

DECISION AND ORDER

Decision Issue Date **Wednesday, March 6, 2019**

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

Appellant(s): KAMIL SOKOLOWSKI

Applicant: BW ART ARCHITECTS INC

Property Address/Description: 78 FOCH AVE

Committee of Adjustment Case File Number: 18 104553 WET 06 CO, 18 104562 WET 06 MV, 18 104563 WET 06 MV

TLAB Case File Number: **18 213335 S53 06 TLAB, 18 213339 S45 06 TLAB, 18 213342 S45 06TLAB**

Hearing date: Wednesday, January 09, 2019

DECISION DELIVERED BY STANLEY MAKUCH

APPEARANCES

Name	Role	Representative
BW Art Architect Inc.	Applicant	
Kamil Sokolowski	Owner/Appellant	Amber Stewart
Franco Romano	Expert Witness	

INTRODUCTION

This is an appeal from a decision refusing to grant a consent to create two lots and to grant minor variances to permit the construction of a semi-detached dwelling on each of the lots.

BACKGROUND

There were no parties or participants in opposition to the appeal.

MATTERS IN ISSUE

The matters in issue were whether the consent met the requirements of s. 53 of the Planning Act, whether the variances met the requirements of s. 45 of the Planning Act and whether approval of the consent and variances met the requirements of the Growth Plan and the Provincial Policy Statement.

JURISDICTION

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').

TLAB must be satisfied that a plan of subdivision is not necessary for the orderly development of the municipality pursuant to s. 53(1) of the Act and that the application for consent to sever meets the criteria set out in s. 51(24) of the Act. These criteria require that " regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality and to,

- (a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2 of the Planning Act;
- (b) whether the proposed subdivision is premature or in the public interest;
- (c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;
- (d) the suitability of the land for the purposes for which it is to be subdivided;
 - (d.1) if any affordable housing units are being proposed, the suitability of the proposed units for affordable housing;
- (e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;
- (f) the dimensions and shapes of the proposed lots;
- (g) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;

- (h) conservation of natural resources and flood control;
- (i) the adequacy of utilities and municipal services;
- (j) the adequacy of school sites;
- (k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;
- (l) the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and
- (m) the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act or subsection 114 (2) of the City of Toronto Act, 2006. 1994, c. 23, s. 30; 2001, c. 32, s. 31 (2); 2006, c. 23, s. 22 (3, 4); 2016, c. 25, Sched. 4, s. 8 (2).

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 uncontradicted and unchallenged evidence of Mr. Romano, an expert land use planner and only witness, was that the consent and variance applications met all the requirements for approval. His oral evidence was based on a written witness statement which also set out reasons for his findings. Those findings included that the lot sizes, fsi, lot coverage, side yard setbacks, and building heights depths and lengths were similar to those in the neighbourhood. There was a request, on file with the Committee of Adjustment, from Urban Forestry, however that if the applications were approved that the following condition be imposed: "The applicant shall submit the necessary application for permits to injure or remove street trees to Urban Forestry, City of Toronto Municipal Code Chapter 813, Article II". This request related to a Japanese lilac bush in the City boulevard.

Transportation and Engineering staff had no objection but requested a number of conditions. City planning did not support the application but gave no specific reasons and the City did not appear in opposition to the applications.

ANALYSIS, FINDINGS, REASONS

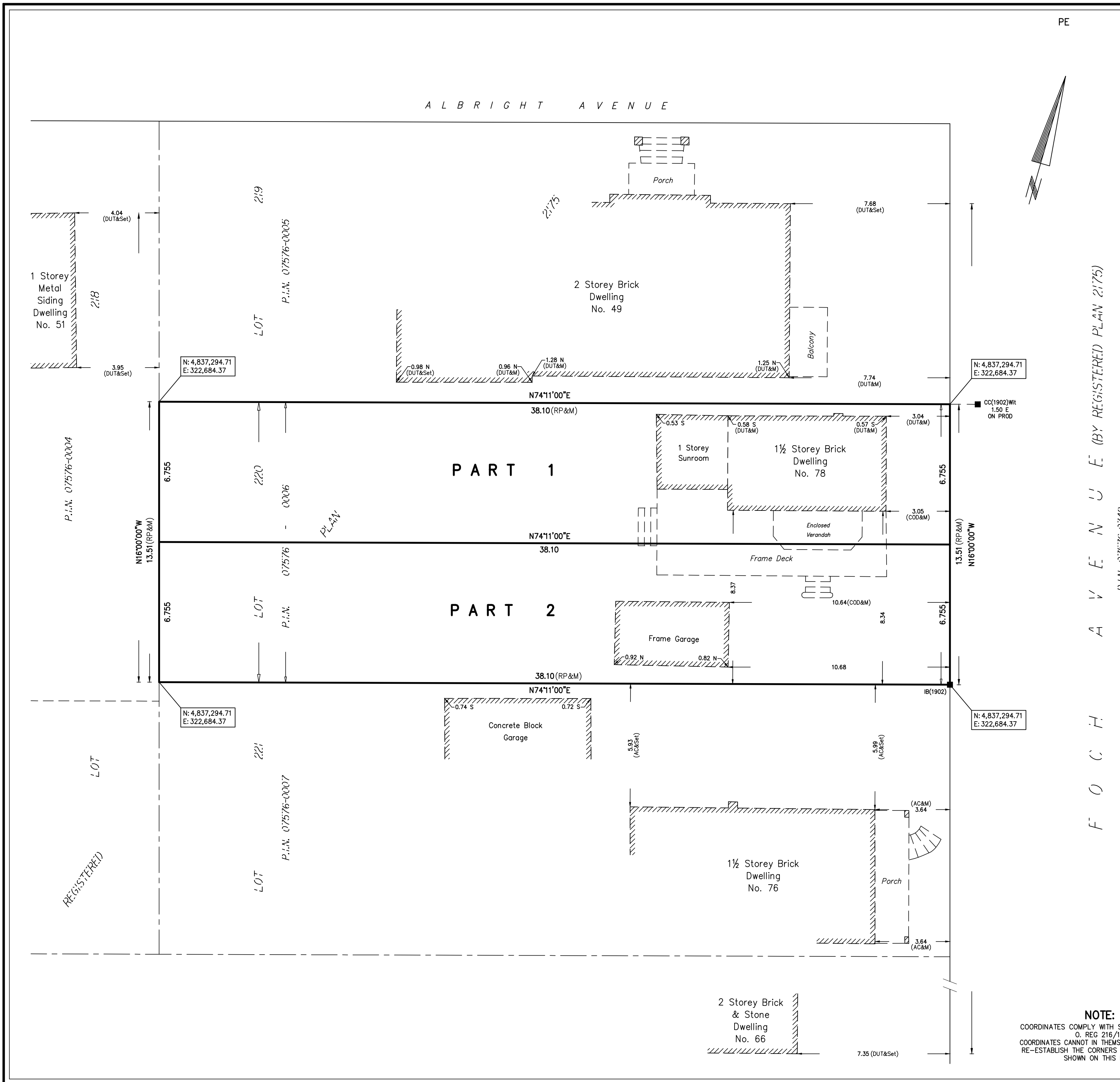
Based on the oral and written evidence of Mr. Romano, I find that the appeal should be allowed and the consent and variances approved, subject to the conditions requested by Urban Forestry and by Engineering and Construction Services Division as well as the City's standard consent conditions. In addition the construction should be in substantial conformity with the plans filed with the Committee of Adjustment.

DECISION AND ORDER

The consent as shown on the R plan filed with the Committee of Adjustment on January 12, 2018 and found in Appendix 1 is granted subject to the conditions in Appendix 2. The variances set out in Appendix 3 are granted subject to the condition that the dwellings are constructed substantially in accordance with the plans in Appendix 4.

X 

S. Makuch
Panel Chair, Toronto Local Appeal



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

DATE : _____

JACEK WALCZAK
ONTARIO LAND SURVEYOR

PLAN 66R-

RECEIVED AND DEPOSITED

DATE : _____

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

SCHEDULE

PART	ALL OF LOT	PLAN	ALL OF P.I.N.	AREA
1	220	2175	07576-0006	257.40sq.m.
2				257.40sq.m.

PLAN OF SURVEY OF
LOT 220
REGISTERED PLAN 2175
CITY OF TORONTO
Formerly In The City of Etobicoke
SCALE 1 : 125

GTA SURVEYING INC.

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

DISTANCE NOTE
DISTANCES SHOWN HEREON ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999875.

COORDINATE SYSTEM and BEARING NOTE
COORDINATE SYSTEM IS NORTH AMERICAN DATUM 1983 (CANADIAN SPATIAL REFERENCE SYSTEM)(2010.0). COORDINATES AND BEARINGS SHOWN HEREON ARE GRID, EXPRESSED IN MODIFIED TRANSVERSE MERCATOR MAP PROJECTION ZONE 10 CENTRAL MERIDIAN 79°30' WEST LONGITUDE AND ARE DERIVED FROM GLOBAL POSITIONING SYSTEM (LEICA REFERENCE STATIONS NETWORK)

LEGEND

□	DENOTES	SURVEY MONUMENT SET
RP	---	REGISTERED PLAN 2175
N,S,E,W	---	NORTH,SOUTH,EAST,WEST
M	---	MEASURED
IB	---	IRON BAR
CC	---	CUT CROSS
WIT	---	WITNESS
AC	---	PLAN BY A. COOK, O.L.S., DATED MARCH 19, 1951
COD	---	PLAN BY COOK & DUNNING, O.L.S., DATED APRIL 20, 1954
DUT	---	PLAN BY DUNNING & TAYLOR LTD., O.L.S., DATED NOVEMBER 2, 2000
P.I.N.	---	PROPERTY IDENTIFIER NUMBER
(1902)	---	GREATER TORONTO ACRES SURVEYING INC., O.L.S.

SURVEYOR'S CERTIFICATE
I CERTIFY THAT :

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE _____ DAY OF _____, 2018.

2018
DATE

JACEK WALCZAK
ONTARIO LAND SURVEYOR

GTA
Greater Toronto Acres
SURVEYING Inc.

7003 Steeles Ave. West, Unit 12, Toronto ON M9W 0A2
Tel: (416) 679-0572
E-MAIL: jw@gtasurveying.ca

NOTE:
COORDINATES COMPLY WITH SUBSECTION 14(2) O. REG 216/10
COORDINATES CANNOT IN THEMSELVES BE USED TO RE-ESTABLISH THE CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

DRAWN: J.W. CHECKED: P.W. PROJECT 17501

APPENDIX 2

City's Standard Consent Conditions

- (1) Confirmation of payment of outstanding taxes to the satisfaction of Revenue Services Division, Finance Department.
- (2) Municipal numbers for the subject lots indicated on the applicable Registered Plan of Survey shall be assigned to the satisfaction of Survey and Mapping Services, Technical Services.
- (3) Prior to the issuance of a building permit, the applicant shall satisfy all conditions concerning City owned trees, to the satisfaction of the Director, Parks, Forestry & Recreation, Urban Forestry Services.
- (4) Where no street trees exist, the owner shall provide payment in an amount to cover the cost of planting a street tree abutting each new lot created, to the satisfaction of the General Manager, Parks, Forestry and Recreation.
- (5) Two copies of the registered reference plan of survey integrated with the Ontario Coordinate System and listing the Parts and their respective areas, shall be filed with City Surveyor, Survey & Mapping, and Technical Services.
- (6) Three copies of the registered reference plan of survey satisfying the requirements of the City Surveyor, shall be filed with the Committee of Adjustment.
- (7) Within ONE YEAR of the date of the giving of this notice of decision, the applicant shall comply with the above-noted conditions and prepare for electronic submission to the Deputy Secretary-Treasurer, the Certificate of Official, Form 2 or 4, O. Reg. 197/96, referencing either subsection 50(3) or (5) or subsection 53(42) of the Planning Act, as it pertains to the conveyed land and/or consent transaction.

Engineering and Construction services Requested Conditions

1. The applicant shall submit revised site plan with the following revisions and notations to the satisfaction of the Engineering and Construction Services and Transportation Services, at nocost to the City;
 - a) Revise site plan to illustrate a positive slope of minimum 2% to 4% that will be maintained on each of the proposed driveways, as measured between the proposed garage door entrance to the curb line of Foch Avenue;
 - b) Revise site plan to illustrate the door at the pedestrian entrance of the parking garage to swing outward from the garage for both Part 1 and Part 2;
 - c) Add the following notations to the Site Plan:

Decision of Toronto Local Appeal Body Panel Member: S. Makuch
TLAB Case File Number: 18 213335 S53 06 TLAB
18 213339 S45 06 TLAB, 18 213342 S45 06TLAB

I. 'The applicant is required to restore any redundant section of the existing driveway that is being closed with sod and a poured raised concrete curb within the municipal boulevard according to City of Toronto Design Standard;

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 also submit a Municipal Road Damage Deposit (MRDD) 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; and,

iv. "The applicant shall obtain the necessary authorizations and permits from the City's Right-of—Way Management Section of the Transportation Services before excavating within or encroaching into the municipal road allowance"

The applicant shall submit the necessary application for permits to injure or remove street trees to Urban Forestry, City of Toronto Municipal Code Chapter 813, Article II.

APPENDIX 3

Part 1 Requested Variances to the Zoning By-law:

1. Section 900.6.10.(18)(B)(ii), By-law 569-2013

The minimum required lot frontage for a semi-detached dwelling is 18 m. Section 320-63(B)(1)

The minimum required lot frontage for a semi-detached dwelling is 9 m. Section 900.6.10.(18)(B)(ii), By-law 569-2013 and Section 320-63(B)(1) The new lot frontage will be 6.75 m.

2. Section 900.6.10(18)(A)(ii), By-law 569-2013

The minimum required lot area for a semi-detached dwelling is 665 m². Section 320-63(B)(2)

The minimum required lot area for a semi-detached dwelling is 334 m². Section 900.6.10(18)(A)(ii), By-law 569-2013 and Section 320-63(B)(2) The new lot area will be 257.4 m².

3. Section 320-63(A)(3)

The maximum permitted lot coverage is 33% of the lot area.

The proposed dwelling will cover 35.2% of the lot area.

4. Section 1.a), By-law 1979-67

The maximum permitted gross floor area is 0.4 times the lot area (102.96 m²).

The proposed dwelling will have a gross floor area of 0.67 times the lot area (171.62 m²).

5. Section 10.80.40.70.(3), By-law 569-2013

The minimum required side yard setback for a semi-detached dwelling is 1.5 m.

The proposed dwelling will be located 0.92 m from the north side lot line.

6. Section 3, By-law 1979-67

The maximum permitted dwelling height is 7.5 m, measured to the midpoint of the roof. The proposed dwelling will have a height of 8.65 m, measured to the midpoint of the roof.

7. Section 10.80.40.10.(2), By-law 569-2013

The maximum permitted height of all front exterior main walls is 7 m.

The proposed dwelling will have a front exterior main wall height of 7.5 m.

8. Section 10.80.40.10.(4), By-law 569-2013

The maximum permitted first floor height above established grade is 1.2 m.

The proposed dwelling will have a first floor height of 1.45 m above established grade.

Part 2 Requested Variances to the Zoning By-law:

1. Section 900.6.10.(18)(B)(ii), By-law 569-2013

The minimum required lot frontage for a semi-detached dwelling is 18 m. Section 320-63(B)(1)

The minimum required lot frontage for a semi-detached dwelling is 9 m. Section 900.6.10.(18)(B)(ii), By-law 569-2013 and Section 320-63(B)(1) The new lot frontage will be 6.75 m.

2. Section 900.6.10(18)(A)(ii), By-law 569-2013

The minimum required lot area for a semi-detached dwelling is 665 m². Section 320-63(B)(2)

The minimum required lot area for a semi-detached dwelling is 334 m². Section 900.6.10(18)(A)(ii), By-law 569-2013 and Section 320-63(B)(2) The new lot area will be 257.4 m².

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The maximum permitted gross floor area is 0.4 times the lot area (102.96 m²).

The proposed dwelling will have a gross floor area of 0.67 times the lot area (171.62 m²).

5. Section 10.80.40.70.(3), By-law 569-2013

The minimum required side yard setback for a semi-detached dwelling is 1.5 m.

The proposed dwelling will be located 0.92 m from the south side lot line.

6. Section 3, By-law 1979-67

The maximum permitted dwelling height is 7.5 m, measured to the midpoint of the roof. The proposed dwelling will have a height of 8.65 m, measured to the midpoint of the roof.

7. Section 10.80.40.10.(2), By-law 569-2013

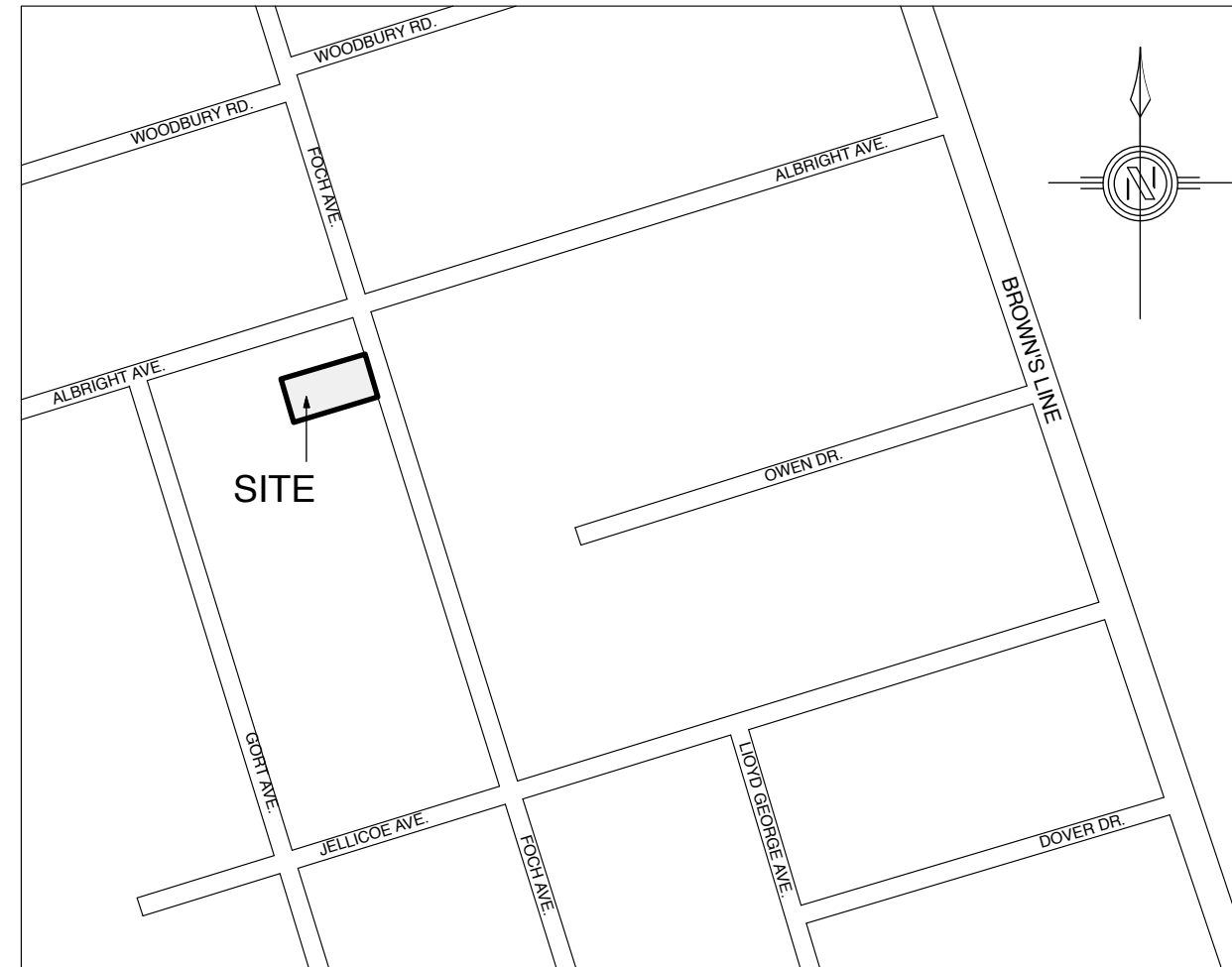
The maximum permitted height of all front exterior main walls is 7 m.

The proposed dwelling will have a front exterior main wall height of 7.5 m.

8. Section 10.80.40.10.(4), By-law 569-2013

The maximum permitted first floor height above established grade is 1.2 m.

The proposed dwelling will have a first floor height of 1.45 m above established grade.



KEY PLAN
N.T.S.

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DATE

No.	Date
1.	2016-12-04
ISSUED FOR PPR.	
	2017-01-08
ISSUED FOR C of A	
	2017-06-28
RE-ISSUED FOR C of A	

TITLE: **COVER SHEET**
 PROJECT: **SEMI-DETACHED TWO DWELLINGS**
 78 FOCCH AVE.
 Toronto, Ontario



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 E: bwartdesign@gmail.com

JOB NO: 17-02	DRAWING NO: A000
SCALE: N.T.S.	

List of Drawings

- A000- Cover Sheet
- A100- Site Plan
- A200- Basement Floor Plan
- A201- Ground Floor Plan
- A202- Second Floor Plan
- A203- Roof Plan
- A300- East Elevation
- A301- West Elevation
- A302- North Elevation
- A303- South Elevation
- A400- Cross Section
- A401- Cross Section

Marek & Kamil Sokolowski Residence

78 Foch Avenue,
 Toronto, Ontario

1 Storey Metal Siding Dwelling No. 51

2 Storey Brick Dwelling No. 49 T.R.E.=109.15

REVISED
12:09 pm, Jul 23, 2018

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DATE

No.	Date
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Description	
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1.	2016-12-04
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ISSUED FOR PPR.

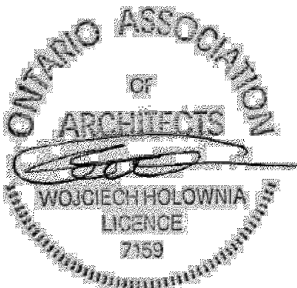
	2017-01-08
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ISSUED FOR C of A

	2017-06-28
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RE-ISSUED FOR C of A

TITLE: **SITE PLAN UNIT 1 & 2**
PROJECT: **SEMI-DETACHED TWO DWELLINGS 78 FOCCH AVE. Toronto, Ontario**



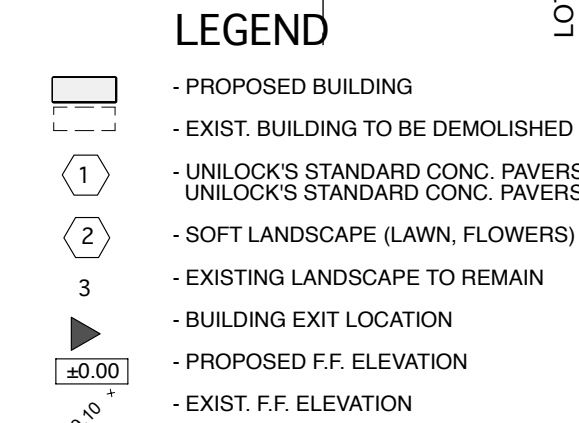
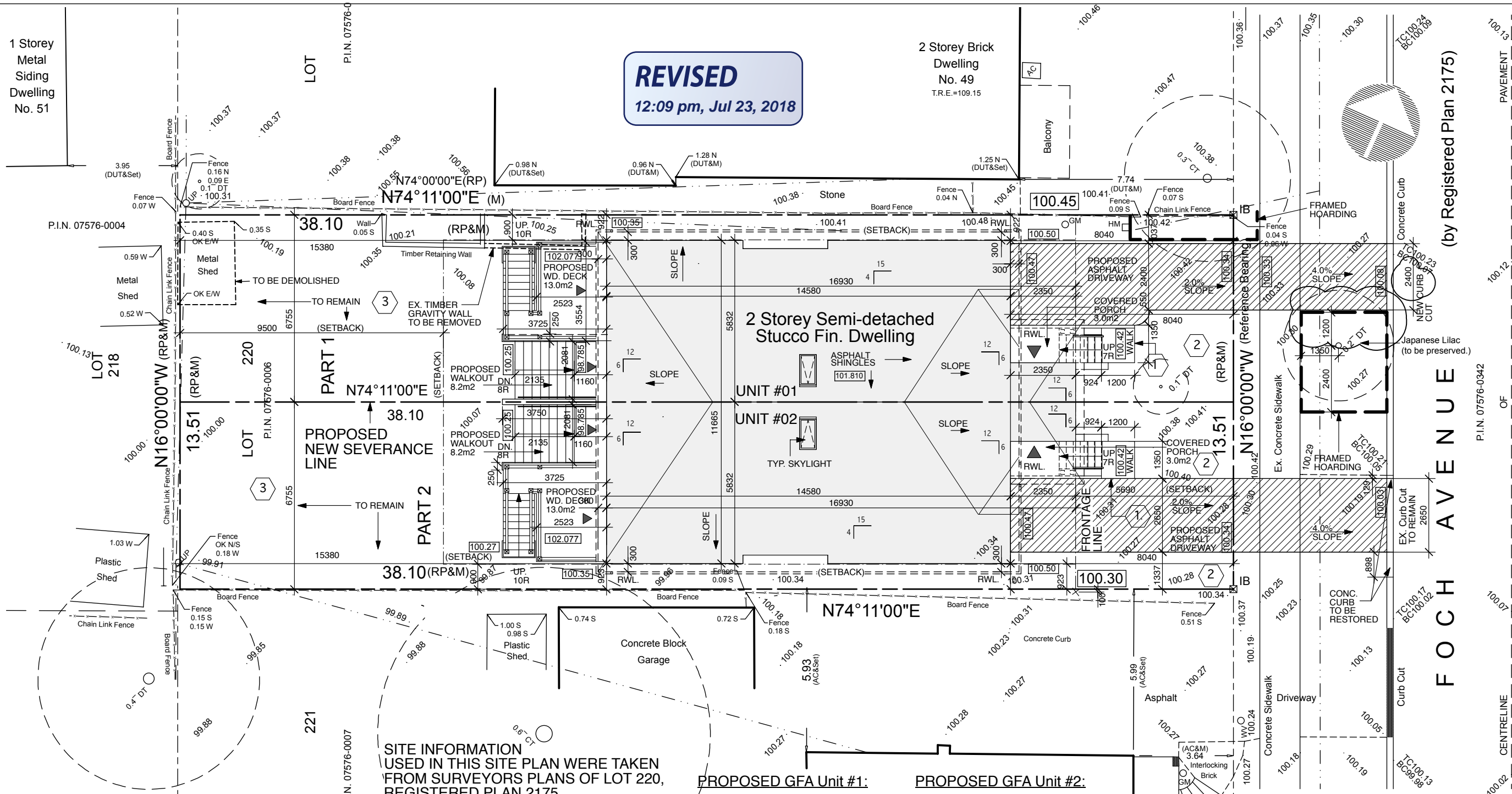
BWart Architects Inc.

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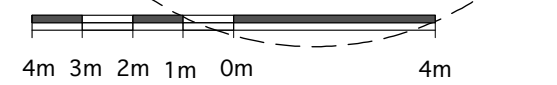
JOB NO: 17-02 DRAWING NO: **A100**

SCALE: 1:150

Date: 2018, Jul 20



SITE INFORMATION
USED IN THIS SITE PLAN WERE TAKEN FROM SURVEYORS PLANS OF LOT 220, REGISTERED PLAN 2175 CITY OF TORONTO DATED: NOVEMBER 13TH 2017, GREAT TORONTO ACRES SURVEYING INC. ONTARIO LAND SURVEYORS 7003 STEELES AVE., W. UNIT 12, TOR.. ON.



AVERAGE GRADE- 100.375

$100.30 + 100.45 = 100.375$
Req. Front Yard setback- $7.74 + 3.64 = 5.69m$
Provided Front Yard setback- 5.69m
Req. Site Yard setback- 1.5m
Provided Site Yard setback- 0.92
Req. Rear Yard setback- $38.10m \times 0.25 = 9.5m$
Provided Rear Yard setback- 15.380m

PROPOSED GFA Unit #1:

GR. FLOOR- 87.5m²
2ND. FLOOR- 84.12m²
GARAGE- 22.3m² =
TOTAL: 171.62m²

COVERED FRONT PORCH- 3.0m²
WOOD DECK- 13.0m²
WALKOUT- 8.2m²

FRONT YARD AREA- 38.44m²
REQ. MIN. LANDSCAPE AREA AT FRONT YARD:
 $38.44m^2 \times 0.5 = 19.22m^2$

PROPOSED DRIVEWAY AREA- 15.6m²
PROPOSED WALKWAY AREA - 1.7m²
FRONT PORCH & STAIRS- 1.6m²

PROPOSED FRONT YARD LANDSCAPE AREA: 38.44m² - 18.9 = 19.54m²

PROPOSED FSI= 67% (171.62m²)

PROPOSED GFA Unit #2:

GR. FLOOR- 87.5m²
2ND. FLOOR- 84.12m² 1½ Storey Brick Dwelling
GARAGE- 22.3m² =
TOTAL: 171.62m²

COVERED FRONT PORCH- 3.0m²
WOOD DECK- 13.0m²
WALKOUT- 8.2m²

FRONT YARD AREA- 38.44m²
REQ. MIN. LANDSCAPE AREA AT FRONT YARD:
 $38.44m^2 \times 0.5 = 19.22m^2$

PROPOSED DRIVEWAY AREA- 15.6m²
PROPOSED WALKWAY AREA - 1.7m²
FRONT PORCH & STAIRS- 1.6m²

PROPOSED FRONT YARD LANDSCAPE AREA: 38.44m² - 18.4 = 20.04m²

PROPOSED FSI= 0.67 (171.62m²)

SITE CHARACTERISTICS

ZONING - RM(u3) (x18)
By-law 1979-67; 1981-272
WARD: Etobicoke- Lakeshore (06)

SITE AREA - **257.4m² (LOT 1)**
- **257.4m² (LOT 2)**

LOT FRONTAGE - **6.755m (LOT 1)**
- **6.755m (LOT 2)**

PROPOSED LOT COVERAGE:
87.5m²+ 3.0m² (Cov.Porch)= **90.5 m²**
(EXCLUDED. DECK, ENTRY PORCH BASEMENT WALKOUT)
 $\frac{90.5 \times 100\%}{257.4m^2} = 35.2\%$ (LOT 1 & 2)

FOCCH AVENUE (by Registered Plan 2175)

P.A.V. 07576-0342 OF P.A.V. 07576-0004

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DATE

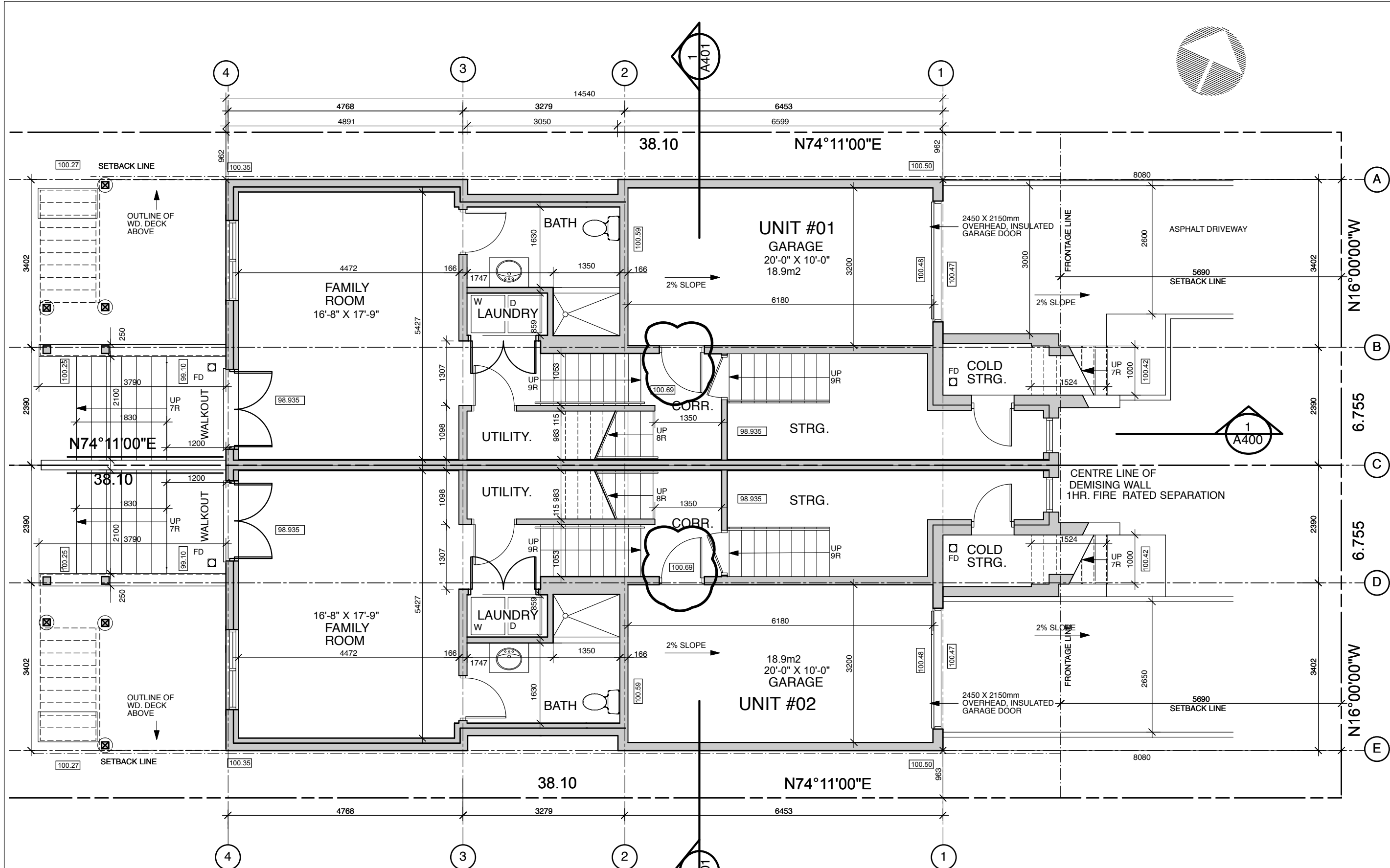
No.	Date
1.	2017-12-04
ISSUED FOR C of A	
	2018-01-10
RE-ISSUED FOR C of A	
	2018-06-28

TITLE: **BSMT. FLOOR PLAN UNIT 1 & 2**
 PROJECT: **SEMI-DETACHED TWO DWELLINGS**
 78 FOCH AVE.
 Toronto, Ontario

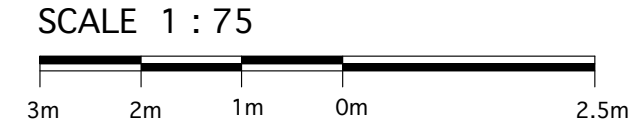


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JOB NO: 17-02	DRAWING NO: A200
SCALE: 1:75	



BASEMENT FLOOR PLAN



Garage G.F.A Unit #01. - 22.3m ² (240.00sq.ft.)	Basement Floor G.F.A Unit #01. - 67.4m ² (725.48sq.ft.)
Garage G.F.A Unit #02. - 22.3m ² (240.00sq.ft.)	Basement Floor G.F.A Unit #02. - 67.4m ² (725.48sq.ft.)

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DATE

No.	Date
1.	2017-12-04
ISSUED FOR C of A	
2018-01-10	
RE-ISSUED FOR C of A	
2018-06-28	

TITLE: **GR. FLOOR PLAN UNIT 1 & 2**

PROJECT: **SEMI-DETACHED TWO DWELLINGS 78 FOCH AVE. Toronto, Ontario**

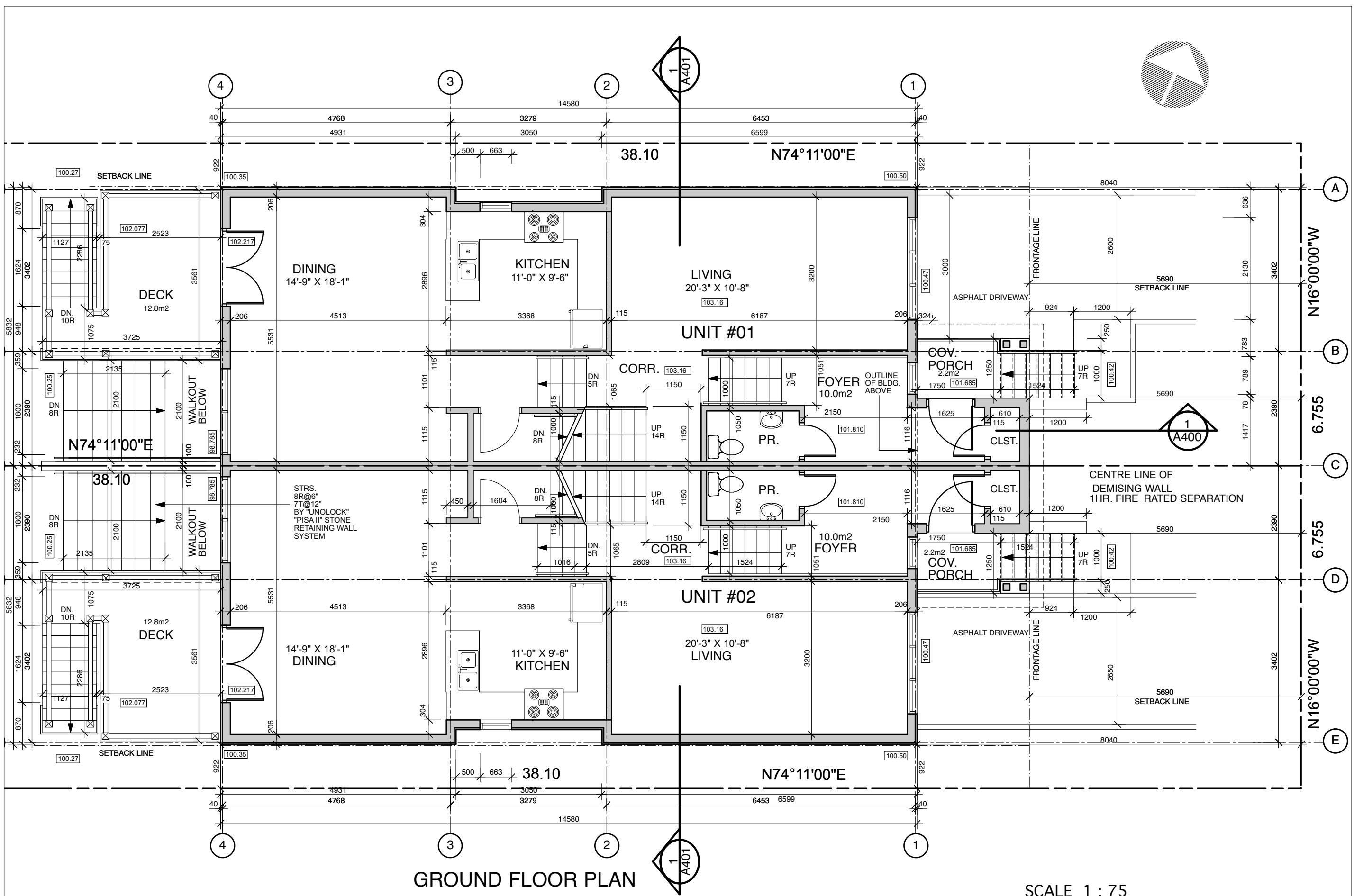


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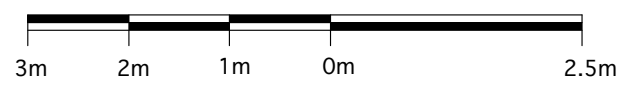
JOB NO: 17-02	DRAWING NO: A201
SCALE: 1:75	



GROUND FLOOR PLAN

Ground Floor G.F.A Unit #01. - 87.5m2 (941.84sq.ft.)
Ground Floor G.F.A Unit #02. - 87.5m2 (941.84sq.ft.)

SCALE 1 : 75



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DATE

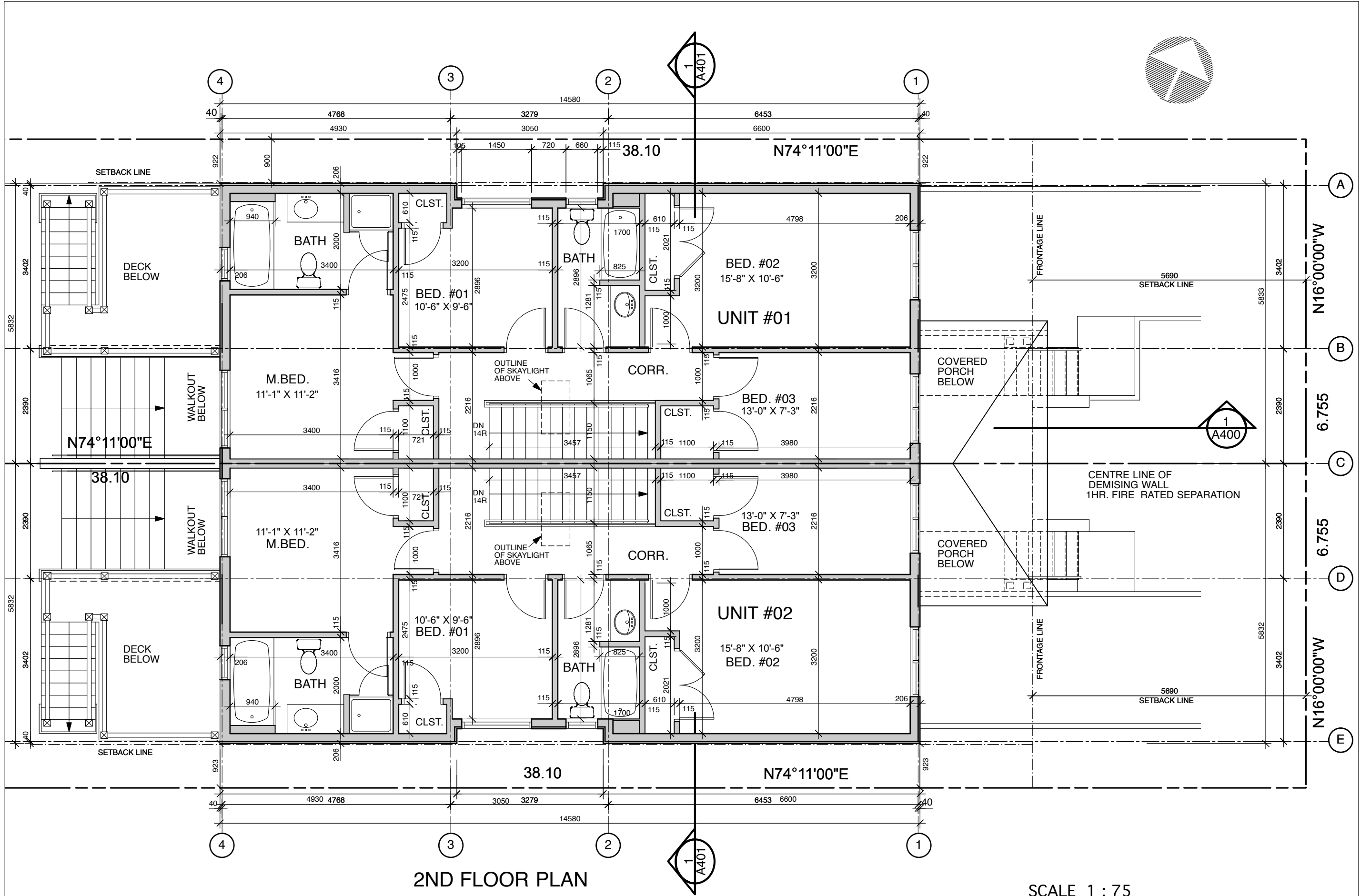
No.	Date
1.	2017-12-04
ISSUED FOR C of A	
	2018-01-10
RE-ISSUED FOR C of A	
	2018-06-28

TITLE: **2ND FLOOR PLAN UNIT 1 & 2**
 PROJECT: **SEMI-DETACHED TWO DWELLINGS 78 FOCH AVE. Toronto, Ontario**



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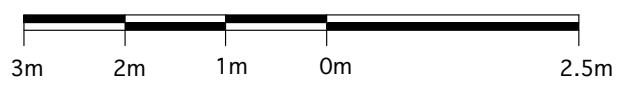
JOB NO: 17-02	DRAWING NO: A202
SCALE: 1:75	



2ND FLOOR PLAN

Second Floor G.F.A Unit #01. - 84.12m² (905.5sq.ft.)
 Second Floor G.F.A Unit #02. - 84.12m² (905.5sq.ft.)

SCALE 1 : 75



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DATE

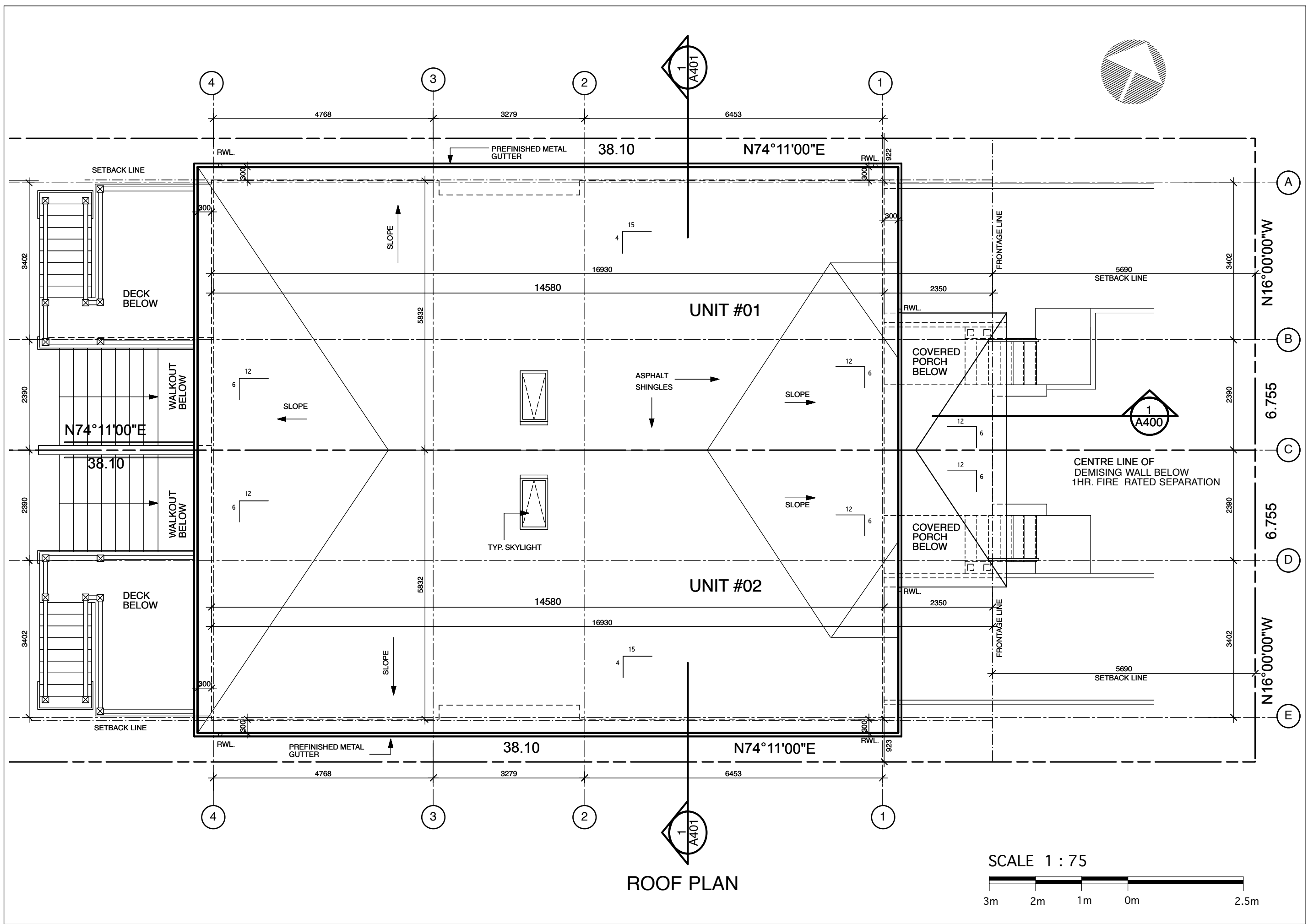
No.	Date
1.	2017-12-04
ISSUED FOR C of A	
	2018-01-10
RE-ISSUED FOR C of A	
	2018-06-28

TITLE: **ROOF PLAN UNIT 1 & 2**
 PROJECT: **SEMI-DETACHED TWO DWELLINGS**
 78 FOCH AVE.
 Toronto, Ontario



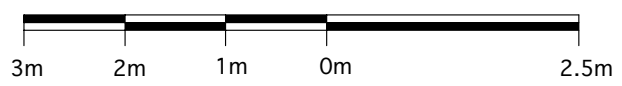
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SCALE: 1:75	



ROOF PLAN

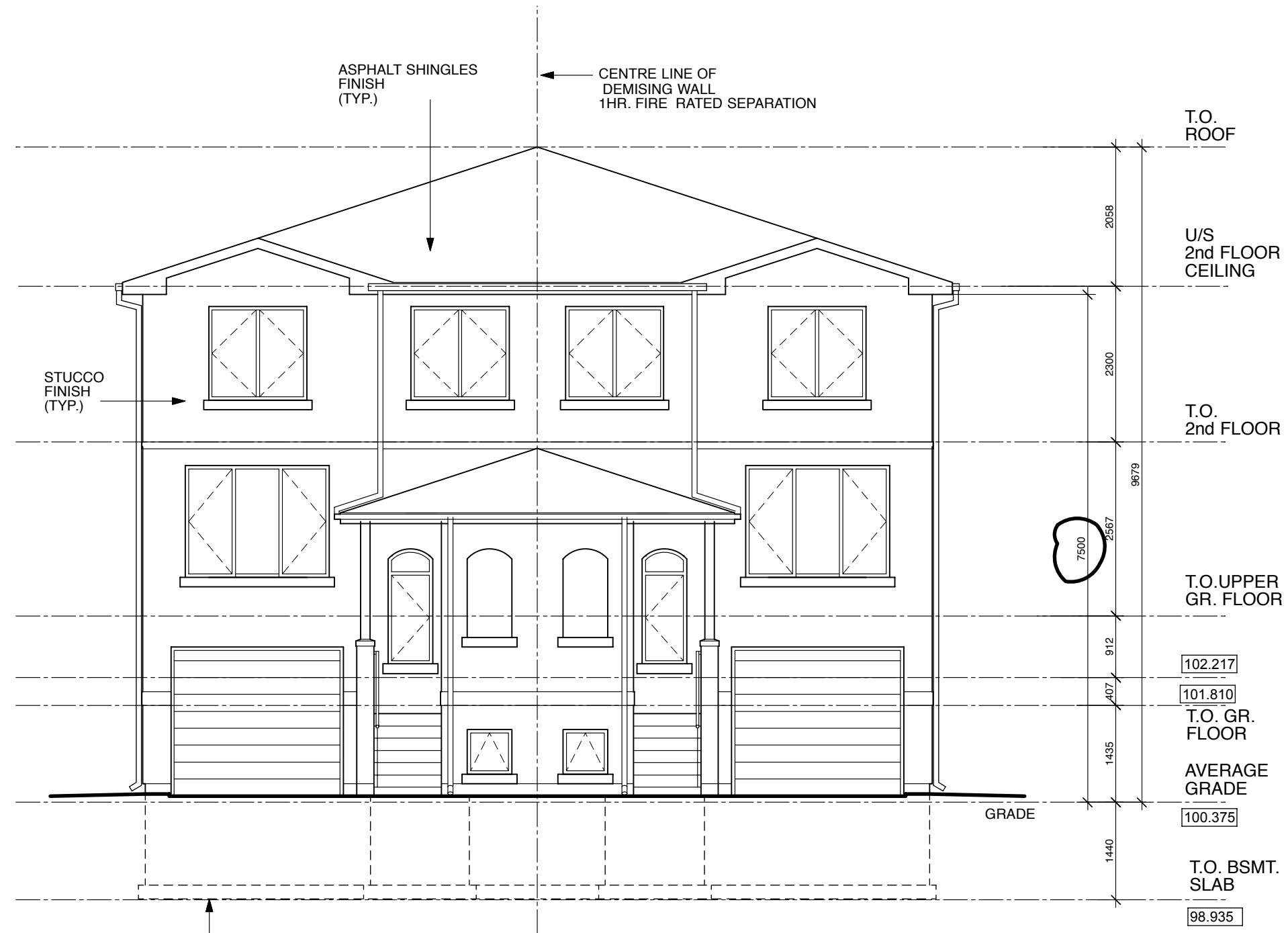
SCALE 1 : 75



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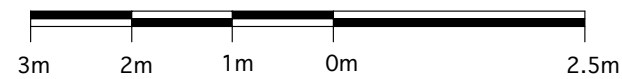
DATE

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1.	2017-12-04
ISSUED FOR C of A	
	2018-01-10
RE-ISSUED FOR C of A	
	2018-06-28



EAST ELEVATION

SCALE 1 : 75



TITLE: **EAST ELEVATION
UNIT 1 & 2**

PROJECT: **SEMI-DETACHED TWO DWELLINGS
78 FOCH AVE.
Toronto, Ontario**



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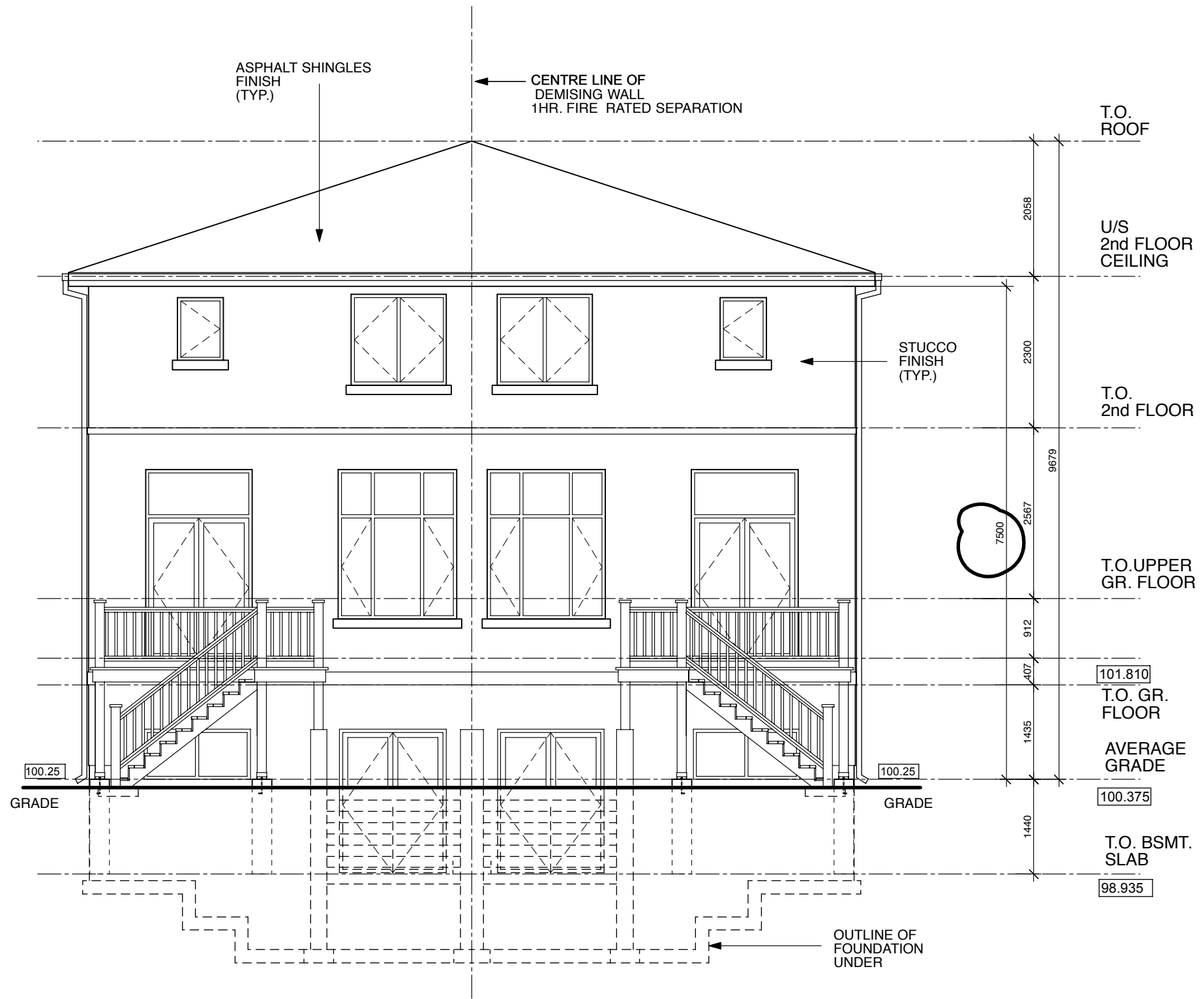
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JOB NO: 17-02	DRAWING NO: A300
SCALE: 1:75	

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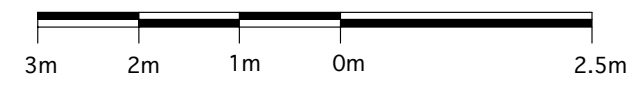
DATE

No.	Date
1.	2017-12-04
ISSUED FOR C of A	
	2018-01-10
RE-ISSUED FOR C of A	
	2018-06-28



WEST ELEVATION

SCALE 1 : 75



TITLE: **WEST ELEVATION UNIT 1 & 2**

PROJECT: **SEMI-DETACHED TWO DWELLINGS 78 FOCH AVE. Toronto, Ontario**



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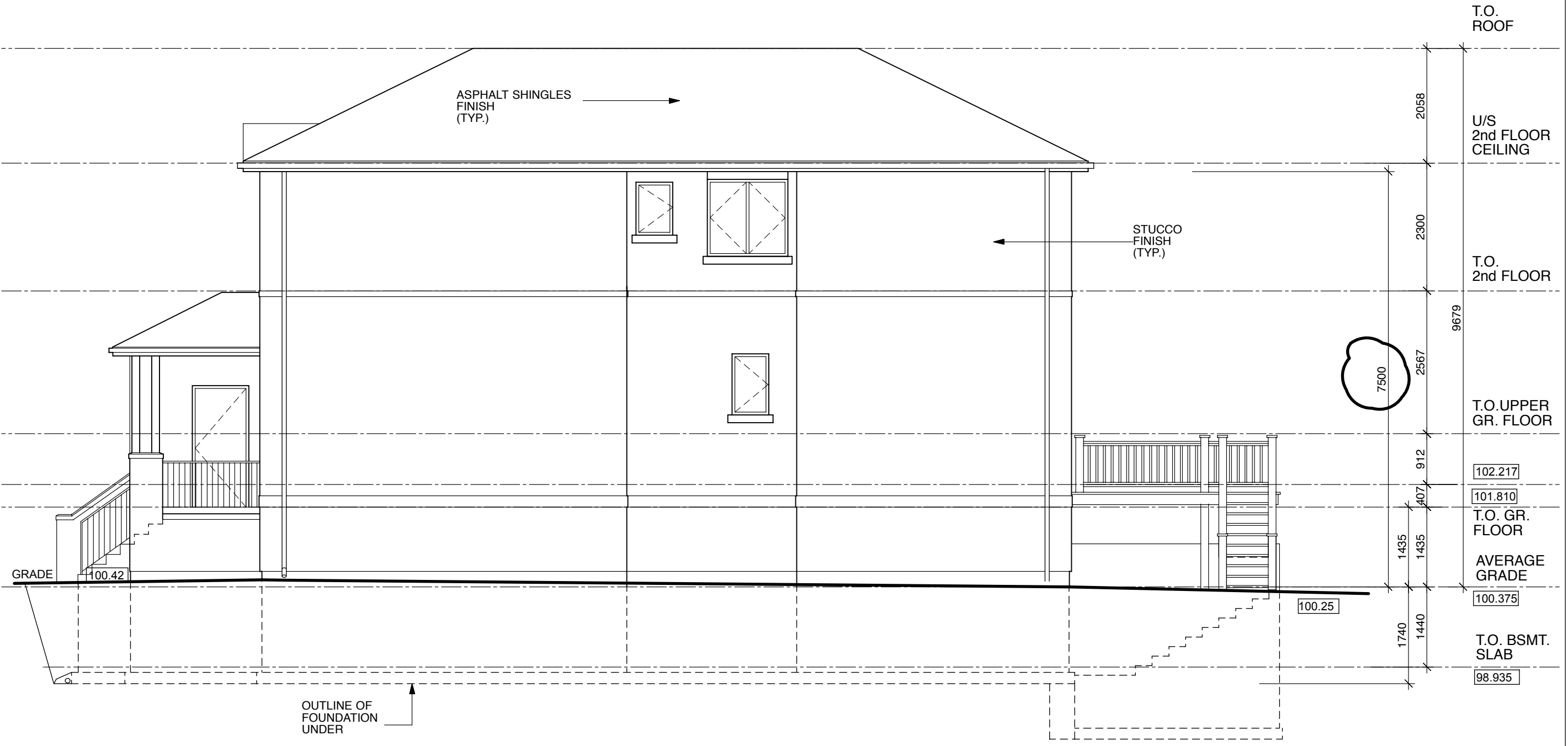
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JOB NO: 17-02	DRAWING NO: A301
SCALE: 1:75	

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No.	Date
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ISSUED FOR C of A	
	2018-01-10
RE-ISSUED FOR C of A	
	2018-06-28



NORTH ELEVATION

TITLE: **NORTH ELEVATION
UNIT 1 & 2**

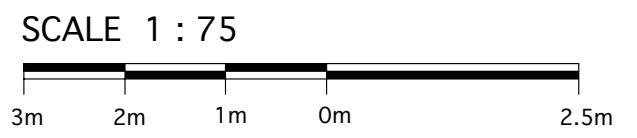
PROJECT: **SEMI-DETACHED TWO DWELLINGS
78 FOCH AVE.
Toronto, Ontario**



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JOB NO: 17-02	DRAWING NO: A302
SCALE: 1:75	

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DATE

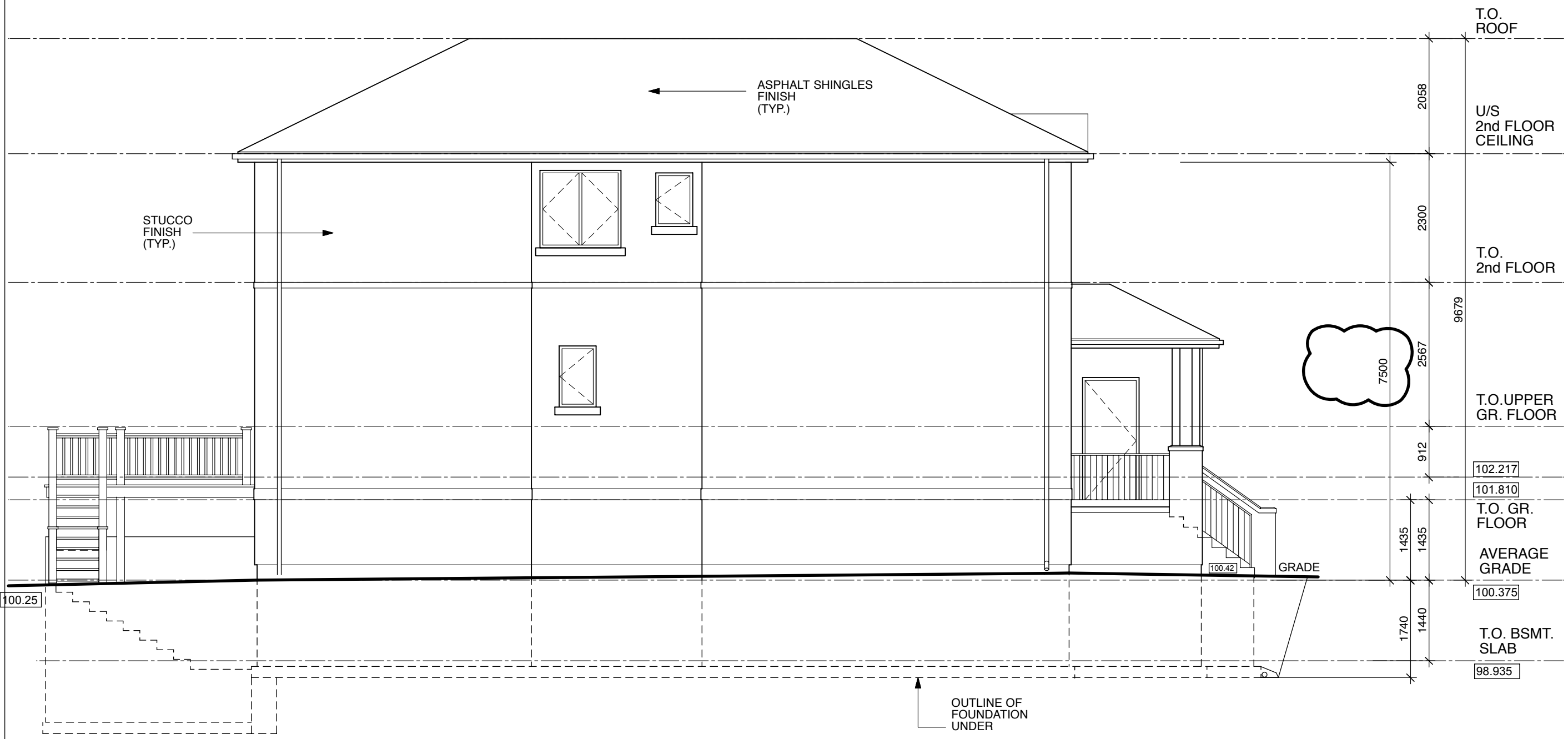
No.	Date	Description
1.	2017-12-04	ISSUED FOR C of A
	2018-01-10	RE-ISSUED FOR C of A
	2018-06-28	

TITLE: **SOUTH ELEVATION UNIT 1 & 2**
 PROJECT: **SEMI-DETACHED TWO DWELLINGS 78 FOCH AVE. Toronto, Ontario**



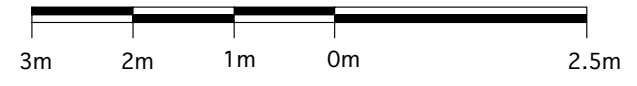
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JOB NO: 17-02	DRAWING NO: A303
SCALE: 1:75	



SOUTH ELEVATION

SCALE 1 : 75



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DATE

No.	Date	Description
1.	2017-12-04	ISSUED FOR C of A
	2018-01-10	RE-ISSUED FOR C of A
	2018-06-28	

TITLE: **CROSS SECTION UNIT 1 & 2**
 PROJECT: **SEMI-DETACHED TWO DWELLINGS 78 FOCH AVE. Toronto, Ontario**



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JOB NO: 17-02	DRAWING NO: A400
SCALE: 1:75	

