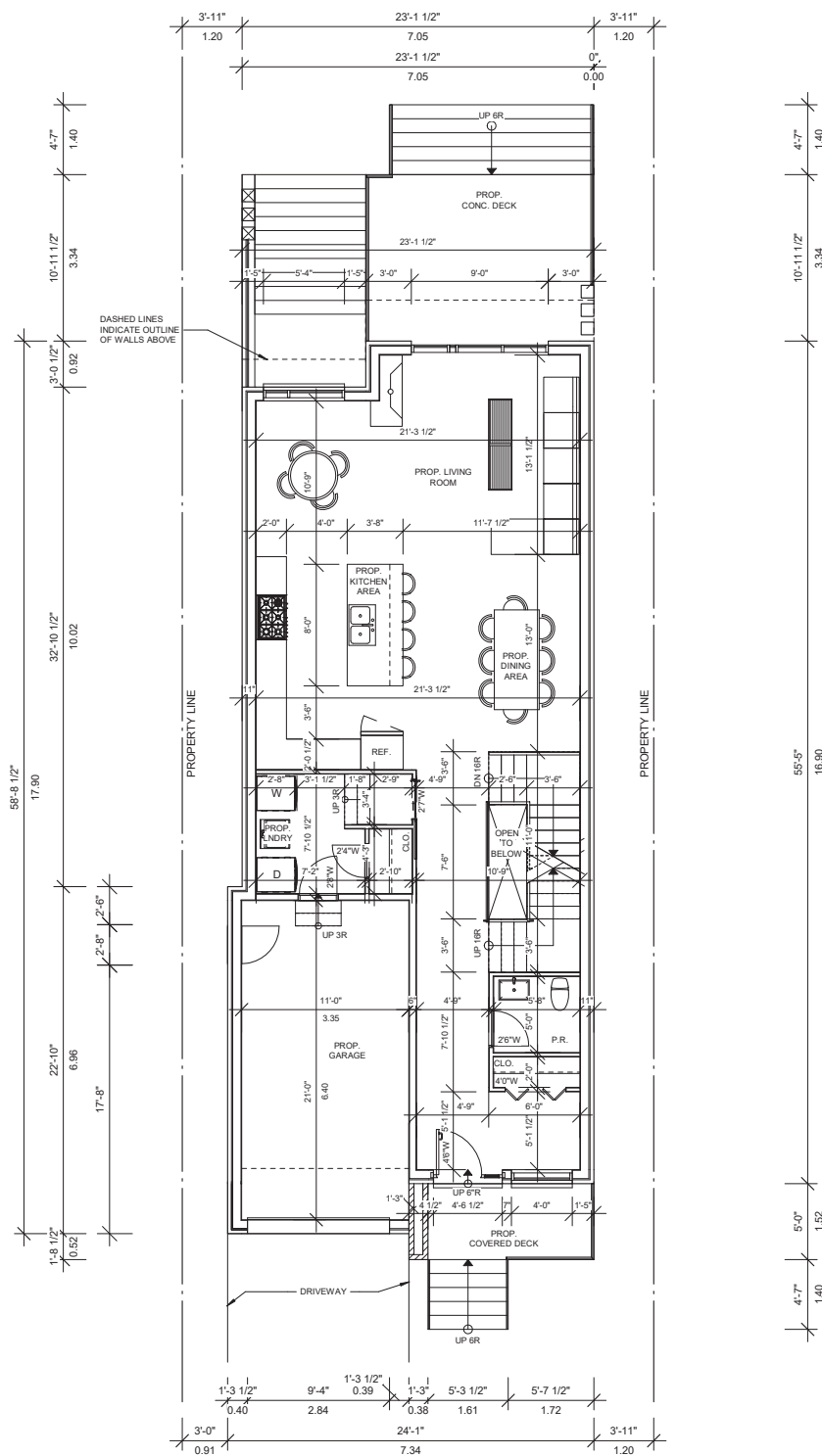
P. HENDRAJAT

APPROVED BY

M.V.

DRAWING No.

A2



Area Schedule (Rentable)

Level	Area Type	Area
01 1 Floor	Floor Area	1034.47 SF
02 2 Floor	Floor Area	1304.25 SF

1
A3

1ST FLOOR PLAN

SCALE: 1 / 8" = 1' - 0"

UNIT B



The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the

QUALIFICATION INFORMATION

Required unless design is exempt under 3.2.4.7.(5) Division C of the building code

REGISTRATION INFORMATION

MARCO VIEIRA 25562
NAME SIGNATURE BCIN

Required unless design is exempt under 3.2.4.7.(5) Division C of the building code

EPIC DESIGNS INC. 30718
FIRM NAME BCIN

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PROJECT
PROPOSED DETACHED 2
STOREY SINGLE FAMILY
DWELLING
AT
No. 145 B SHAVER AVE. N.
CITY OF TORONTO

DRAWING

1ST FLOOR PLAN

SCALE
AS SHOWN

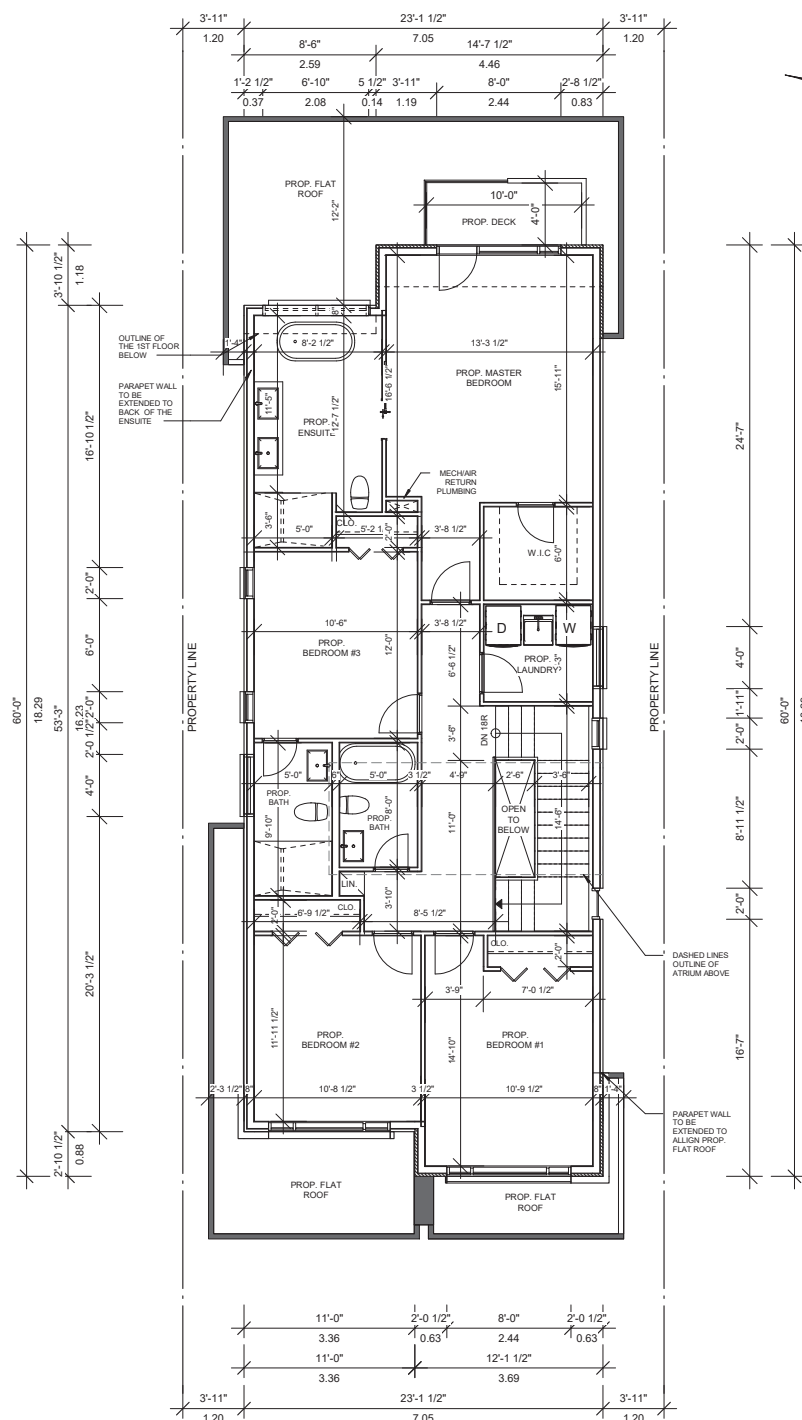
DATE
DEC 23, 2016

PROJECT No.
2017-01

DRAWN BY
P. HENDRAJAT

APPROVED BY
M.V.

DRAWING No.
A3



Area Schedule (Rentable)

Level	Area Type	Area
01 1 Floor	Floor Area	1034.47 SF
02 2 Floor	Floor Area	1304.25 SF

1
A4

2ND FLOOR PLAN

SCALE: 3 / 16" = 1' - 0"

UNIT B



The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the

QUALIFICATION INFORMATION

Required unless design is exempt under 3.2.4.7.(5) Division C of the building code

REGISTRATION INFORMATION

MARCO VIEIRA
NAME SIGNATURE BCIN 25562

Required unless design is exempt under 3.2.4.7.(5) Division C of the building code

EPIC DESIGNS INC.
FIRM NAME 30718 BCIN

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PROJECT
PROPOSED DETACHED 2
STOREY SINGLE FAMILY
DWELLING
AT
No. 145 B SHAVER AVE. N.
CITY OF TORONTO

DRAWING
2ND FLOOR PLAN

SCALE
AS SHOWN

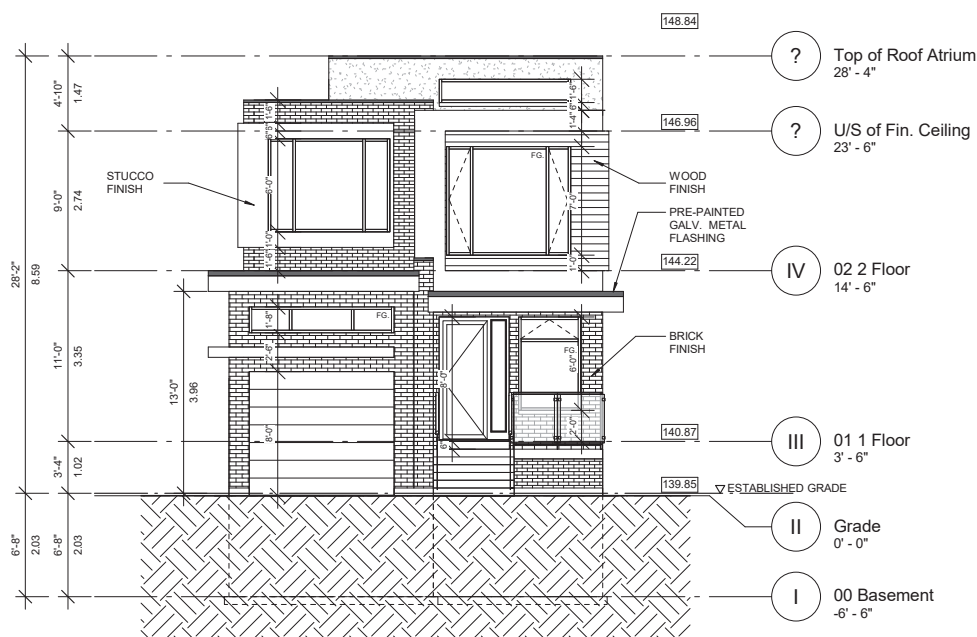
DATE
DEC 23, 2016

PROJECT No.
2017-01

DRAWN BY
P. HENDRAJAT

APPROVED BY
M.V.

DRAWING No.
A4



1
A6 **EAST (FRONT) ELEVATION**
Scale: 1 / 8" = 1' - 0"

UNIT B



The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the

QUALIFICATION INFORMATION

Required unless design is exempt under 3.2.4.7.(5) Division C of the building code

REGISTRATION INFORMATION

MARCO VIEIRA 25562
NAME SIGNATURE BCIN

Required unless design is exempt under 3.2.4.7.(5) Division C of the building code

EPIC DESIGNS INC. 30718
FIRM NAME BCIN

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PROJECT
PROPOSED DETACHED 2
STOREY SINGLE FAMILY
DWELLING
AT
No. 145 B SHAVER AVE. N.
CITY OF TORONTO

DRAWING
EAST ELEVATION

SCALE
AS SHOWN

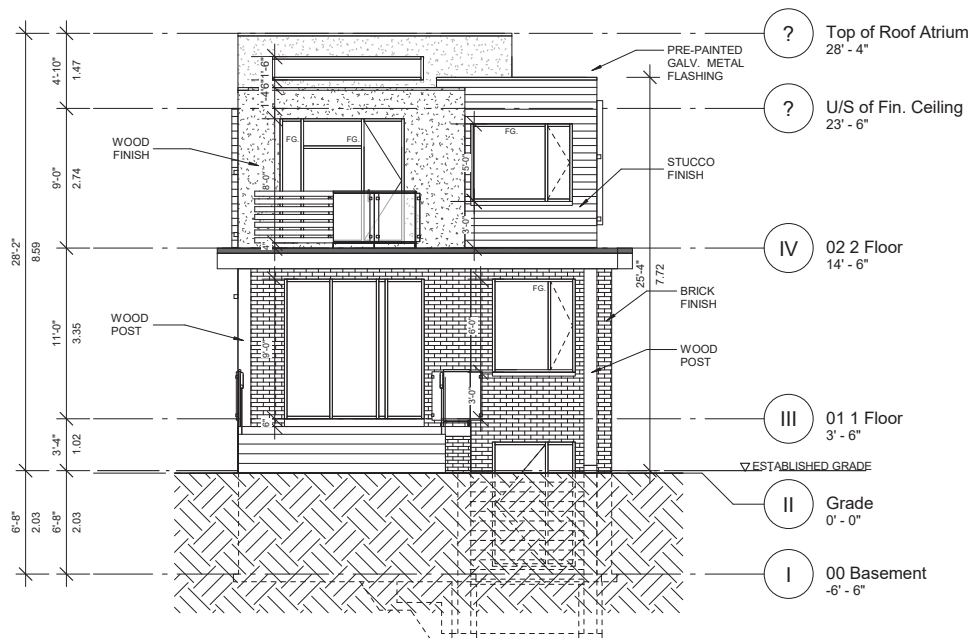
DATE
DEC 23, 2016

PROJECT No.
2017-01

DRAWN BY
P. HENDRAJAT

APPROVED BY
M.V.

DRAWING No.
A6



1
A6A **WEST (BACK) ELEVATION**
Scale: 1 / 8" = 1' - 0"

UNIT B



The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the

QUALIFICATION INFORMATION

Required unless design is exempt under 3.2.4.7.(5) Division C of the building code

REGISTRATION INFORMATION

MARCO VIEIRA 25562
NAME SIGNATURE BCIN

Required unless design is exempt under 3.2.4.7.(5) Division C of the building code

EPIC DESIGNS INC. 30718
FIRM NAME BCIN

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PROJECT
PROPOSED DETACHED 2
STOREY SINGLE FAMILY
DWELLING
AT
No. 145 B SHAVER AVE. N.
CITY OF TORONTO

DRAWING
WEST ELEVATION

SCALE
AS SHOWN

DATE
DEC 23, 2016

PROJECT No.
2017-01

DRAWN BY
P. HENDRAJAT

APPROVED BY
M.V.

DRAWING No.
A6A



epic
designs inc.

257 DUNRAVEN DRIVE
TORONTO, ONTARIO, M6M - 1H8
TEL: (416) 564 - 2435
WWW.EPICDESIGNSINC.CA

The undersigned has reviewed and taken responsibility for this design, and certifies that the design complies with the requirements set out in the Ontario Building Code to design the work shown on the plan.

Required unless design is exempt under 3.2.4.7 (5) Division C of the Building Code

QUALIFICATION INFORMATION

REGISTRATION INFORMATION

MARCO VIEIRA	25562
NAME	BCIN
SIGNATURE	

Required unless design is exempt under 3.2.4.7 (5) Division C of the Building Code

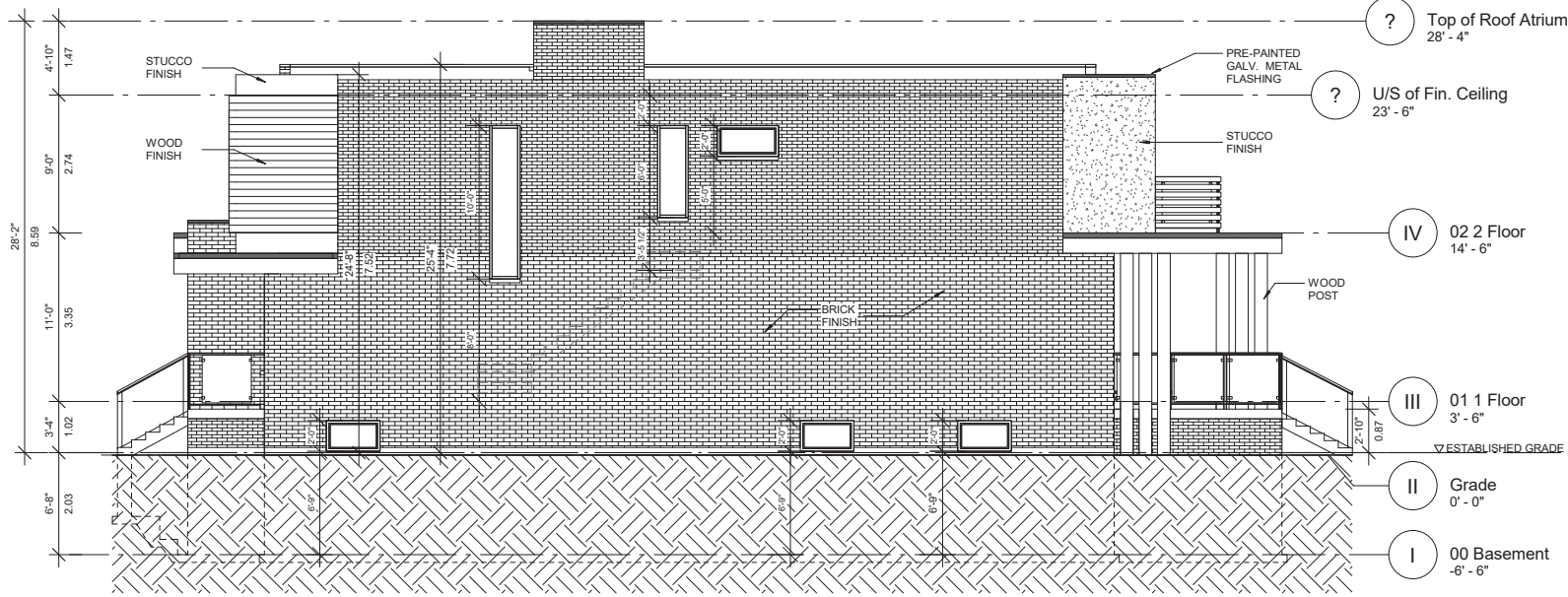
EPIC DESIGN INC.
FIRM NAME 30218
BCIN

DO NOT SCALE DRAWINGS CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL DISCREPANCIES TO EPIC DESIGNS INC. BEFORE PROCEEDING WITH WORK. ALL PRINTS SPECIFICATIONS ARE THE PROPERTY OF EPIC INC. AND SHALL NOT BE REPRODUCED OR USED IN WHOLE OR PART WITHOUT WRITTEN PERMISSION	PROJECT PROPOSED DETACHED 2 STOREY SINGLE FAMILY RESIDENTIAL RENOVATION AND REWEAVING NO. 143 B SHAVER AVE. N. CITY OF TORONTO
---	---

DRAWING
ELEVATIONSSCALE
AS SHOWN

DATE	DEC 23, 2016
------	--------------

PROJECT No.	2017-01
-------------	---------



1
A8

SOUTH ELEVATION
Scale: 1 / 8" = 1' - 0"

UNIT B

epic
designs inc.

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the drawing.

Required unless design is exempt under 3.2.4.7 (5) Division C of the building code

REGISTRATION INFORMATION

MARCO VIEIRA
NAME
25592
BCIN
SIGNATURE

Required unless design is exempt under 3.2.4.7 (5) Division C of the building code

EPIC DESIGNS INC.
FIRM NAME
30718
BCIN

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PROJECT
PROPOSED DETACHED 2
STOREY SINGLE FAMILY
DWELLING
No. 145 B SHAVER AVE. N.
CITY OF TORONTO

DRAWING
ELEVATIONS

SCALE
AS SHOWN

DATE
DEC 23, 2016

PROJECT No.
2017-01

DRAWN BY
P. HENDRAJAT

APPROVED BY
M.V.

DRAWING No.
A8

106

SURVEY INFORMATION:

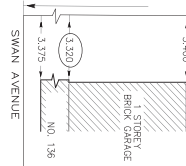
INFORMATION TAKEN FROM SURVEYORS REAL
LOCATION OF - PART OF LOT 18, CONCESSION 1
CITY OF TORONTO (NORTHERN DIVISION)

PREPARED BY: DONALD E. ROBERTS O.L.S.,
DATED: JANUARY 25, 2017

PART	LOT	REG'D PLAN	ALL OF PIN	AREA (m ²)
2 (A)				501.4
1 (B)				504.2

SITE STATISTICS

ZONED AS: RD (119.5-65.0-60.45) (62)
LOT AREA =

**REVISED**

10:19 am, Feb 13, 2018

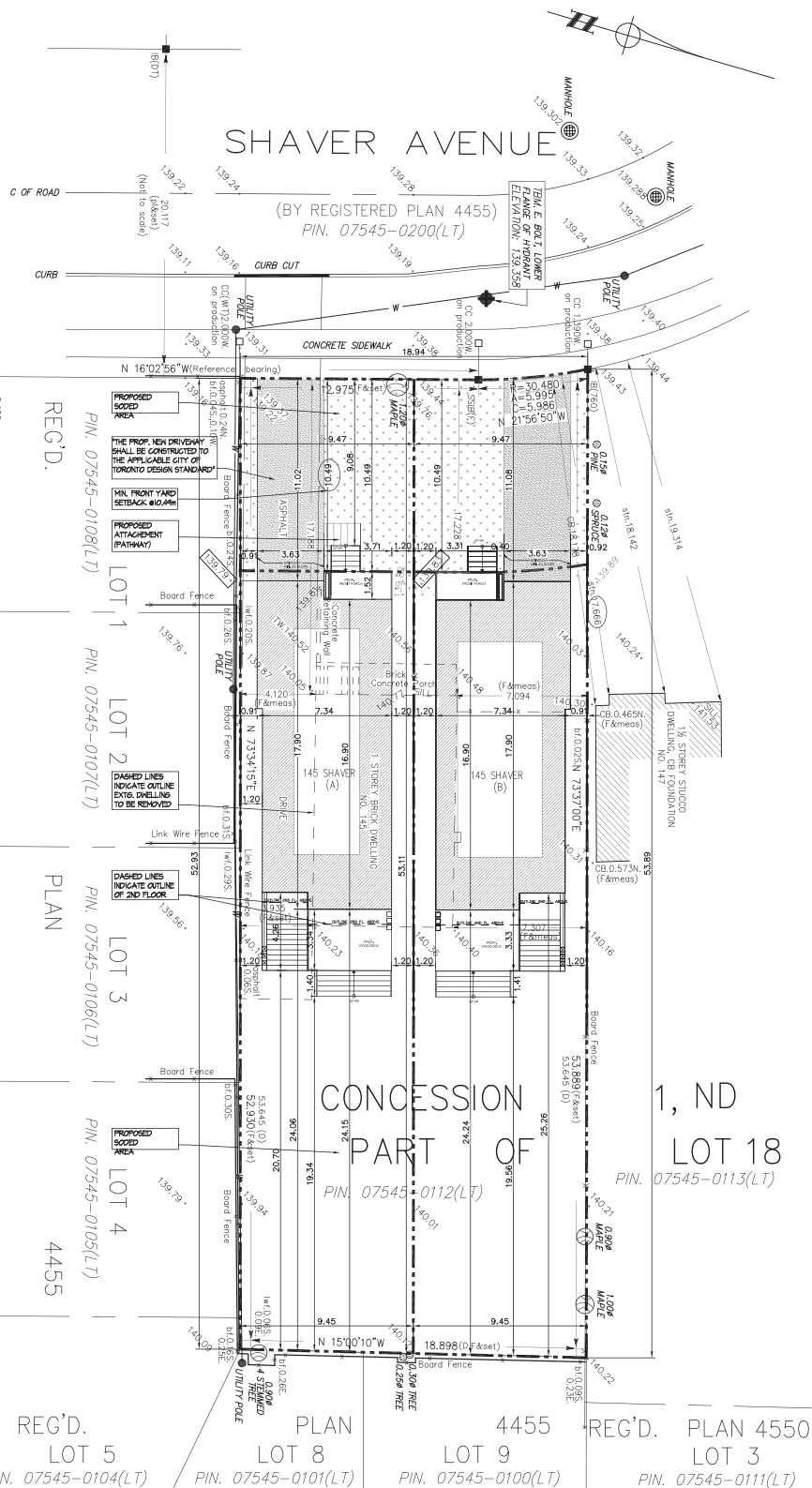
145 SHAVER AVENUE (UNIT A)

SITE STATISTICS: RD 119.5-65.0-60.45 (62)			
LOT AREA=	m ²	(SQ. FT.)	
LOT FRONTAGE @ STREET LINE=	501.4	5,397.02	31.1 ft.
PROPOSED G.F.A.:			
FIRST FLOOR AREA=	m ²	(SQ. FT.)	
SECOND FLOOR AREA=	121.16	1,304.46	
TOTAL PROP. G.F.A.=	96.10	2,338.71	43.33%
PROPOSED COVERAGE: MAX. ALLOWED COVERAGE=			
LOT AREA X 0.33	150.42	1,761.02	
FIRST FLOOR =	122.19	1,315.27	
COVERED FRONT PORCH=	5.26	56.64	
COVERED WOOD DECK (ROOF @ REAR)=	24.41	262.75	
PROPOSED LOT COVERAGE=	151.86	1,634.66	30.29%
PROPOSED FRONT YARD LANDSCAPING:			
TOTAL FRONT YARD AREA=	106.04	1,173.70	
DRIVEWAY AREA=	39.97	430.23	
FRONT YARD AREA W/O DRIVEWAY=	66.07	713.46	
REQUIRED FRONT YARD LANDSCAPE=	51.80	557.40	
OPEN SPACE (50%)	2.42	26.05	
FRONT PORCH=	5.26	56.64	
TOTAL LANDSCAPE AREA=	61.39	660.80	88.88%
PROPOSED REAR YARD LANDSCAPING:			
TOTAL REAR YARD AREA=	238.88	2,585.17	
REQUIRED REAR YARD LANDSCAPE=	115.44	1,242.58	
OPEN SPACE (50%)	15.26	164.26	
REAR DECK=			
TOTAL LANDSCAPE AREA=	215.62	2,330.91	93.39%

1 SITE PLAN
A1 SCALE: 1:250

BENCH MARK

ELEVATIONS ARE GEODETIC AND ARE REFERRED TO BM. NO. E 422
DESCRIPTION: NO. 36 SWAN AVE. AT NE. INTERSECTION OF SHAVER AVE.
& SWAN AVE. PLATE ON SW. CORNER OF HOUSE.
ELEVATION: 139.534m



257 DUNRAVEN DRIVE
TORONTO, ONTARIO.
M6M-1H8
TEL: (416) 564-2435
FAX: (647) 351-3742

WWW.EPICDESIGNSINC.CA

The undersigned has reviewed and taken responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on this

QUALIFICATION INFORMATION

Required unless design is exempt under 3.2.4.3.2.1 Division G of the building code

MARCO VELKA
NAME
REGISTRATION INFORMATION

Required unless design is exempt under 3.2.4.3.1 Division G of the building code

EPIC DESIGNS INC.
FIRM NAME

DO NOT SCALE DRAWINGS

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PROJECT
PROPOSED NEW 2 STOREY
DET. DWELLING
AT
No.145 A SHAVER AVE N.
CITY OF TORONTO

DRAWING

SITE PLAN (AUG. 02, 2017)
145 SHAVER AVENUE (UNIT A)

SCALE
AS SHOWN

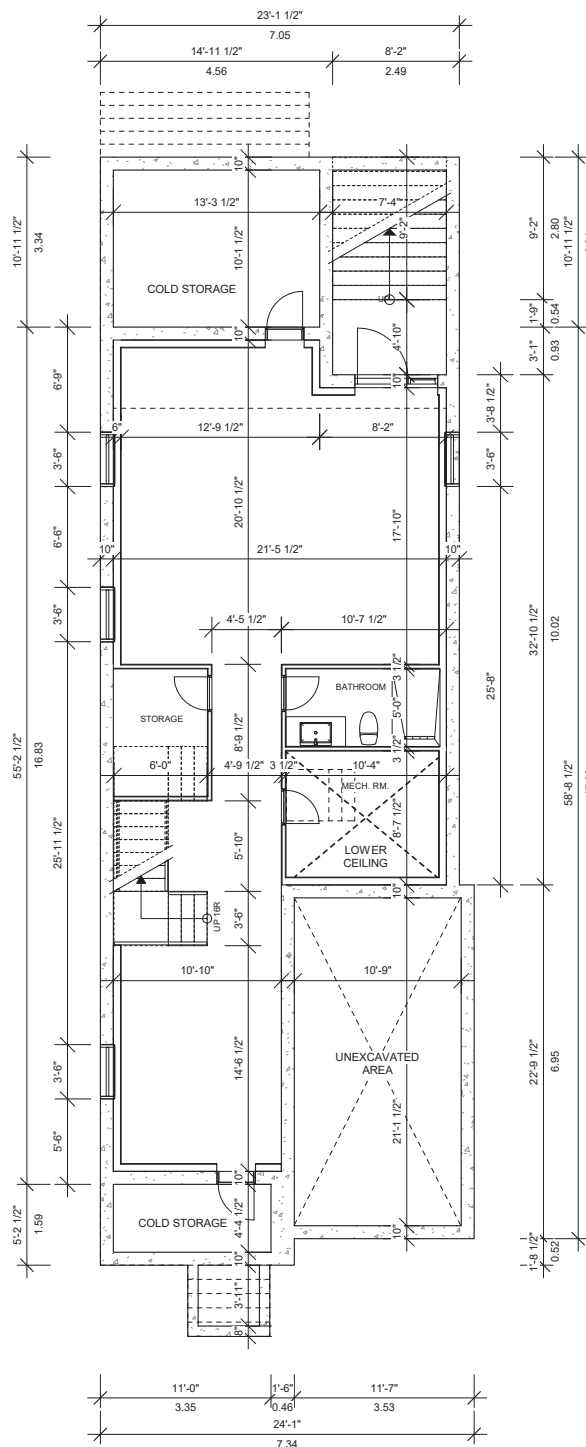
DATE
MAR. 07, 2017

PROJECT No.
2017-01

DRAWN BY
P. HENDRAJAT

APPROVED BY
M.V.

DRAWING No.
A-1



1
A2

BASEMENT FLOOR PLAN

SCALE: 1/8" = 1' - 0"

UNIT A



The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the

QUALIFICATION INFORMATION

Required unless design is exempt under 3.2.4.7.(5) Division C of the building code

REGISTRATION INFORMATION

MARCO VIEIRA
NAME SIGNATURE BCIN 25662

Required unless design is exempt under 3.2.4.7.(5) Division C of the building code

EPIC DESIGNS INC.
FIRM NAME 30718 BCIN

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PROJECT

PROPOSED DETACHED 2 STOREY SINGLE FAMILY DWELLING AT No. 145 A SHAVER AVE. N. CITY OF TORONTO

DRAWING

BASEMENT FLOOR PLAN

SCALE

AS SHOWN

DATE

DEC 23, 2016

PROJECT No.

2017-01

DRAWN BY

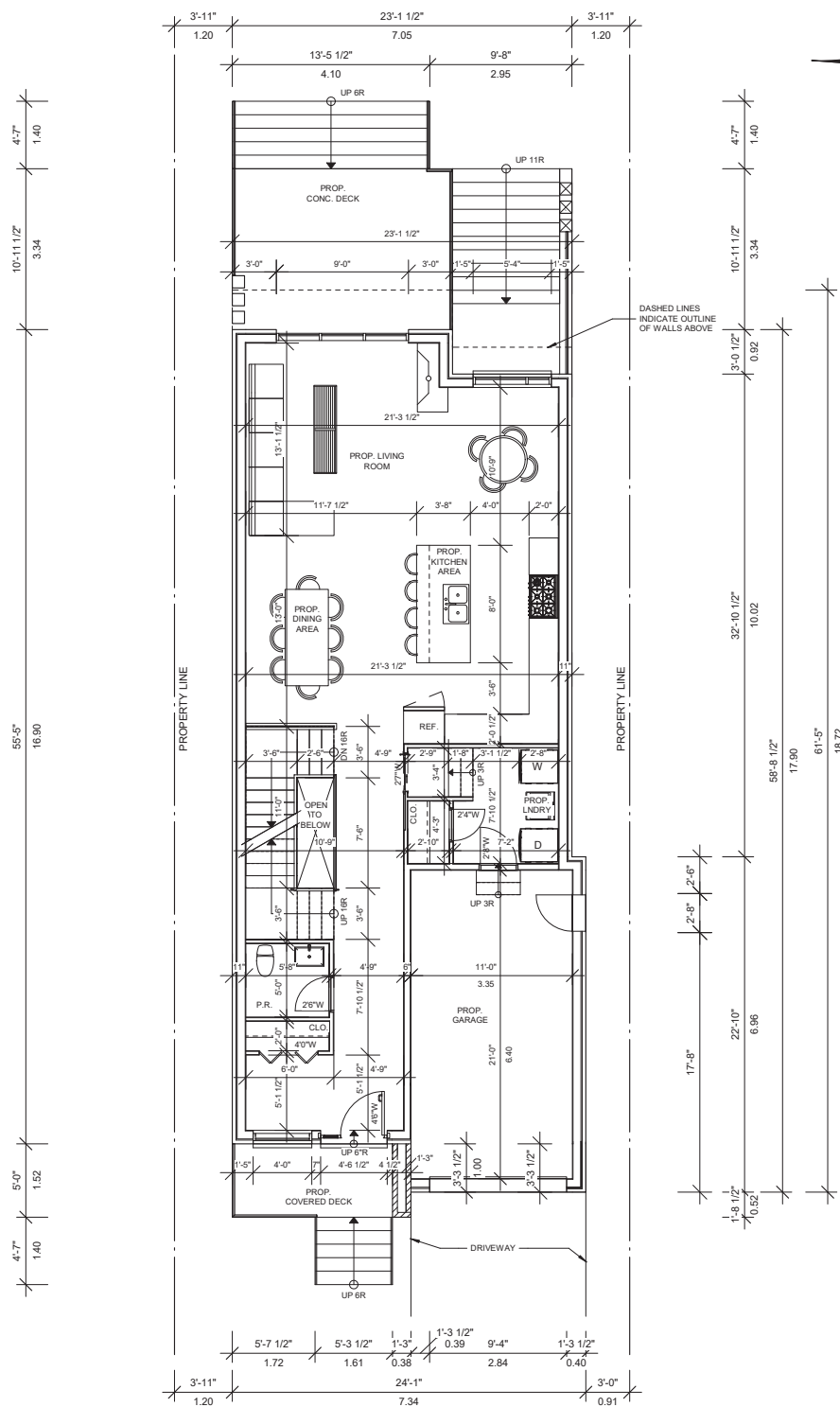
P. HENDRAJAT

APPROVED BY

M.V.

DRAWING No.

A2



Area Schedule (Rentable)

Level	Area Type	Area
01 1 Floor	Floor Area	1034.46 SF
02 2 Floor	Floor Area	1304.25 SF

1
A3

1ST FLOOR PLAN

SCALE: 1/8" = 1' - 0"

UNIT A



The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the

QUALIFICATION INFORMATION

Required unless design is exempt under 3.2.4.7.(5) Division C of the building code

REGISTRATION INFORMATION

MARCO VIEIRA 25562
NAME SIGNATURE BCIN

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EPIC DESIGNS INC. 30718
FIRM NAME BCIN

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PROJECT
PROPOSED DETACHED 2
STOREY SINGLE FAMILY
DWELLING
AT
No. 145 A SHAVER AVE. N.
CITY OF TORONTO

DRAWING
1ST FLOOR PLAN

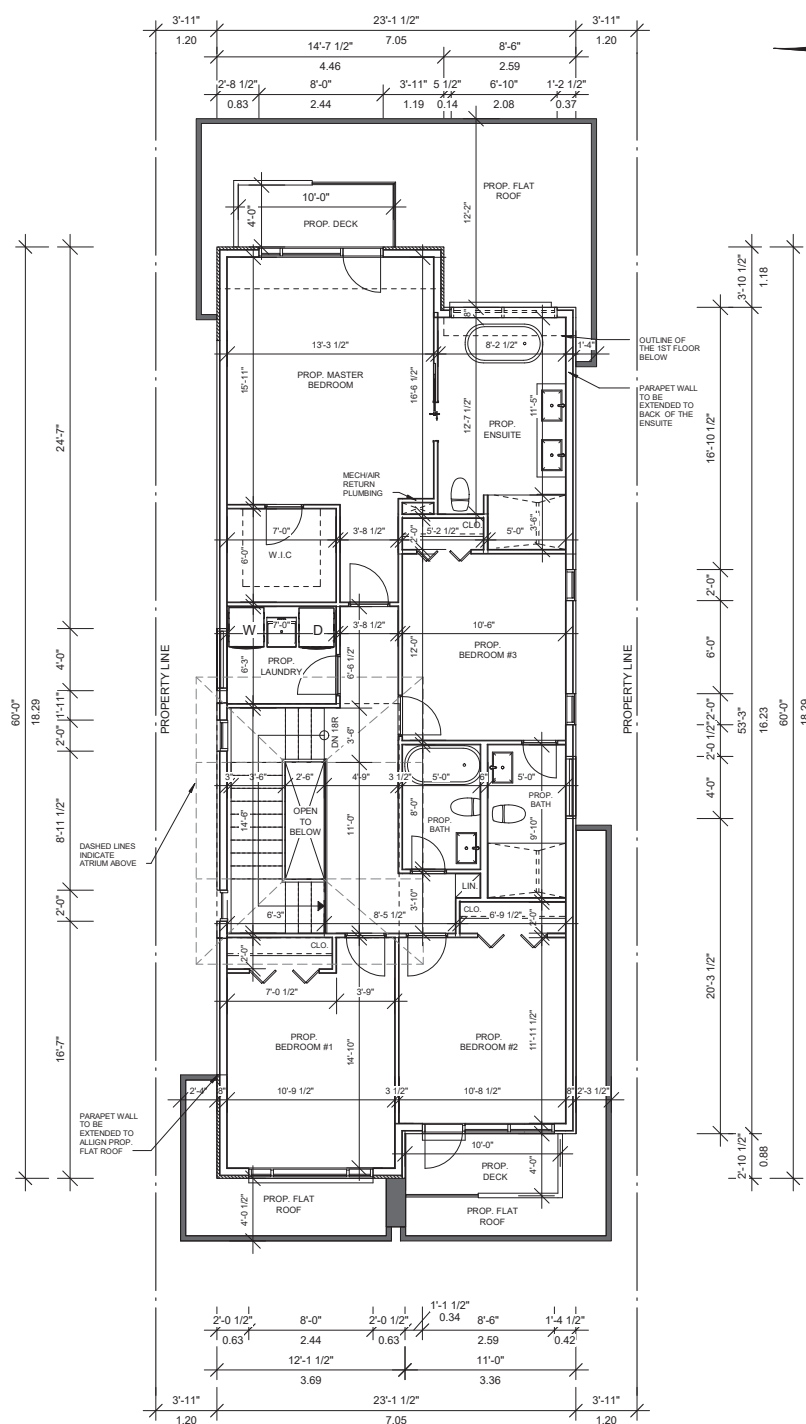
SCALE
AS SHOWN

DATE
DEC 23, 2016
PROJECT No.
2017-01

DRAWN BY
P. HENDRAJAT

APPROVED BY
M.V.

DRAWING No.
A3



Area Schedule (Rentable)

Level	Area Type	Area
01 1 Floor	Floor Area	1034.46 SF
02 2 Floor	Floor Area	1304.25 SF

1
A4

2ND FLOOR PLAN

SCALE: 3 / 16" = 1' - 0"

UNIT A



The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the

QUALIFICATION INFORMATION

Required unless design is exempt under 3.2.4.7.(5) Division C of the building code

REGISTRATION INFORMATION

MARCO VIEIRA
NAME SIGNATURE BCIN 25562

Required unless design is exempt under 3.2.4.7.(5) Division C of the building code

EPIC DESIGNS INC. 30718
FIRM NAME BCIN

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PROJECT
PROPOSED DETACHED 2
STOREY SINGLE FAMILY
DWELLING
AT
No. 145 A SHAVER AVE. N.
CITY OF TORONTO

DRAWING
2ND FLOOR PLAN

SCALE
AS SHOWN

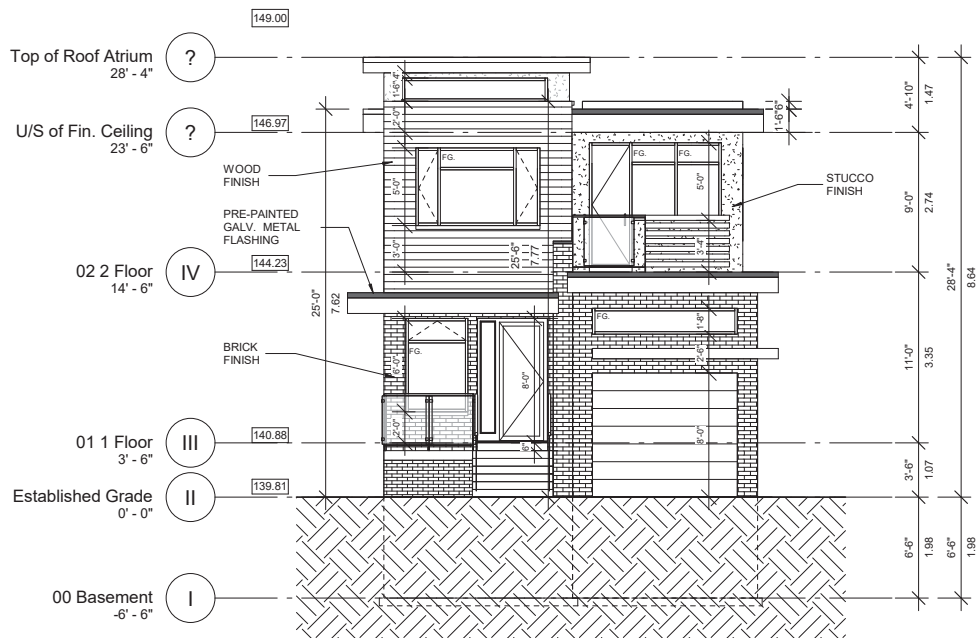
DATE
DEC 23, 2016

PROJECT No.
2017-01

DRAWN BY
P. HENDRAJAT

APPROVED BY
M.V.

DRAWING No.
A4



1
A6

EAST (FRONT) ELEVATION

Scale: 1 / 8" = 1' - 0"

UNIT A



The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the

QUALIFICATION INFORMATION

Required unless design is exempt under 3.2.4.7.(5) Division C of the building code

REGISTRATION INFORMATION

MARCO VIEIRA 25562
NAME SIGNATURE BCIN

Required unless design is exempt under 3.2.4.7.(5) Division C of the building code

EPIC DESIGNS INC. 30718
FIRM NAME BCIN

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PROJECT
PROPOSED DETACHED 2
STOREY SINGLE FAMILY
DWELLING
AT
No. 145 A SHAVER AVE. N.
CITY OF TORONTO

DRAWING
EAST ELEVATION

SCALE
AS SHOWN

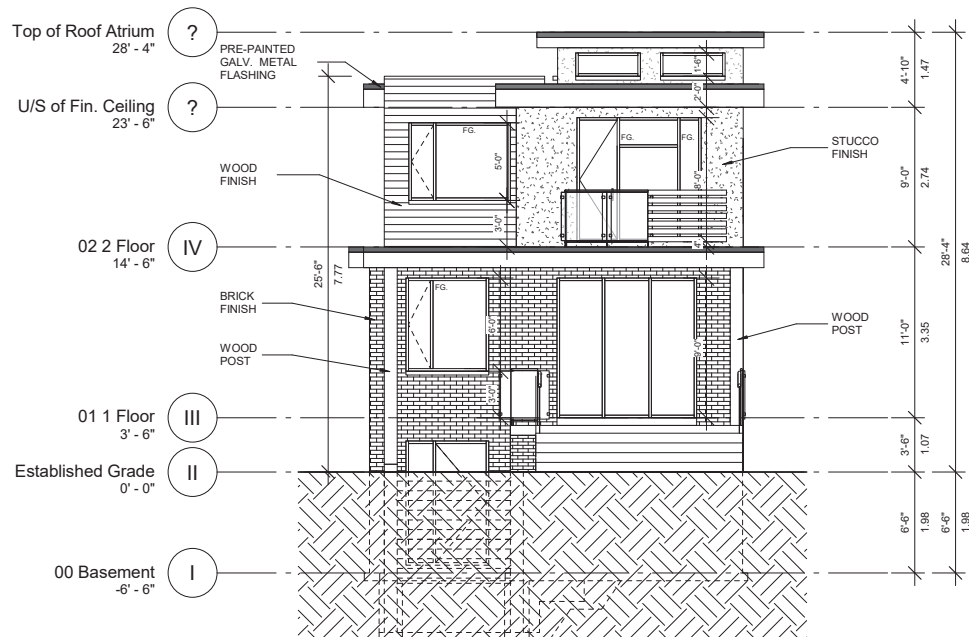
DATE
DEC 23, 2016

PROJECT No.
2017-01

DRAWN BY
P. HENDRAJAT

APPROVED BY
M.V.

DRAWING No.
A6



1
A6A

WEST (BACK) ELEVATION

Scale: 1/8" = 1' - 0"

UNIT A



The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the

QUALIFICATION INFORMATION

Required unless design is exempt under 3.2.4.7.(5) Division C of the building code

REGISTRATION INFORMATION

MARCO VIEIRA 25562
NAME SIGNATURE BCIN

Required unless design is exempt under 3.2.4.7.(5) Division C of the building code

EPIC DESIGNS INC. 30718
FIRM NAME BCIN

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PROJECT
PROPOSED DETACHED 2
STOREY SINGLE FAMILY
DWELLING
AT
No. 145 A SHAVER AVE. N.
CITY OF TORONTO

DRAWING WEST ELEVATIONS

SCALE
AS SHOWN

DATE
DEC 23, 2016

PROJECT No.
2017-01

DRAWN BY
P. HENDRAJAT

APPROVED BY
M.V.

DRAWING No.
A6A



UNIT A

epic
designs, inc.

The undersigned had reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the

QUALIFICATION INFORMATION

QUALIFICATION INFORMATION

the building code

REGISTRATION INFORMATION



MARCO VIEIRA
NAME

SIGNATURE

NAME	SIGNATURE	DOB
Required unless design is exempt under 3.2.4.7.(5) Division C of the building code		
EPIC DESIGNS INC.		30718
FIRM NAME		BCIN

7.77 DO NOT SCALE DRAWINGS
CONTRACTOR SHALL CHECK AND VERIFY ALL
DIMENSIONS AND REPORT OMISSIONS OR
DISCREPANCIES TO EPIC DESIGNS INC. BEFORE
PROCEEDING WITH WORK.

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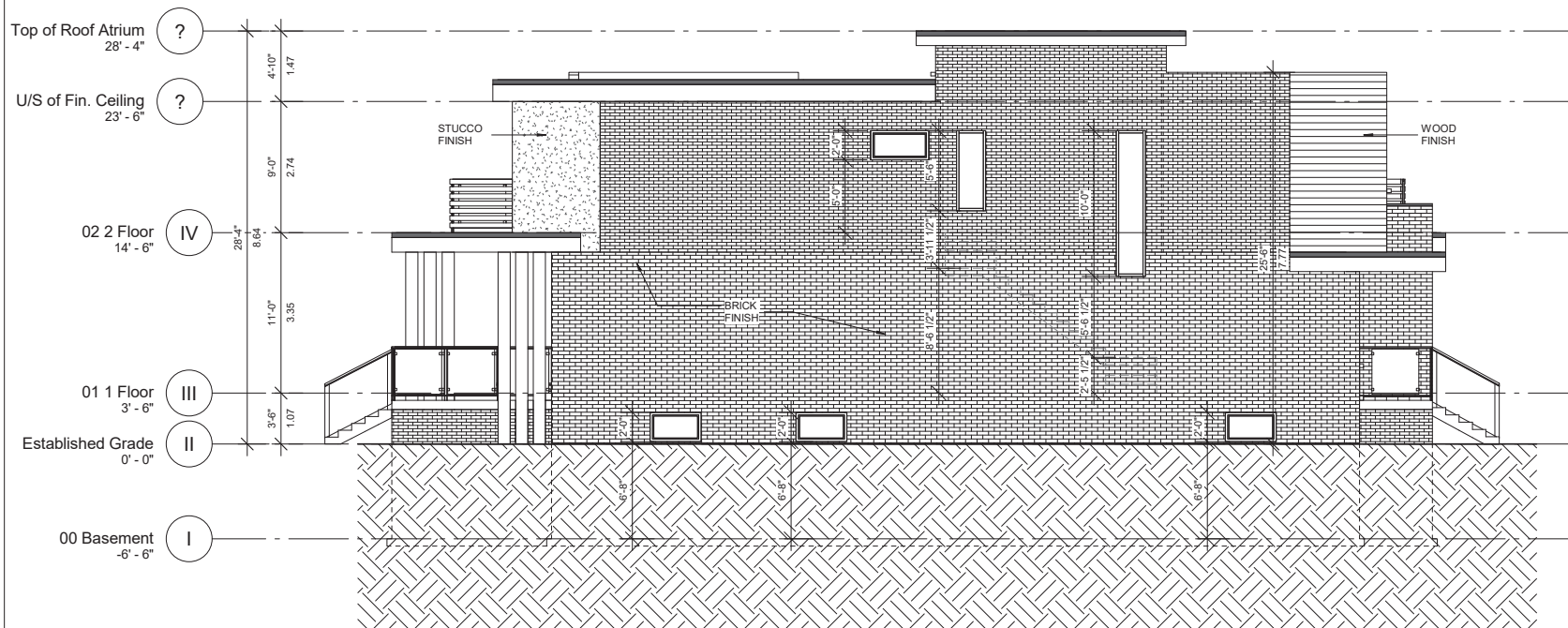
PROJECT	PROPOSED DETACHED 2
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STOREY SINGLE FAMILY
DWELLING
AT
No. 145 A SHAVER AVE. N.
CITY OF TORONTO

DRAWING

SOUTH ELEVATION

SCALE
AS SHOWNDATE
DEC 23, 2016PROJECT No.
2017-01



1
A8 **NORTH ELEVATION**
Scale: 1 / 8" = 1' - 0"

UNIT A

epic
designs inc.

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the QUALIFICATION INFORMATION

Required unless design is exempt under 3.2.4.7 (5) Division C of the building code

REGISTRATION INFORMATION

MARCO VIEIRA
NAME
25592
BCIN

SIGNATURE

Required unless design is exempt under 3.2.4.7 (5) Division C of the building code

EPIC DESIGNS INC.
FIRM NAME
307.18
BCIN

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CHECK FOR DIMENSIONS AND VERIFY ALL DIMENSIONS AND REPORT OMISSIONS OR DISCREPANCIES TO EPIC DESIGNS INC. BEFORE PROCEEDING WITH WORK.
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DRAWING
NORTH ELEVATION

SCALE
AS SHOWN

DRAWN BY
P. HENDRAJAT

DATE
DEC 23, 2016

APPROVED BY
M.V.

PROJECT No.
2017-01

DRAWING No.
A8

PROJECT
PROPOSED DETACHED 2
STOREY SINGLE FAMILY
RESIDENCE
AT
No. 145 A SHAVER AVE. N.
CITY OF TORONTO