

DECISION AND ORDER

Decision Issue Date Friday, March 29, 2019

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

Appellant(s): JENNIFER BARRECA

Applicant: MURRAY FEARN

Property Address/Description: 39 BASTEDO AVE

Committee of Adjustment Case File: 18 152990 STE 32 MV

TLAB Case File Number: **18 246892 S45 32 TLAB**

Hearing Date: Tuesday, March 12, 2019

DECISION DELIVERED BY G. BURTON

REGISTERED PARTIES AND PARTICIPANTS

NAME	ROLE	REPRESENTATIVE
PETER BARRECA	OWNER	
JENNIFER BARRECA	APPELLANT	MURRAY FEARN
AVERY BEST	PARTY	

INTRODUCTION AND BACKGROUND

This is a Decision on an appeal to the Toronto Local Appeal Body (TLAB) by the owners of 39 Bastedo Avenue in Scarborough, Peter and Jennifer Barreca. They appeal the refusal of the Committee of Adjustment (COA) of October 3, 2018 for variances required to construct additions to their property. It is zoned R(d0.6) under City-wide Zoning By-law 569-2013 (the New By-law) and R2 Z0.6/10 M under the former City By-law 438-86 (the Old By-law). They had applied for a total of seven variances for the planned alteration of the existing one and one-half storey, semi-detached dwelling. Three of

these variances would relate to existing conditions. As stated in the COA application, they wish to construct a rear two storey addition with ground floor deck, and a third storey addition with a rear balcony. They also propose a secondary suite in the basement.

The TLAB had previously denied a Motion to Dismiss without a hearing, brought by the other party to this appeal, Mr. Avery Best of 40 Bastedo Avenue. His home is across the street to the west of the subject. The Decision on this Motion was rendered on January 2, 2019, and it was denied for the reasons set out therein. The Hearing on the merits thus proceeded on March 12.

MATTERS IN ISSUE

The objector, Mr. Best, raised similar issues at the Hearing as he had in the Motion, such as compliance with the statutory tests for minor variances. He especially challenged the claim that there would be no shadow or privacy effects from the proposed three storey structure.

JURISDICTION

For variance appeals, the TLAB must ensure that each of the variances sought meets the tests in subsection 45(1) of the Act. This involves a reconsideration of the variances considered by the Committee in the physical and planning context. The subsection requires a conclusion that each of the variances, individually and cumulatively:

- maintains the general intent and purpose of the official plan;
- maintains the general intent and purpose of the zoning by-law;
- is desirable for the appropriate development or use of the land, building or structure; and
- is minor.

These are usually expressed as the “four tests”, and all must be satisfied for each variance.

In addition, TLAB must have regard to matters of provincial interest as set out in section 2 of the Act, and the variances must be consistent with provincial policy statements and conform to provincial plans (s. 3 of the Act). A decision of the TLAB must therefore be consistent with the 2014 Provincial Policy Statement (PPS) and conform to (or not conflict with) any provincial plan such as the Growth Plan for the Greater Golden Horseshoe (Growth Plan or GP) for the subject area.

Under s. 2.1(1) of the Act, TLAB is also to have regard for the earlier Committee decision and the materials that were before that body.

EVIDENCE

The appellant/owners were represented at the hearing by their designer, Mr. Murray Fearn, who has appeared often at the COA and also at the TLAB. He had filed a Witness Statement as required, made Exhibit 1. It contained an explanation for the variances requested at the COA. These have now been further reduced. The variances sought and refused at the COA were:

1. Chapter 10.10.40.10.(2)(A)(i), By-law 569-2013

The maximum permitted height of all front and exterior main walls is 7.5 m.
The height of the front and rear exterior main walls will be 9.68 m.

2. Chapter 10.10.40.40.(1)(A), By-law 569-2013

The maximum permitted floor space index is 0.6 times the area of the lot (69.98 m²).
The floor space index will be 1.34 times the area of the lot (156.04 m²).

3. Chapter 10.5.40.60.(7), By-law 569-2013

Roof eaves may project a maximum of 0.9 m, provided they are no closer than 0.3 m to a lot line.
The roof eaves will be 0.0 m to the north lot line.

4. Chapter 150.10.4.1.(3)(A), By-law 569-2013

A secondary suite is a permitted use, provided that an addition or exterior alteration to a building to accommodate the suite does not alter or add to a main wall or roof that faces a street.
In this case, the addition will alter the front main wall that faces Bastedo Avenue.

5. Section 6(3) Part II 3.C(I), By-law 438-86

The minimum required side lot line setback is 0.45 m, where the side wall contains no openings.
The north and south side lot line setbacks will be 0.0 m.

6. Section 6(3) Part II 3(I), By-law 438-86

The minimum required distance between a building to the side wall of an adjacent building that contains no openings is 0.9 m.
The semi-detached house will be located 0.0 m from the adjacent building on the south side at 37 Bastedo Avenue.

7. Section 6(3) Part II 3(II), By-law 438-86

The minimum required distance between a building to the side wall of an adjacent building that contains openings is 1.2 m.
The semi-detached house will be located 0.59 m from the adjacent building on the north side at 41 Bastedo Avenue.

[Those under the Old By-law, 5 to 7, have been renumbered for the purposes of this appeal.]

As he indicated in the Applicant Disclosure (Form 3), they have made the following changes to the requested variances, following the COA's refusal:

(1) Reduced the addition by 2' (0.61 m) at the front and 2' (0.61m) at the rear, that is, 4' (1.20 m) overall. Thus the requested FSI has been reduced from 1.34% to 1.30%.

(2) The height of the front and rear main walls has been reduced from 9.68 m to 8.53 m. (There is no variance required for the overall height to the roof peak.)

Therefore, Variances 1 and 2 requested in this appeal would be altered to:

1. Chapter 10.10.40.10.(2)(A)(i), By-law 569-2013

The maximum permitted height of all front and exterior main walls is 7.5 m.

The height of the front and rear exterior main walls will be 8.53 m.

2. Chapter 10.10.40.40.(1)(A), By-law 569-2013

The maximum permitted floor space index is 0.6 times the area of the lot (69.98 m²).

The floor space index will be 1.30 times the area of the lot .

Variances 3 through 7 remain as set out above. Variances 5 to 7 would authorize conditions that already exist on the property.

Variance 4 was required by the Zoning Examiner, for a so-called addition that will alter the main front wall that faces a street. This variance relates to the proposed second suite in the basement, although the entrance to it will be in the rear of the property. No alterations to the main front wall and the roof are required to accommodate the second suite. From the street, the house would look like a typical single-family dwelling. Nonetheless this variance is requested since the Zoning Examiner included it.

Mr. Fearn testified that changes to the application had been made even prior to the COA hearing, after a conversation with the Planning Department. The FSI was reduced by setting the addition back from the front main wall by 4 feet. Evidence of agreement with the proposal was received from 41, 43, 45, 46 and 65 Bastedo Avenue. Most important was that from the owner of the attached semi at 37 Bastedo.

After the COA's refusal, the owners determined to further reduce the design and thus the variances required. The third floor was stepped back by 2' at both the front and rear, which also reduced the GFA by another 51.32 sq. ft. As well, the height of the exterior main walls was reduced by 3'-9". This alteration required amendments to the variances, as seen above, to 8.53 sq. m. for exterior main walls, and 1.30 times the lot area for FSI. While he had obtained an updated zoning certificate (ZZC) from the Zoning Examiner, providing updated variances from those set out in the previous certificate dated August 21, 2018, he had not filed it with TLAB. He did tender updated plans dated March 12, 2019 (Exhibit 1) illustrating the current variances requested, and these are appended.

Mr. Fearn addressed the statutory tests for assessing minor variances. In his opinion the general intent of the Zoning By laws is maintained, as four of the seven variances sought are technical in nature. Variances 5 through 7 from the Old By-law, merely legitimize existing conditions and positions.

He testified that the general intent of the OP is maintained. Chapter 3 (specifically Policy 3.2.1.2) states that “the existing stock of housing will be maintained and replenished”. The owners propose to keep the existing house, with additions to meet the family’s requirements. Chapter 4 (specifically policy 4.1.5) addresses development in Toronto’s neighbourhoods. It must respect and reinforce the existing physical character of the neighbourhood.

In his view, the proposed variances retain the existing built form, and enable the look of the front of the dwelling to be maintained. Only three variances are required to construct an addition to the rear, that itself respects and reinforces the current dwelling design.

He stressed that there are many three storey houses in the neighbourhood with higher front and rear exterior main walls than the proposed (8.53 m). For example, 12 Copeland Avenue was approved at 9.5 m; 21 Copeland at 9.25 m; and 29 Copeland at 9.45 m. This street runs east-west off Hanson, just north and east of the subject property. There are also many dwellings close by having FSI of over 0.6 times the lot area. In his opinion the variances would permit retention of the existing house, yet improve it, a policy included in the OP.

It is a desirable development as it keeps the overall By-law height yet maintains the look and feel of the current dwelling. Most of the massing would be to the rear of the dwelling.

The variances are minor in nature. Four of seven are for existing conditions. He stated that there is no quantitative measure of “minor”, and no adverse effects here as most neighbours have agreed with the proposal. When Mr. Best queried whether the addition would cause shadows over his home at 40, Mr. Fearn took pictures from the second storey of 39 to prove that this is not possible.

Mr. Avery Best

Mr. Avery Best, who lives at number 40 Bastedo Avenue across the street from the subject, had objected to the original variances. He continued his opposition with both his Motion and at the hearing of the appeal. Earlier he had described the revised variance requests as “still not minor at all, and remain above the height and density maximums in the city’s zoning bylaw.” One of his principal concerns remained following the Motion decision, that of sunlight and shadows.

He had submitted a Supplementary Witness Statement (March 12, 2019, Ex. 2) to note several evidentiary and factual objections to the materials submitted by the appellants on December 20th, 2018. He stated that their submission did not correctly address the issues of sun angles, shadows and privacy. In addition, their list of three storey houses “in the same area” leads to misleading conclusions. He stated that Copeland Avenue is not in the same area.

Respecting sun angles and shadows, he emphasized that the addition could well cast shadows over his home at 40, even though it is across the street. The “solar azimuth angle” is defined as the sun’s “relative direction along the local horizon.” It is expressed

as an angle where a sunrise in the due East is 90 degrees. In Canada, the National Research Council ("NRC") tracks and projects solar azimuth angles by city and date. As the earth and sun are in constant relative motion, the angle in the sky at which the sun rises and sets is constantly changing throughout the year.

He stated that the owners' December pictures purport to show no shadows falling from 39 Bastedo towards 40 Bastedo. However, these do not address the constant changes in solar azimuth angles (and different sunrise positions) at all. According to the NRC sunrise/sunset calculator (citation given), in December in Toronto the sun rises at an angle of 124.5 degrees, or approximately from the southeast, as Mr. Best claimed.

However, Mr. Best testified, as the sun moves around the horizon, the sunrise will once again move to a straight easterly direction. The NRC site shows that as of March, the solar azimuth will be 90 degrees (i.e. due east), where it will remain until October at the least. As his house is directly west of the appellants', the extra storey would result in significant loss of sunlight and extra shadows for at least 8 months a year. He decried the lack of accurate modelling of the effects of the proposed addition on the surrounding neighborhood. A third storey could have an up to 50% greater shadow effect than photos taken from the second, he testified.

He illustrated the effect of the proposed addition by means of a photo taken from his second floor window, showing the current view of the appellants' house, as well as a mock-up of what that view would be if the sun was blocked by the proposed third storey (Exhibit 2, Appendix, item 3). It shows, he testified, that a third storey would have a significant impact on sunlight and privacy.

He objected as well to Mr. Fearn's evidence that there were many three storey dwellings in the neighbourhood, "as they have defined it." He had walked around the entire neighborhood with the list, and found that most of the houses identified as having three storeys are actually only two, plus a dormer-style roof. While some of these may have small attics or other spaces on the third floor, none that he could see are a "full" three as the appellants seek. He is confirmed in this by review of the list on Google Street View. When asked what he would term "the neighbourhood" for assessment purposes, he stated that his would be from Coxwell/Woodbine to the west, up to the Danforth, and down to the railway tracks to the south of the subject.

Mr. Best did say that "the bulk of the remaining "3-storey" houses" are in two more recently built, self-contained blocks of townhouses at the bottom of Bastedo Avenue, and along Hanson Street to the south. However, none of these three storey dwellings is found in the immediate block, which is entirely made up of 2 storey houses. He illustrated this by pictures of the block, looking south from Stacy St., and north from Hanson St. (found in his Appendix, items 4 and 5, Exhibit 2). These show just how out of character with the neighborhood a third storey would be, he claimed.

He testified that the fact that no one other than himself had objected to the proposal does not mean that others are in support of it. An application must be judged on sound planning principles and the appropriate City bylaws and plans. Just because he is the only one who has filed a formal objection does not mean that the appellants' plans and proposals are good ones from the planning perspective.

In Mr. Best's view, the effects of the proposed addition on the surrounding neighborhood were not properly considered or modelled. No proper shadow study was conducted. While the materials filed in December can appear to be comprehensive, a review of the literature, links and photographs that he included in his package (Exhibits 2 and 3) show that the sunlight and privacy impacts of the proposed additional height and density would be severe. The addition is not in keeping with the rest of the neighborhood. He stated that the height variance would be 14% over the required figure, and that the FSI would be double the by-law limit. No other examples of like variances had been cited. He also objected to the lack of disclosure of the current proposal and plans, in that they were filed only two weeks before the Hearing date. This was, he stated, a breach of procedural fairness, and he asked that they be excluded from evidence.

In his summation, Mr. Fearn reiterated that the variances for main wall height and density have been reduced since the COA decision, and thus the application on appeal is both justified and rational. He emphasized that the overall roof height is within the By-law requirements. The revisions made will reduce the visual impact. He attached photographs of the sun and shadows at various times of day, stating that the subject property does not cast shade onto 40 Bastedo Avenue at all. Therefore no shadow study was considered necessary. Adjacent neighbours (including those in the other attached semi) had no objection to the application, he affirmed, nor did any other resident of Bastedo Avenue.

He had also made the following statement in response to the prior Motion:

"4. Just the fact that we have reduced the extent of the variances required, should be reason enough for us to appeal the C. of A. decision to the TLAB. In addition, we have received a positive report from the City of Toronto Planning Department, therefore we believe the decision made by the Committee of Adjustments was unfair and incorrect. The updated plans that we have submitted are in good planning practice, do not exceed maximum height restrictions, are in keeping existing neighbourhood standards, have been revised to address the concerns of the Committee of Adjustments, not because we had to, but rather in good faith to demonstrate a willingness to work collaboratively and cooperatively." (filed Dec. 20, 2018)

He argued successfully that the appeal should be heard as scheduled, and that the TLAB should make the decision as to whether the revised variances are minor.

It can be seen from the assertions in his Witness Statement of December 10 that some of these have indeed now been lowered, and since reduced even further.

ANALYSIS, FINDINGS, REASONS

I find that all the required tests for approval of the requested minor variances are met in this application. Applicable provincial plans are satisfied by this addition of housing space in an existing neighbourhood. The *Neighbourhoods* policies of the OP are met by this complementary addition in an area where larger FSI and three storey structures are already located. This dwelling is very close to the intersection of Hanson St., and three storey structures are located on Bastedo to the south of Hanson. The fact that

there are no three storey dwellings on the subject block does not prevent this application, since there was no provision in force such as the new OPA 320. This essentially requires assessment of a smaller “neighbourhood” than before, by a closer comparison with the existing block. The variances here mainly legitimize existing setback conditions, and although the additional FSI may appear to be numerically significant, its positioning and thus the massing on the property has no significant impact. I do find that the variance for the secondary suite is needed as there will be some alterations to the front of the dwelling with the additions above the first floor. I find that overall, this proposal is an appropriate and desirable development for this area.

I agree with Mr. Best’s objection to the late filing and disclosure of the appellants’ new plans. Technically, these did not meet the date provided in the original Notice of Hearing. However, as I am sure he recalls, in the Decision and Order on the Motion, the following direction was given:

“For the above reasons, the Motion is denied. The Hearing of the Appeal will proceed on March 12, 2019 as scheduled. Any revised documents to be relied upon shall be filed by **Tuesday, February 26, 2019.**” (Decision, filed January 2, 2019).

Thus the issue of late filing had been considered, and an exception already made. Mr. Best cannot claim prejudice at this stage, because as I explained during the Hearing, there are frequent changes to plans and variances even at the Hearing itself. These are usually accepted by the TLAB under Rule 2.10, where there has been no prejudice. I find none here, where Mr. Best had several weeks to be acquainted with the revised proposals, and they are all reductions from the earlier plans.

I discount his mock-up photo at p. 3 of Exhibit 3, as such attempts usually quite distort what will actually be visible after an addition or new structure. I am not persuaded by his claims of increased shadowing and loss of privacy for his property. Mr. Best’s property is so far away (about 75 feet, Mr. Fearn testified) from the subject parcel, and the additions will be at the rear of the latter, that it makes little sense to have concerns about additional shadowing on the Best property caused by the proposed third storey addition. As can be seen from the Plans, the third floor addition is set back from the front of the existing structure. The west elevation shows the additional height of the third storey above the roof of the attached semi. In the north elevation it does appear to be an extensive structure, but the addition is located toward the rear of the existing as Mr. Fearn illustrated. Mr. Best also did not conduct a formal shadow study. It is important to remember that there is no variance for the overall height of the addition.

I also approve of the variances for front and rear exterior wall heights. This provision of the New By-law may not be included in the final By-law text, as it has proven to be difficult to meet, and has been sent back to City planners for further consideration.

An appeal to the TLAB from a COA decision is always a “new hearing” of the application, just as if the COA had not yet considered it. Thus the substance of the evidence submitted to the COA must be repeated, as altered if this occurred, in a hearing before the TLAB. As set out in the Motion decision, I agree with Mr. Fearn that absent the TLAB disclosure rules, there is no need for the applicant to submit new plans prior to the consideration of the matter by the TLAB. However, alterations to be relied upon in the oral hearing, such as revised plans, must be disclosed to the other parties

prior to the hearing. I am satisfied that the two-week period ordered in that Decision was met. There was no lack of procedural fairness.

DECISION AND ORDER

The appeal is allowed. The variances found in Attachment 1 are approved, subject to the following conditions:

Conditions:

1. The dwelling shall be constructed substantially in accordance with the Plans attached as Attachment 2 to this decision. Any other variances that may appear on these Plans that are not listed in this decision are not authorized.

ATTACHMENT 1- Variances

1. Chapter 10.10.40.10.(2)(A)(i), By-law 569-2013

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The semi-detached house will be located 0.59 m from the adjacent building on the north side at 41 Bastedo Avenue.

ATTACHMENT 2 – Plans

X 

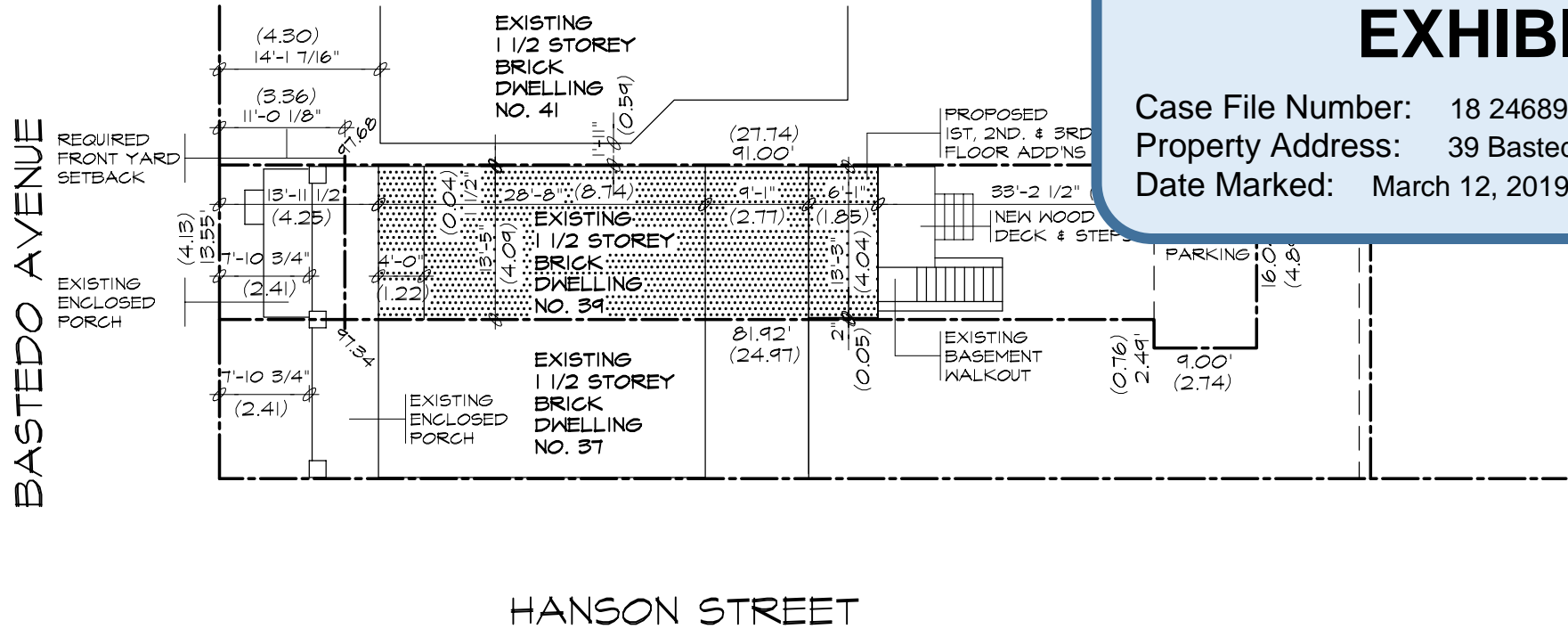
G. Burton

Panel Chair, Toronto Local Appeal Body

ZONING R2 Z0.6 R (d0.6) (x736)		LOT NO: PART OF LOT 63		PLAN NO: 1409-Y		LOT AREA 1255.46 S.F. (116.63)M2		LOT FRONTAGE 13.55' (4.13)		LOT DEPTH 91.00' (27.74)	
DESCRIPTION	EXISTING	ADDITION	TOTAL	%	ALLOWED	%	SETBACKS	EXISTING	PROPOSED		
LOT COVERAGE	N.A.	N.A.	N.A.		N.A.		FRONT YARD	7'-10 3/4" (2.41)	7'-10 3/4" (2.41)		
GROSS FLOOR AREA	972.96 S.F. (90.39)M2	655.66 S.F. (60.91)M2	1628.62 S.F. (151.30)M2	1.30	753.28 S.F. (69.98)M2	60.0					
LANDSCAPING	SEE SPECIFICATIONS IN GENERAL NOTES						REAR YARD	33'-3 1/2" (10.14)	33'-2 1/2" (10.12)		
NO. OF STORIES HEIGHT	1 1/2 STOREY 23'-5" (7.14) 19'-4" (5.89)	3RD STOREY 31'-9" (9.68) 8'-10" (2.69)	3 STOREY 31'-9" (9.68) 28'-2"	NOT REGULATED 32'-10" (10.0) PEAK 24'-7" (7.50) U/S OF EAVES			INTERIOR SIDE (north)	0'-1 1/2" (0.04)	0'-1 1/2" (0.04)		
WIDTH	13'-5" (4.09)	13'-3" (4.04) GROUND 13'-3" (4.04) SECOND 12'-10" (3.91) THIRD	13'-5" (4.09)	-----			INTERIOR SIDE (south)	0'-0"	0'-0"		
DEPTH	43'-11" (13.39)	6'-1" (1.85) GROUND 15'-2" (4.62) SECOND 29'-1" (8.86) THIRD	50'-0" (15.24)	55'-9" (17.00)			EXTERIOR SIDE	-----	-----		
PARKING	1 CAR PARKING	-----	1 CAR PARKING	1 CAR PER DWELLING UNIT							

GENERAL NOTES			
GROSS FLOOR AREA			
EXISTING			
GROUND FLOOR	584.85	SQ. FT.	(54.33)M2
SECOND FLOOR	388.11	SQ. FT.	(36.06)M2
TOTAL	972.96	SQ. FT.	(90.39)M2
ADDITION			
GROUND FLOOR	80.60	SQ. FT.	(7.49)M2
SECOND FLOOR	201.96	SQ. FT.	(18.76)M2
THIRD FLOOR	373.10	SQ. FT.	(34.66)M2
TOTAL	655.66	SQ. FT.	(60.91)M2
LANDSCAPED OPEN SPACE			
MIN. LANDSCAPING IS 30%			
LOT AREA 1255.46 S.F. (116.63)M2			
MIN. LANDSCAPED OPEN SPACE			
1255.46 S.F. x 30% = 376.64 S.F. (34.99)M2 (116.63)M2			
LOT AREA 1255.46 S.F. (116.63)M2			
DWELLING COVERAGE - 665.45 S.F. (61.82)M2			
EXISTING ASPHALT - 144.36 S.F. (13.41)M2			
TOTAL	445.65 S.F.	(41.40)M2	= 35.5%

REQ'D. FRONT YARD SETBACK		
41 BASTEDO AVENUE	14'-1 7/16"	(4.30)
37 BASTEDO AVENUE	7'-10 3/4"	(2.41)
TOTAL	22'-0 3/16"	(6.71)
22'-0 3/16" / 2 =	11'-0 1/8"	(3.36)
REAR YARD SOFT LANDSCAPING		
LOT FRONTAGE = 13.55'		
MIN. SOFT LANDSCAPING IS 25%		
REAR YARD AREA 472.36 S.F. (43.88)M2		
MIN. SOFT LANDSCAPING		
472.36 S.F. x 25% = 118.09 S.F. (10.97)M2 (43.88)M2		
SOFT LANDSCAPING PROVIDED		
EXISTING ASPHALT - 144.36 S.F. (13.41)M2		
BASEMENT WALKOUT - 46.78 S.F. (4.35)M2		
DECK & STEPS - 57.50 S.F. (5.34)M2		
TOTAL	223.72 S.F.	= 47.3% (20.78)M2



Toronto Local Appeal Body

EXHIBIT

Case File Number: 18 246892 S45 32
Property Address: 39 Bastedo Ave
Date Marked: March 12, 2019

LIST OF DRAWINGS

- A1 SITE PLAN
- A2 BASEMENT PLAN
- A3 GROUND FLOOR PLAN
- A4 SECOND FLOOR PLAN
- A5 THIRD FLOOR PLAN
- A6 WEST ELEVATION
- A7 EAST ELEVATION
- A8 NORTH ELEVATION
- A9 CROSS SECTION 'A-A'

SITE PLAN

SCALE 1"= 15'-0"

PART I: PLAN OF
PART OF LOT 63
REQ'D PLAN 1409-Y
CITY OF TORONTO
E.W. BOWYER B.Sc. O.L.S.
OCTOBER 11, 2017

SHEET TITLE
SITE PLAN

CLIENT
Residence For:
39 Bastedo Avenue
Toronto, Ontario

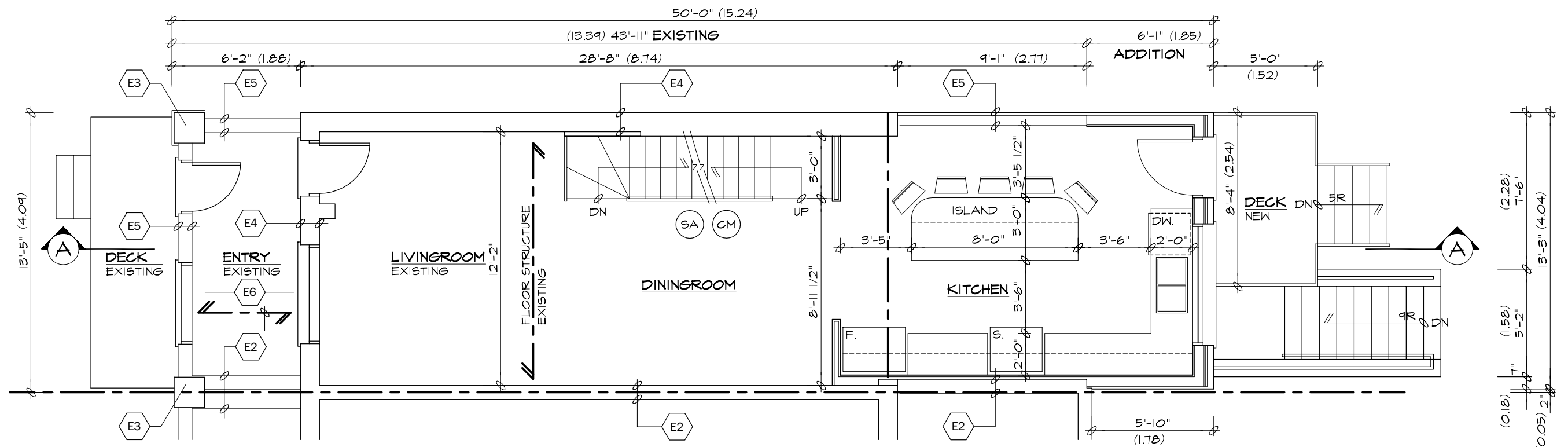
PROJECT
GROUND, 2ND & 3RD FLOOR
ADDITIONS, INTERIOR ALT'S
BSMT. APT. & REAR DECK

KHALMUR BUILDING
PRODUCTIONS INC.
20 FERRIS ROAD
TORONTO, ONTARIO
M4B 1G1 TEL. (416) 487-1213

THE UNDERSIGNED HAS REVIEWED & TAKES RESPONSIBILITY
FOR THIS DESIGN & HAS THE QUALIFICATIONS & MEETS THE
REQUIREMENTS SET OUT IN THE O.B.C. TO BE A DESIGNER.
KHALMUR BUILDING
PRODUCTIONS INC.
FIRM BCIN: 28462

MURRAY FEARY BCIN: 22693

SCALE AS SHOWN	PLOT DATE OCT. 22, 2018
PROJ. NO. K01-18	DWG. NO. A1 of 9



SHEET TITLE
FLOOR PLANS

CLIENT
Residence For:
39 Bastedo Avenue
Toronto, Ontario

PROJECT
GROUND, 2ND & 3RD FLOOR
ADDITIONS, INTERIOR ALTS.
BSMT. APT. & REAR DECK

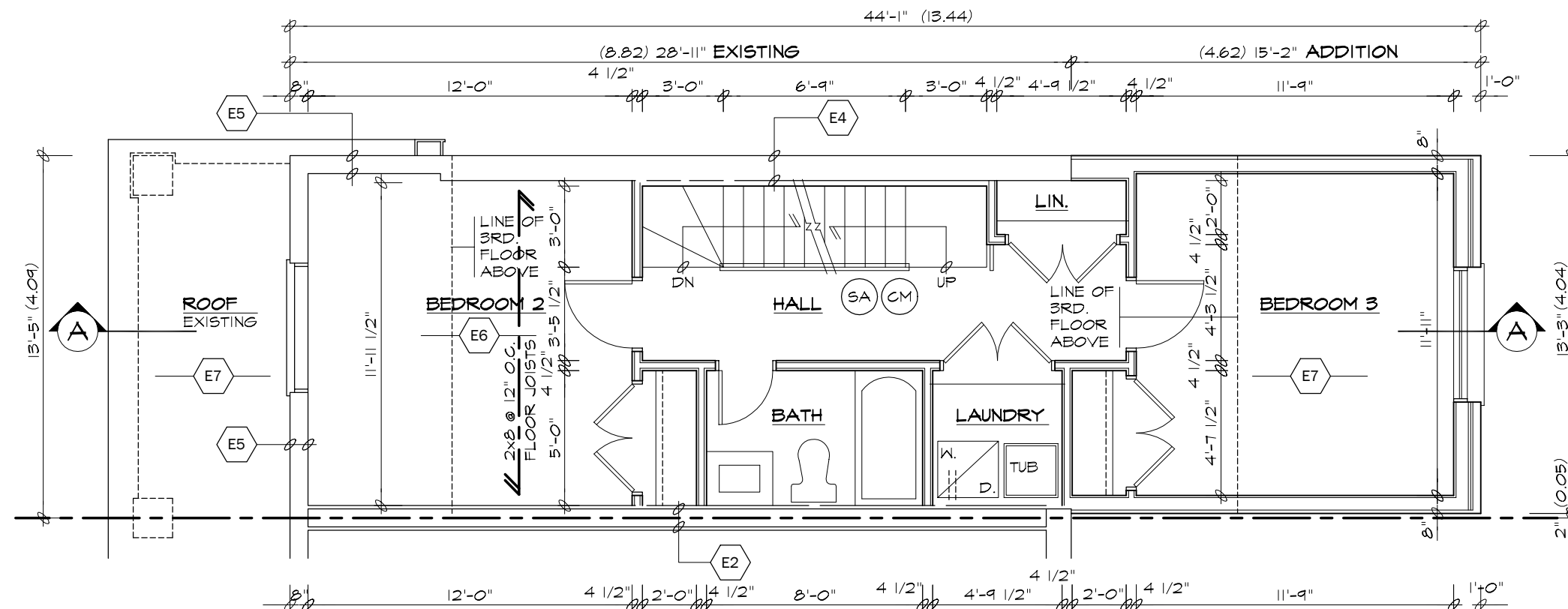
**KHALMUR BUILDING
PRODUCTIONS INC.**
20 FERRIS ROAD
TORONTO, ONTARIO
M4B 1G1 TEL. (416) 487-1213

THE UNDERSIGNED HAS REVIEWED & TAKES RESPONSIBILITY
FOR THIS DESIGN & HAS THE QUALIFICATIONS & MEETS THE
REQUIREMENTS SET OUT IN THE O.B.G. TO BE A DESIGNER.

FIRM
BCIN: 28462


MURRAY FEARN BCIN: 22693

SCALE 3/16" = 1'-0"	PLOT DATE AUG. 15, 2018
PROJ. NO. K01-18	DWG. NO. A3 of 9



SECOND FLOOR PLAN
SCALE 3/16" = 1'-0"

SHEET TITLE
FLOOR PLANS

CLIENT
Residence For:
39 Bastedo Avenue
Toronto, Ontario

PROJECT
GROUND, 2ND. & 3RD. FLOOR
ADDITIONS, INTERIOR ALT'S
BSMT. APT. & REAR DECK

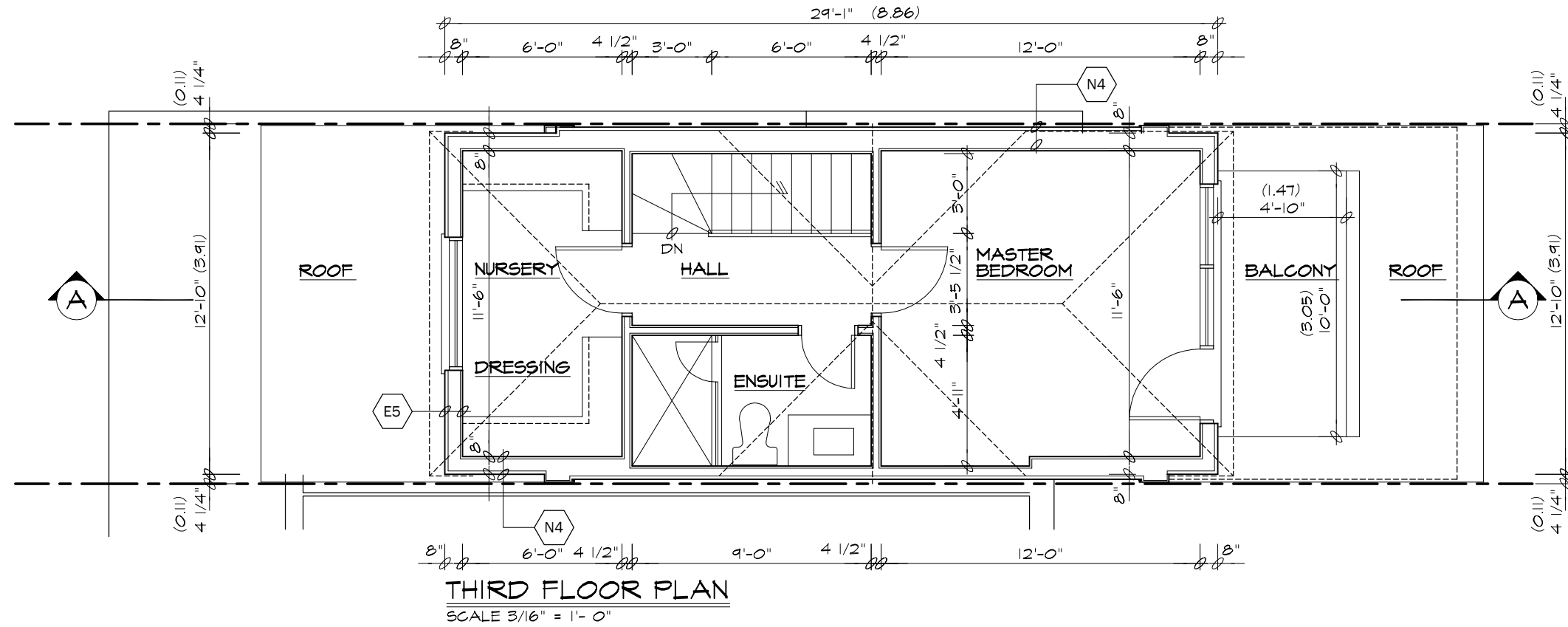
**KHALMUR BUILDING
PRODUCTIONS INC.**
20 FERRIS ROAD
TORONTO, ONTARIO
M4B 1G1 TEL. (416) 487-1213

THE UNDERSIGNED HAS REVIEWED & TAKES RESPONSIBILITY
FOR THIS DESIGN & HAS THE QUALIFICATIONS & MEETS THE
REQUIREMENTS SET OUT IN THE O.B.C. TO BE A DESIGNER.

FIRM
BCIN: 28462

Murray Fearn
MURRAY FEARN BCIN: 22693

SCALE 3/16" = 1'-0"	PLOT DATE OCT. 22, 2018
PROJ. NO. K01-18	DWG. NO. A4 of 9



SHEET TITLE
FLOOR PLANS

CLIENT
Residence For:
39 Bastedo Avenue
Toronto, Ontario

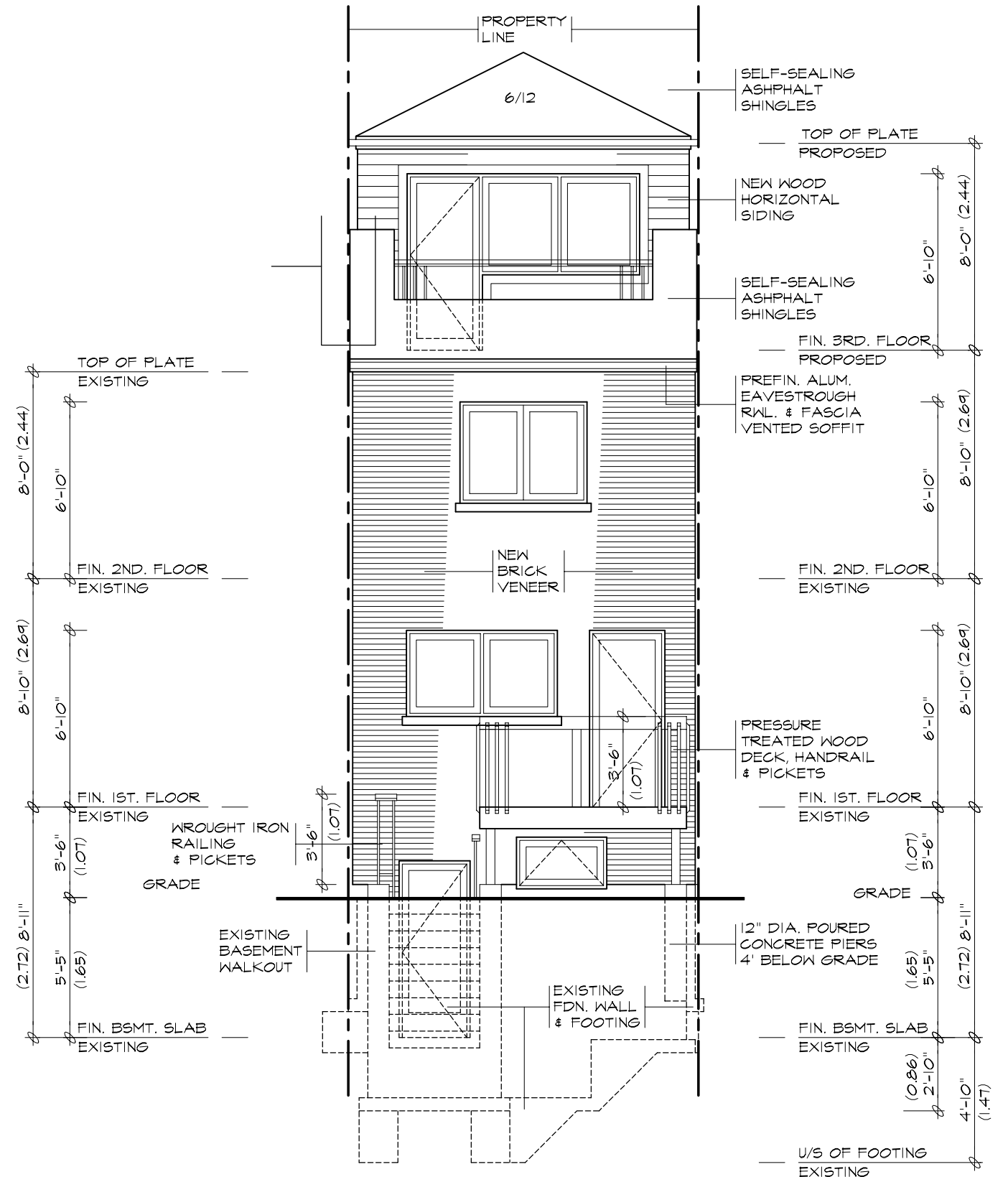
PROJECT
GROUND, 2ND. & 3RD. FLOOR
ADDITIONS, INTERIOR ALT'S
BSMT. APT. & REAR DECK

**KHALMUR BUILDING
PRODUCTIONS INC.**
20 FERRIS ROAD
TORONTO, ONTARIO
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FIRM
BCIN: 28462
MURRAY FEARN BCIN: 22693

SCALE 3/16" = 1'-0"	PLOT DATE OCT. 22, 2018
PROJ. NO. K01-18	DWG. NO. A5 of 9





EAST ELEVATION
SCALE 3/16" = 1'-0"

SHEET TITLE
ELEVATIONS

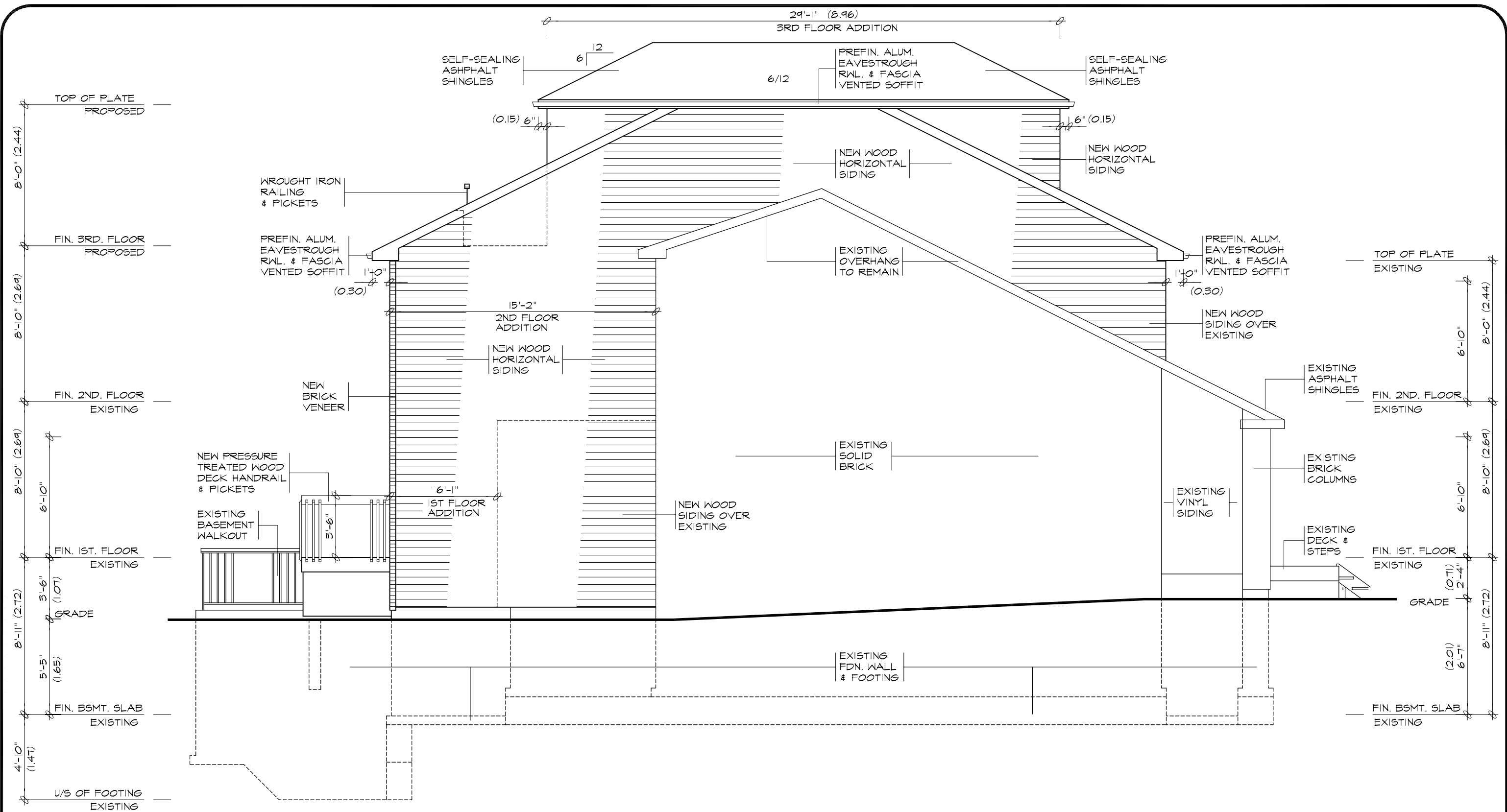
CLIENT
**Residence For:
39 Bastedo Avenue
Toronto, Ontario**

PROJECT
**GROUND, 2ND. & 3RD. FLOOR
ADDITIONS, INTERIOR ALT'S
BSMT. APT. & REAR DECK**

**KHALMUR BUILDING
PRODUCTIONS INC.**
20 FERRIS ROAD
TORONTO, ONTARIO
M4B 1G1 TEL. (416) 487-1213

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FIRM BCIN: 28462
MURRAY FEARNS BCIN: 22693

SCALE 3/16" = 1'-0"	PLOT DATE OCT. 22, 2018
PROJ. NO. K01-18	DWG. NO. A7 of 9



NORTH ELEVATION
 SCALE 3/16" = 1'-0"

SHEET TITLE
ELEVATIONS

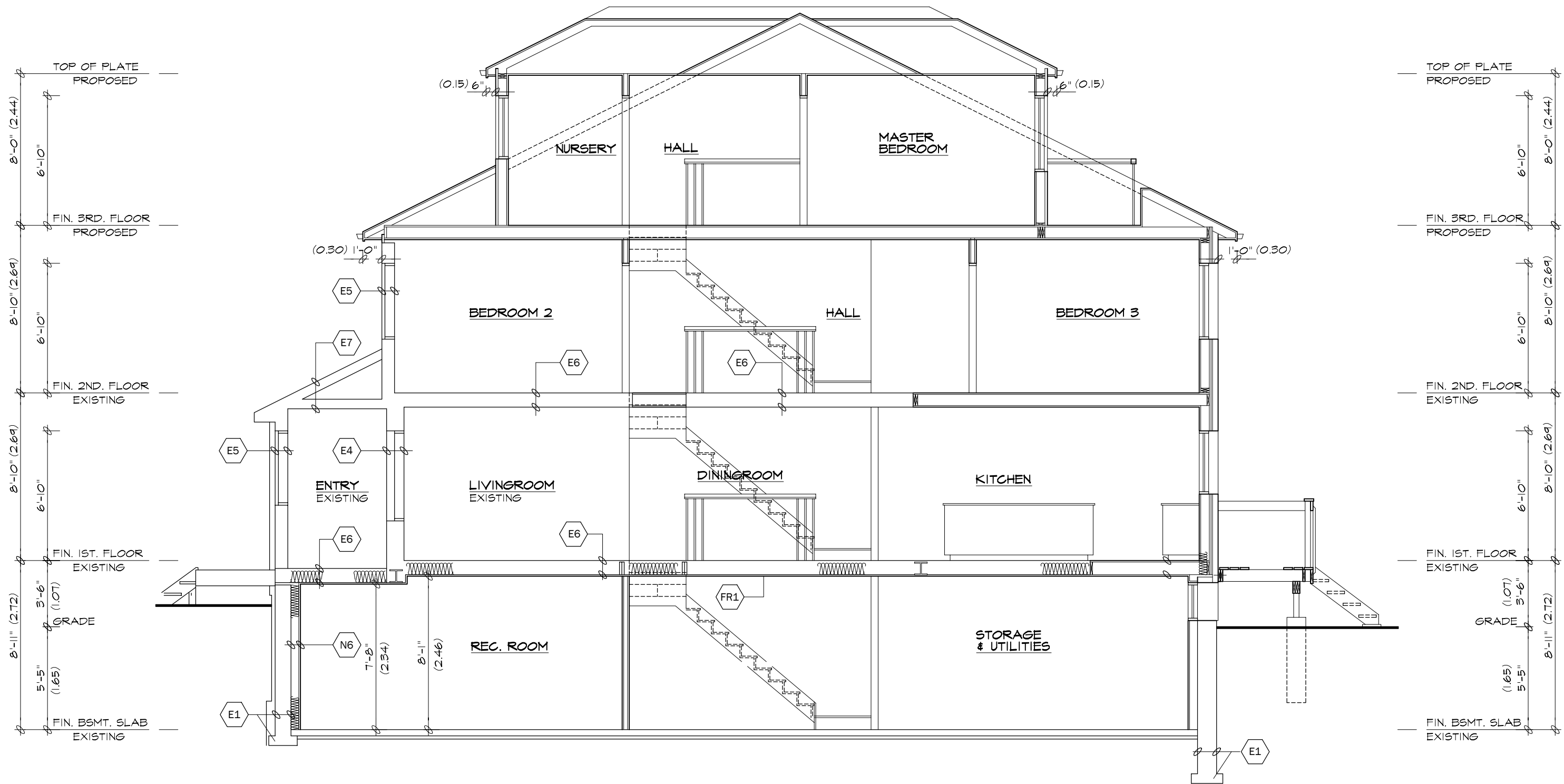
CLIENT
**Residence For:
 39 Bastedo Avenue
 Toronto, Ontario**

PROJECT
**GROUND, 2ND. & 3RD. FLOOR
 ADDITIONS & INTERIOR ALT'S
 BSMT. APT. & REAR DECK**

**KHALMUR BUILDING
 PRODUCTIONS INC.**
 20 FERRIS ROAD
 TORONTO, ONTARIO
 M4B 1G1 TEL: (416) 487-1213

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 FIRM
 BCIN: 28462
 MURRAY FEARN
 BCIN: 22693

SCALE 3/16" = 1'-0"	PLOT DATE OCT. 22, 2018
PROJ. NO. K01-18	DWG. NO. AB of 9



SECTION 'A-A'
SCALE 3/16" = 1'-0"

SHEET TITLE
CROSS SECTION

CLIENT
Residence For:
39 Bastedo Avenue
Toronto, Ontario

PROJECT
GROUND, 2ND. & 3RD. FLOOR
ADDITIONS, INTERIOR ALT'S
BSMT. APT. & REAR DECK

KHALMUR BUILDING
PRODUCTIONS INC.
20 FERRIS ROAD
TORONTO, ONTARIO
M4B 1G1 TEL: (416) 487-1213

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FIRM BCIN: 28462
MURRAY FEARN BCIN: 22693

SCALE 3/16" = 1'-0"	PLOT DATE OCT. 22, 2018
PROJ. NO. K01-18	DWG. NO. A9 of 9