

DECISION AND ORDER

Decision Issue Date Tuesday, March 19, 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): CITY OF TORONTO

Applicant: NAFISEH ZANGIABADI

Property Address/Description: 158 ALDERBRAE AVE

Committee of Adjustment Case File Number: 18 129733 WET 06 CO, 18 129737 WET 06 MV, 18 129738 WET 06 MV

TLAB Case File Number: **18 228977 S53 06 TLAB, 18 228980 S45 06 TLAB, 18 228982 S45 06 TLAB**

Hearing date: Wednesday, February 20, 2019

DECISION DELIVERED BY GILLIAN BURTON

APPEARANCES

Name	Role	Representative
Nafiseh Zangiabadi	Applicant	
Ashkan Arefi	Owner/Party	Amber Stewart
Elnaz Pashapour Nikou	Primary Owner	
City of Toronto	Appellant	Jason Davidson/Matthew Schuman
Franco Romano	Expert Witness	
Daniela DeGasperis	Expert Witness	

INTRODUCTION

This was an appeal by the City of Toronto from decisions of August 30, 2018, of the Committee of Adjustment, Etobicoke Panel (COA), that approved a consent to sever into two lots and related minor variances for two detached dwellings at 158 Alderbrae Avenue. The subject property is zoned Residential Multiple – RM(u3)(x18) under the City of Toronto Zoning By-law No. 569-2013 (the New By-law), and Residential – R3 under the former City of Etobicoke Zoning Code. The site is also subject to By-Laws Nos. 179-67 and 1981-272 [the Old By-law(s)]. The standards for these zones require that lots with detached houses have frontages that are a minimum of 12 metres, with areas equal to or greater than 465 square metres. The exception "(x18)" listed under the New By-law includes site specific provisions which were applied to the subject property.

The site is on the west side of Alderbrae Ave. It now contains a small detached residential dwelling and rear detached garage, and is flanked by two similar multiplexes. Alderbrae is a local north-south road in the southwest area of Toronto, in the former municipality of Etobicoke.

BACKGROUND

The consent application seeks approval to sever the existing lot, which has a lot frontage of 15.24 metres and an area of 556.24 (or 557.48) square metres, into two lots, each with a frontage of 7.62 m and lot area of 278.7 sq. m.

Many variances are required, not only for the reduced frontages but also to construct a detached two storey dwelling on each of the severed lots. As is usual, the COA gave no extended reasons, but it approved the proposal in its entirety.

MATTERS IN ISSUE

The City objects principally, I think it fair to say, to the narrower lot sizes proposed within this neighbourhood, and to the type of structure proposed for each lot. The proposed reduction in open space on the proposed lots resulting from two dwellings, rather than one consolidated structure, is a contentious issue.

JURISDICTION

On an appeal of a consent application, the TLAB must be satisfied that the relevant provisions on subsection 51(24) of the Act are satisfied. Subject to my editorial deletions of some of the clauses for this matter, few of which apply (based on my assessment of the evidence provided) the subsection reads:

"(24)... 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;
- (b) whether the proposed subdivision is premature or in the public interest;
- (c) whether the plan conforms to the official plan
- (d) the suitability of the land for the purposes for which it is to be subdivided;...
- (f) the dimensions and shapes of the proposed lots;.."

Respecting the 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 with 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) 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

Mr. Franco Romano was qualified as an expert to provide professional planning evidence in this matter. He assumed carriage of the file following the COA decisions. Even with prior extensive acquaintance with this area, he studied this application thoroughly and determined an appropriate Study Area for evaluation of the proposed lot sizes and necessary variances. He chose the west side of Luness Road, just east of Brown's Line, north to the south side of Lanor Ave., east to the east side of Delta St., and south to the north side of Horner Avenue (the south side is employment land). The subject street runs north off Horner, and the property is located in the first block north.

Rimilton Ave. is the next east-west street to the north, and Hallmark Ave. is the first street to the west. Mr. Romano's Expert Witness Statement is Exhibit 2.

Mr. Romano pointed out that a general characteristic of this area is that lots are undersized in relation to the required zoning, regardless of the dwelling type. There is a frontage requirement for semi-detached dwellings, for example, of 18 m. However, this measurement applies only to the dwelling itself, and not to the lot size. One semi might be 10 m while the other is 8 m wide. Respecting detached dwellings, it is a widely distributed characteristic that their lots are undersized. While detached houses are limited to 12 m in width in the By-laws, duplexes are permitted to have a 15 m frontage, and triplexes, 16.5 m. The subject property is located between two "multiplexes", as Mr. Romano put it, as the exact nature or number of the units cannot be determined from the exterior. By-law exceedances are common in the area, including coverage, FSI and side yard setbacks. His air photo illustrates the variety of building types and driveway accesses to the rear, or pads at the front (162, and 168, 168A). The Lot Frontage Map (Ex. 2, p. 26) shows how difficult it is to make mathematical comparisons in this area, because of the variety in dwelling types. Variety is in fact the overriding characteristic.

On his frontage map the smallest category is 9.14 m or smaller (29.4% are in this category). Those at 7.62 as proposed constitute 20.1%, or 173 of the 859 lots in his study area. He testified that in his opinion, there is no discernable difference between 7.62 m and 9.14 m frontages. The difference of 1.5 m is a mere 5 feet. His next category is 9.15 m to 11.99 m, and these are 19.6 % or 168 properties (this category was selected as it is less than the 12 m frontage allowed for detached dwellings.) About 48.9% of detached properties in this area have less than 12 m frontage, so are undersized. Then those 12 m to 14.99 m form 37.1 % or 319 parcels, and 15 m or larger are 13.9% or 120 properties.

Mr. Romano testified that every category is represented on Alderbrae itself. Some lots in the subject block itself are undersized. In fact, from Horner to Valermo, 70 % of frontages are less than 12 m. Larger frontages usually contain multiplexes as built forms. There is a similar variety in lot areas (Ex. 2, p. 27). The limit is 465 sq. m for detached. 57% of the lot areas for detached dwellings in his study area are undersized (480 out of 842). Many of these are found on nearby streets as well, including Hallmark, and on Alderbrae north of Rimilton. He concludes that nothing unusual is proposed here, either in the lot sizes or built form. Even a lot that complies with frontage requirements, such as 173 Alderbrae, may require minor variances for new construction (see Ex. 2, Decision Summary Chart, Line 1.)

His specific evidence respecting frontages and areas along these two blocks of Alderbrae, especially the subject block, is quoted in full, as the City also addressed the details in its evidence. He stated at page 6:

"A diversity of lot sizes including undersized lots are well represented.
This can be illustrated by looking at the lot sizes along Alderbrae Avenue between Horner

Avenue and Valermo Avenue. Of the 54 lots in this area:

- o Lot frontage ranges from 9.14m to 16.76m.
- o Lot area ranges from 315.41m² to 557.42m².
- o 32 (59.3%) have a lot frontage smaller than 12m.
- o 43 (79.6%) have a lot area smaller than 465m².....

Within the block between Horner and Rimilton, of the 24 lots in this area:

- o Lot frontage ranges from 9.14m to 16.76m.
- o Lot area ranges from 315.41m² to 557.42m².
- o 4 (16.7%) have a lot frontage smaller than 12m.
- o 15 (62.5%) have a lot area smaller than 465m².

Mr. Romano illustrated recent changes by reconstruction here in photos and descriptions. Recent rebuilds are typically larger and taller, occupying more space on a lot than older buildings, with integral garages and narrower side yards. In Photo 4, for example, a modern two storey detached can be seen next to older bungalows, at Nos. 171, 173 and 175 Alderbrae. In Photo 6, older semis at 170 and 172 Hallmark are located next to newer detached at 176 and 178 Hallmark, typical of the more modern mix of developments nearby. In Row 1 of the Decision Summary Table (statistics from City records - end of Ex. 2), one sees that No. 173 obtained variances in 2007 for coverage of 35.04% and FSI of 0.61 m. This table illustrates the most common variances granted over the last ten years, those for frontage, area, side yard setbacks, coverage, FSI, height, eaves setback, and main wall heights.

Respecting interior side yard setbacks, such as the proposed variance challenged by the City, 0.6 or 0.61 m is the most common granted variance from the 1.2 m required in the New By-law. There have been reductions permitted in the opposite setback as well, to 0.91 if detached, and occasionally .45 cm.

In Photo 5, newer designs and construction (2016) can be seen at 175 to 179 Hallmark. Two lots at 451 and 453 Rimilton Ave., close to Hallmark, were severed into five lots in 2016, and were not appealed. Some of these lots have 7.25 to 7.62 m frontages, with lot areas of 220.7 to 220.8 sq. m., coverages of 42.2 to 44.8, FSI of 81 to 85 sq. m, and main wall/soffit height of 7.72 to 8.49 m. (Lot Study, Row 35). These lots are located about 100 m away from the subject property. Photo 7 shows the dwellings on Hallmark just north of the rear of the subject property, 167A and B. These are detached, with narrow interior side yards like the proposed, next to a bungalow. Similar newer designs are found at 167A and 167B Aldercrest, one street east (Photo 10), and in Photos 11 and 12 on Rimilton. The proposed dwellings are typical of the more modern style, as seen in the rendering at page 30 of Ex. 2.

While similar reinvestment and regeneration in the neighbourhood study area and beyond has been occurring, it has not affected the stability of the neighbourhood. The proposed dwellings here would be taller than the existing, but the obvious variety in building types nearby would accommodate such a change. There is no variance required for building length or depth, overall height, landscaping or parking. They would

be two storeys, with no variance needed for this, but only a technical one for first floor height (No. 6). The proposed entrances would comply with the first floor height required under the New By-law, but the variance relates to the way this is enforced now. It is measured as the floor height above the garage, and not the height of the foyer. The soffit height variance (No. 9) is from the Old By-law, which still applies here as the New By-law provision is still under appeal. The variance is required for small window projections only, not for the entire length. There are no eaves projection or setback variances here.

Permissible height under the New By-law is met respecting the overall height, as 9.5 m is the standard for detached dwellings, while semis, duplexes and triplexes are permitted to be 11 m in height. This is important, because if the City's suggestion for a multiplex rather than detached were accepted, it could be 11 m in height, far more than the proposed detached, which require no overall height variance.

In Mr. Romano's opinion, the proposal incorporates features that are similar to and compatible with the neighbourhood features. The two storey detached dwellings are of a conventional modern dwelling typology, with a split level first floor and an integral garage. Their size is modest, 198.91 sq. m. FSI. This is a conventional height, mass and scale, which respects and reinforces the neighbourhood physical character.

He summed up the variances for each proposed lot and structure in this way:

- “o Lot frontage of 7.62m instead of minimum 12m.
- o lot area of 278.74m² instead of minimum 465m².
- o lot coverage 35% instead of maximum 33%.
- o GFA 0.71 instead of maximum 0.4 times the lot area.
- o Interior side yard setback of 0.61m.
- o First floor height of Part 1: 2.51m and Part 2: 2.44m instead of maximum 1.2m.
- o Front exterior main wall height of Part 1: 7.61m and Part 2: 7.54m instead of maximum 7m.
- o Dwelling height to roof midpoint of Part 1: 8.66m and Part 2: 8.58m instead of maximum 7.5m.
- o Soffit height of 8.15m instead of maximum 6.5m.” (Exhibit 2).

The variances are found in Attachment 1.

Also in Exhibit 2, he set out those features of the proposal that would be in compliance with zoning standards, as well as the increases sought (which I have underlined). He also provided his explanations and conclusions:

- o Front yard setback of 8.29m complies (appropriately aligning with neighbouring buildings.)
- o Rear yard setback of minimum 11.75m. (by-law compliant is minimum 9.1m per 25% of lot depth).

- o Side yard setbacks of 1.22m and 0.61m. (The 0.61m variance request is internal to the two proposed dwellings. By-law compliant is min.1.2m.)
- o Building length of 16.79m with front and rear bay window projections. (By-law compliant is 17m.)
- o Building depth of 16.79m. (By-law compliant is 19m.)
- o Sloped roof design. (not regulated)
- o Building height of:
 - ♣ 2 storeys (By-law compliant; storeys not regulated);
 - ♣ 9.5m to the highest roof ridge. (By-law compliant is 9.5m for detached dwelling, 11m for semi-detached, duplex or triplex dwellings).
 - ♣ Roof midpoint height of 8.66m (Variance required; by-law compliant is 7.5m for bylaws 1979-67 and 1981-272.)
 - ♣ First floor is split level, with heights of:
 - Pedestrian entrance, front door and foyer 1.2m (By-law compliant, 1.2m).
 - Beyond the foyer, Part 1: 2.51m and Part 2: 2.44m. (These were required variances prior to the March 2018 OMB decision approving first floor height of 1.2m for the pedestrian entrance).
 - ♣ Wall height of Part 1: 7.61m and Part 2: 7.54m. (Variances for front wall; By-law compliant is 7m).
 - ♣ Soffit height of Part 1: 8.15m and Part 2: 8.17m. (By-law compliant is 6.5m).
- o Gross floor area of 198.91m² or 0.71 times the lot area (Variance for GFA; New By-law is maximum 0.45; By-laws 1979-67 and 1981-272 maximum is 0.4).
- o Lot coverage 35% (By-law compliant is 33%)
- o On-site parking supply in the form of integral garage (By-law compliant - one parking space beyond front wall of dwelling).
- o Front yard landscaping (By-law compliant is 50% landscaping and 75% soft landscaping).

Following circulation of the application before the COA hearing, Planning Staff wrote two reports. The first, dated July 12, 2018 recommended deferral 'to allow staff to conduct further analysis in review of the applications and to subsequently provide the applicant an opportunity to consult with Planning staff.' The August 28, 2018 report recommended refusal, noting 'Staff are of the opinion that the proposed substandard lots and resulting built form would not be in keeping with the existing physical character of the immediate area. The proposed severance would create the smallest lots on the street and block.'

Urban Forestry raised no concerns or objections, only recommending conditions of approval in both their July and August memoranda. Development Engineering had no objections from a Transportation Services and Engineering & Construction Services perspective. They merely requested standard items on the site plan to illustrate a positive driveway slope, together with advisory items. Heritage Preservation Services sought an archaeological assessment condition, now fulfilled. The only neighbourhood objections came from Nos. 163 and 165 Alderbrae Avenue, respecting the proposed height, two smaller lots and traffic.

The City's expert witness, Ms. DeGasperis, had stated that the City planners preferred a semi-detached or duplex building type. Mr. Romano replied that nothing precludes construction of any building type that is permitted by the By-laws. Many of the lots in the study area have semi-detached dwellings, and all are lots of record. Semi-detached could even be replaced with detached on these lots, as both are permitted. The two are not related, and are not so restricted.

His conclusion was that the proposal was in keeping with other lot sizes, built forms, building sizes and positions within the neighbourhood.

Provincial Policies

Mr. Romano testified that the proposal is consistent with the Settlement Area policies in the PPS, particularly as they relate to achieving an appropriate mix and range of housing, optimizing the use of land, and making more efficient use of existing infrastructure. The proposal conforms to, and does not conflict with, the Settlement Area, Delineated Built Up Area policies of the Growth Plan. This Plan would minimize urban sprawl. The proposal appropriately implements intensification policies that achieve the objective of complete communities, particularly where lands are well served by public transit.

He reviewed each relevant section and policy in detail. Maintaining the existing housing format and size would not advance the policies of either the PPS or the Growth Plan.

Official Plan

The general intent and purpose of the OP must be met for each variance. Mr. Romano testified that the OP policy regime for the Neighbourhoods designation is met with this application. In the chapter 2 section concerning Healthy Neighbourhoods, the explanatory text for Policy 2.3 acknowledges that neighbourhoods are "stable but not static" and that "neighbourhoods will not stay frozen in time." Physical change is expected to occur in neighbourhoods like this over time through enhancements, additions and infill housing. The goal is to reinforce the stability of the neighbourhood by ensuring new development respects the existing physical character of the area. Regeneration is an important aspect of stability, and the OP clearly anticipates physical change by replacement housing.

Built Form policies apply throughout the City. The planned context as well as the existing must be considered. The explanatory sidebar to Policy 3.1.2.1 says that the planned context refers to what is intended in the future. In stable areas such as Neighbourhoods, the planned context typically reinforces the existing context. However, given the direction of Policy 2.3 that they will not remain static, development such as anticipated here will fit in this context.

Policy 3.1.2 in Mr. Romano's opinion would be met here, with minimal impact on the neighbourhood. Such lots and dwellings have been created nearby recently. The test of "compatibility" means "capable of co-existing in harmony with" and not "replicate".

The intent of Policy 2.3.1.1 regarding change in stable neighbourhoods is further expressed in Policy 4.1, which sets out the policies for the Neighbourhoods designation. Policy 4.1.5 requires that development in established Neighbourhoods respect and reinforce the existing physical character of the neighbourhood. The criteria to be considered in assessing the appropriateness of the development include:

- a) respect and reinforce the existing physical character of the neighbourhood,..;
- b) size and configuration of lots;
- c) heights, massing, scale and dwelling type of nearby residential properties;
- d) prevailing building type(s);
- e) setbacks of buildings from the street or streets;
- f) prevailing patterns of rear and side yard setbacks and landscaped open space;....

The proposal would not be "new" here, but would conform to the varied sizes and configurations in the neighbourhood [(a) and b) above]. Clause c) is satisfied by the two storey, low rise detached dwelling, which fits within the language of "nearby" in this clause and in clauses e) and f) – the modest to tight side yard setback and landscaped open space is the prevailing pattern. This proposal would thus meet the policy in 4.1.5.

Policy 4.1.8 requires that Zoning By-laws contain numerical site standards for matters such as building type and height, density, lot sizes, lot depths, lot frontages, parking, building setbacks from lot lines, landscaped open space and any other performance standards, to ensure that new development will be compatible with the physical character of established residential Neighbourhoods. As mentioned, "compatible" here means "capable of co-existing in harmony with" and not "replicate". The zoning standards in this area, Mr. Romano testified, have not been complied with rigidly, as both old and new construction in this neighbourhood illustrate differing lot sizes, building design and built form. In his opinion this proposal achieves a detached, conventional form of low rise residential on lots that are appropriately sized in this site's physical context.

Zoning By-laws

The requested variances here do, in Mr. Romano's view, meet the general intent and purposes of both the OP and the applicable zoning By-laws. In this multiple residential zone, the proposed lot frontage and lot area individually and cumulatively meet the general intent and purpose, which is to achieve a modest-sized lot within the physical context. There is a mix of undersized and larger lots, both nearby and in the larger neighbourhood. Detached dwellings are one of the prevailing building types here. Only a modest portion of the lot is covered, so that other features such as amenities,

servicing and setback components can be met, with ample open space. The proposal is not an overdevelopment, since the proposed GFA meets the general intent and purpose to ensure that the floor area of the dwelling is appropriate for the lot, and is compatible with the GFA nearby. There would be adequate space to facilitate access, maintenance and servicing, for both sides of each dwelling. The proposed first floor height variance meets the goal of ensuring that the entrance is close to grade, and this standard does not preclude split level first floors. A front main wall height variance meets the general intent and purpose of limiting the height of main walls for a suitable low-rise residential building. (This standard is intended to limit inappropriate upper levels. Third storeys in areas where two storeys are regulated, or flat roofs- are discouraged. This provision is still under review, as it is difficult to meet for lots having a frontage of 12m or smaller.)

To complete his review of the test for general intent and purpose of the zoning by-laws, he stated that the requested midpoint roof height meets the general intent and purpose to achieve a low profile, low-rise residential building with sloped roof. The proposed soffit height meets this purpose in a manner similar to the main wall height standard, and does not extend around the total structure. He pointed out that the zoning review appeared to reference a height level that is taller than the eaves of the dwelling.

Minor

Mr. Romano opined that the proposal creates no unacceptable adverse impact. While the proposed dwellings will occupy more space on the lots, the building siting and built form are reasonable and to be anticipated, particularly in the context of this urban neighbourhood. There would be no unacceptable adverse impacts such as shadowing, privacy or overlook, and compliant parking is provided. Respecting any numeric assessment of minor, he stated that it is not based on a mere mathematical calculation. Here the order of magnitude of the minor variances is a reasonable one. The result would be a compatible detached residential dwelling, suitably accommodated on the site, within a similar physical context in the area. His minor variance decision summary table illustrates that the proposed variances are in keeping with the numeric range of approvals within the neighbourhood.

Desirable for the Appropriate Development and Use of the Land

In his opinion, the proposal will provide compatible lot sizes, site design and built form, and is in the planning and public interest. It is therefore desirable for the appropriate use and development of the land. The proposal will contribute to the mix of housing choices in this neighbourhood, reflecting and reinforcing its physical character.

Mr. Romano also reviewed the other relevant sections of the Act with respect to this proposal. He found section 2 to be satisfied, with no substantive implications. Respecting Heritage Preservation Services' standard request for an archaeological assessment, the assessment has been undertaken, and no features to warrant further investigation were found (confirmed by a memo of October 26, 2018).

The criteria in subsection 51(24) of the Act for evaluating a consent were addressed in his Witness Statement, Exhibit 2, in paragraph 25. He found no impediment to approval of this proposal. Specifically, he was of the opinion that:

- (a) – the proposal properly implements matters of provincial interest, including s. 2 of the Act, the PPS and Growth Plan
- (b) – the proposal is not premature. Services are available, the public interest is met by intensification, that is represented elsewhere nearby
- (c) – the proposal conforms to the OP
- (d) – the land is physically suitable as it has been used for same. There is nothing being proposed that is new or unsuitable in the site's physical context.
- (f) – the dimensions of the proposed lots are in keeping with the dimensions of other lots in recent severances nearby.
- (i) – services are available and adequate.

Provisions in subsection 51(24) (d.1), (j), (k), (l) and (m) are appropriately addressed and satisfied, to the extent applicable.

On cross examination by Mr. Schuman, Mr. Romano repeated that the physical character of the neighbourhood is one of non-compliance with the frontage and area requirements. Half of the lots with detached residential structures are less than 12 m in frontage. He defended his selection of categories of frontages in his chart, as in the usual test of walking down the street, a frontage of 7.62 m and one of 9.14 m would look virtually the same. One of 15.24 m would appear different. He agreed that the proposed frontages would be the narrowest on this same block, and even on Alderbrae north of Rimilton.

However, he emphasized, this is not the test required under the OP for evaluation of the proposal. If on one street there are one or two lots different from the others, this is not a physical characteristic that is contrary to what is found in the neighbourhood. They are, in fact, a physical characteristic that IS found in the neighbourhood. Thus a 7.62 m frontage may be different, but the test is whether it can fit within what is found there. Here, the proposed meets the OP test, as the size is found nearby, and it fits within the other lots even though it does not yet exist in the subject block. The largest lots are fewer in this block than those in the 9.14 wide category. While there are groups of the largest lots here, such groups are seen on other nearby streets, such as Gamma St. It would be unlikely that the existing multiplexes on Alderbrae would be purchased and subdivided to create smaller lots, like the lots on the next street over, Hallmark, where there are both older and newer narrow lots. He emphasized that such narrow lots are indeed considered when determining a neighbourhood, since they are part of the existing fabric no matter how created. Construction of new detached here, on smaller lots, would better contribute additional housing and fit within the lot sizes nearby.

Respecting side yard setbacks, Mr. Romano pointed out that the reduced interior setback of 0.6 m equals what exists in newer developments nearby, so that this is the

prevailing condition for new detached structures. The tendency is to build to the side lot lines in newer developments, and to maximize front and rear yard amenity space.

There is no necessary correlation between increased GFA, as requested here, and increased coverage, he stated. There could be coverage increases resulting from voids, yet no increase in massing or scale or GFA.

He found no single prevailing building type in this neighbourhood, the only type “prevailing” is that of a variety. The addition of one detached dwelling would maintain and replenish the existing housing stock.

In redirect he stated that if rebuilt within the By-laws, a new dwelling here could be an individual detached, a semi-detached or multiplex. The New By-law recognized existing lots of record, so that every existing semi-detached could now be severed as a separate lot. There is no virtue then in retaining the wider lots and constructing semis, as the City recommends.

CITY OF TORONTO

Ms. Daniela DeGasperis is an Assistant Planner in the Etobicoke York division of the City Planning Department. Although not yet fully qualified, she has had both university training and experience in the Planning Department sufficient to qualify as an expert for purposes of this matter. The essence of her opinion on this application is found in her statement:

“It is my opinion that there is potential for redevelopment on the subject property through consideration of a different building type permitted in the Zoning By-Laws.” (Exhibit 4, para. 25).

The Study Area chosen by Ms. DeGasperis began similarly on the north side of Horner Avenue, west to the west side of Luness Road, included only the north side of Valermo Drive (and not north to Lanor Ave.), then east to include only the east side of Beta Street. She also did not include the two blocks further east, as Mr. Romano had done. Her area included 477 properties, versus his 859.

Ms. DeGasperis elaborated on the existing structures in the neighbourhood. Where there are multiplexes, she testified, they are found within the blocks south of Rimilton, adjacent to Horner Avenue and scattered throughout the blocks north of Rimilton. Detached houses within the neighbourhood are one or two storeys, principally with generous side yard setbacks providing adequate separation, and consistent patterns of landscaping. Her Lot Study (Ex. 4, p. 46) shows that the majority of lots within the neighbourhood (348 of 477, or 73%) contain detached houses. The majority of these lots with detached houses, 306 of 348 or 87%, have frontages greater than 7.62 m. with generous side yard setbacks. Semi-detached dwellings form 24% (116) and are mostly

located on lots with frontages that are exactly 7.62 m. There are 13 multiplexes, or 3% of the total.

Based on her lot study, the majority of the properties within the neighbourhood do not meet the minimum requirements for lot frontage and areas as set out in the Zoning By-laws. However, there are some consistent patterns. Considering lots with detached houses, the average lot frontage is 11.40 m, and the average lot area is 433.57 sq. m. For semi-detached, the average lot is 7.89 m wide and the average area is 310.51 sq. m. There are 112 lots in the neighbourhood that have a frontage of exactly 7.62 m., the same frontage proposed for the subject site. Of these, she stated, only 31 (or 28%) of the lots are detached houses, and 83 (or 74%) of the lots have semi-detached dwellings. The remaining lots of 7.62 m have detached houses that have been created through consent, or are historic in nature.

Her Lot Study has different frontage categories than Mr. Romano's. She found 132 with frontages of less than 7.62 m, even in her smaller study area. Recent severances on Rimilton, Valermo and Hallmark have resulted in smaller frontages, with the majority built as detached dwellings. The majority of lots north of Rimilton have frontages of 9.14 to 10.67, and thus are too small for severance. On the subject block, however, there is more of a mix of lot frontages. There are 11 lots here of 15.24 m, the highest concentration of this size lot anywhere in the neighbourhood. There have been severances in the nearby area in the last 10 years, but only two were built as detached. The proposed lots would not match the neighbourhood character, and would break up the rhythm that exists on this street. There is no similar built form or massing at present, as there is on other streets nearby. The larger lots on the east side of Alderbrae could not be severed, so this makes the proposed lot widths even more of an intrusion. A semi-detached built form would generally fit and reinforce the area character, and not interrupt the streetscape.

She opined that the consent and minor variances requested would result in undersized lots and structures, and these would alter the look and feel of the existing streetscape. There are no lots on this block with frontages at or less than 7.62 m. at present; most are 15.24 m. with generous separation distances. She finds that newer construction nearby appears to be three storeys, and if two are alike, they appear narrower because of less separation distance between the interior side walls. The proposed has a different character than what is predominantly found elsewhere in the neighbourhood. An example is seen at 173A and B Hallmark (Photo 5, Hallmark), and on Rimilton and Valermo.

Ms. DeGasperis found that the newer structures are not in line with the floor height of the dwelling beside them, and are therefore not compatible. There are some two storey semis or detached dwellings that generally "fit together" because their overall height and massing are similar, and they have "compatible" similar floor heights and separation distances, no matter the built form. An example is seen on Alderbrae north of Rimilton, where there is a two storey addition to a bungalow, and where the floor heights are

similar and there is a good separation distance. Even a newer design with an integral garage beside an existing bungalow or multiplex would be within the neighbourhood character if there were good separation distances, similar floor height and window projections, etc. (see Photo 2 in Ex. 4). She stated that built form informs the appropriateness of a severance, if it is similar to what already exists.

The subject block on Alderbrae now has generous separation distances, she testified. The proposed would not be in keeping with the surrounding and predominating pattern of development. She recommends preservation of the immediate context by the construction of a semi-detached structure on the existing lot, since the average lot width here is 11.4 m. A semi-detached dwelling would be more suitable to the existing and planned character here, as it would appear to be one building even though the new lots are only 7.62 m in width. She admitted that there have been 25 detached homes built on a 7.62 lot size in the area within the last 10 years. Here on this block, however, the cumulative effect of the proposal would not be a sensitive, gradual or a general fit with the existing or planned character, and so would not be desirable.

Ms. DeGasperis addressed the PPS and Growth Plan policies, finding that the important policy document is the City's OP, as stated in the PPS. In considering the sections of the OP as set out by Mr. Romano, she found that the project does not respect and reinforce the existing physical character of the streetscape and the neighbourhood, "especially within the existing context", she stated. The predominant pattern she finds here is that of semi-detached or multiplexes. Detached dwellings would be a noticeably different physical pattern. In examining the criteria in Policy 4.1.5 for Neighbourhoods, she found that the proposal would not fit within the neighbourhood, particularly on this block of Alderbrae. A different building type would meet the criteria, including the zoning standards envisioned in section 4.1.8.

Ms. DeGasperis addressed OPA 320, because it is now in force even though not applicable to this proposal. It is therefore necessary to consider the immediate context here, the same block or the block opposite. This "supplementary method" of analysis is now undertaken by planners, resulting in the immediate context being more relevant. She said that she looks to the immediate street when considering compatibility, and not to different streets.

She concluded by pointing out that although detached houses in the neighbourhood do not generally meet the Zoning By-Law requirements (average lot frontage 11.4 m, average lot area 433.57 sq. m), they are closer to the minimum requirements when compared to these applications. It is important to note that there are 9 lots with an existing frontage of 15.24 m on the subject block alone. This grouping is more than in any other block in the neighbourhood. She concluded: "The proposal for detached dwellings on 7.62 metre lots is not appropriate for the neighbourhood as it disregards the existing physical character of the area" (Ex. 4, para. 87). The detached houses would interrupt the existing streetscape and the built form on streets and blocks within the neighbourhood. Two detached dwellings on lots with a 7.62 m frontage would not be

a sensitive physical change to the neighbourhood, and would disrupt the existing rhythm along Alderbrae by reducing open space and separation distance between buildings.

If detached houses continue to be allowed on lots with a frontage of 7.62 m, the same proposal could to be replicated on the remaining 15.24 m lots in the neighbourhood. This would completely alter the existing physical character of the area, and destabilize it in her opinion (Ex. 4, paras 97 and 98).

ANALYSIS, FINDINGS, REASONS

As Ms. DeGasperis summarized it, the applications propose to construct two detached houses on undersized lots where variances are being sought for reduced lot frontages, lot areas, setbacks and increased GFA, building height, exterior main wall height, soffit height and lot coverage. At first consideration, the proposal might appear to constitute overdevelopment of the land, as there are many variances requested.

With respect to the criteria for determining the appropriateness of the severance, I rely on Mr. Romano's assessment of subsection 51(24) as set out above. Specifically, matters of provincial interest are met, including the impetus to intensification in appropriate locations. All necessary municipal services are already available here, so that it is not premature to seek to implement the proposal. There are many similar lot sizes and modern designs for detached dwellings in the area, including very near the subject site. In my view there is compliance with the policies of the City's OP.

Ms. DeGasperis agreed with Ms. Stewart's analysis that provincial policies should be considered as a whole, and that their intent should override when considering the City's OP, which is the vehicle for their implementation. The OP should be interpreted in a manner that would implement provincial policies, which both planners agreed were met by this proposal. Thus as the OP commentary suggests, the OP's Healthy Neighbourhoods policies address the possibility of change. Neighbourhoods may evolve over time (2.3.1). Ms. DeGasperis had used the term "destabilize" when assessing the proposal, but she amended this in cross examination to substitute "significantly alter" the existing neighbourhood. However, I agree with Ms. Stewart that creating two new dwellings here would not destabilize even this same block, and might even contribute to the stability if newer construction follows as the older structures age. This would reinforce the existing neighbourhood structure, here and beyond this block. Ms. DeGasperis admitted that the 25 consents within the last 10 years have not destabilized the neighbourhood, although she stated that Hallmark's character has been altered by consents. She had not inquired to see how many of these consents were granted south of Rimilton. In looking at her photos, many similar developments have been built nearby, such as 176-178, 173A and B, and 175-179 Hallmark, 462-464 and 431A and B Rimilton. These are within one or one and a half blocks of the subject parcel. They are part of the existing and planned structure, and thus do not contravene the neighbourhood character.

Respecting the appropriate test for determining the “neighbourhood” for evaluation purposes, none of the factors in Policy 4.1.5 of the OP can be given special importance. The recent change respecting the “prevailing” size and configuration of lots in OPA 320 does not apply to this application, which preceded the OMB decision. Thus for this appeal there is no test of a fit with a “majority” of the frontages in the neighbourhood, although the intent of 320 has been considered. Reinvestments in this neighbourhood, can revitalize this area, where existing bungalows and multiplex structures represent older development. If a new semi were to be constructed here, with no interior side yard setback, as Ms. Stewart pointed out, the difference in side yard setbacks would be only one foot. This would actually eliminate open space on the lots, and result in a taller building given the available zoning permissions. Smaller side yard setbacks have been approved recently for 189 (0.46m) and 192 Alderbrae. These are now part of the neighbourhood. Similarly, the proposed dwelling type, detached dwellings, are permitted in this area and thus are part of the planned context. An example quite close to the subject can be seen at 167 A and B Hallmark. There are 42 examples of detached structures on 7.62 m lots within the study area, so they must be considered to “fit” as they now exist there. Ms. DeGasperi provided no examples of adverse impact from the variety of lot sizes or building types.

Ms. DeGasperi agreed that even within the same block there is a great variety of lot frontages. As mentioned, the OP policies speak of gradual change to be expected over time, and states that this will not destabilize a neighbourhood. Ms. DeGasperi agreed with this, but again stated that because lots on this block have not been further subdivided, this represents its character for evaluating proposals. Mr. Davidson in summing up for the City emphasized respect for the existing pattern on the street, saying that approval of the proposal would not respect and reinforce the character of the neighbourhood as the OP requires. “Fit” should be determined from the immediate context. However, Ms. DeGasperi also agreed that her neighbourhood would extend to 100 m away from this block of Alderbrae, as the lots to the west on Hallmark and lots to the east on Aldercrest would be included in the OP term “nearby”. Even if OPA 320 did apply, I find that the proposal should be evaluated including the nearby streets as well as the subject one. There is a great variety of lot sizes and building types there, and so this is a characteristic of the this neighbourhood for OP purposes. I find the “neighbourhood” here to be much larger than the immediate block.

I do not find that anything turns on the choice of study areas here. Mr. Romano’s larger one did not yield any relevant argument in addition to that in Ms. DeGasperi’s study area. Both showed many wider and narrower lots, with different built forms. As mentioned, Ms. DeGasperi appeared to further narrow her definition of relevant neighbourhood to that of the subject block alone. Even if OPA 320 did apply to this application, I find that this is too narrow a scope for assessing this application as part of a neighbourhood. The streets next to Alderbrae, especially Hallmark to the west and Rimilton directly north, included many similar lots and structures. The streetscape of the one block surrounding 158 Alderbrae might be slightly altered if the severance and

detached dwellings are approved, but this would hardly disrupt the nature of even this block. A new multiplex could well be higher, with greater side yards and a bulkier appearance. I agree with Ms. Stewart that the OP Neighbourhood policies do not identify (or did not, before OPA 320) a geographical area for the assessment of a proposed severance. The tests of “fit harmoniously” and “compatibility” are not identical. Compatibility is context-specific. Where there is uniformity, new proposals should be similar to what exists, or is planned. Where more diversity, proposed changes can differ and still be compatible. The side commentary refers to “typically reinforce” the existing context. Here, what exists on the ground is often below the By-law standards. Thus the existing context here does not reflect the planned context. The real test of a non-complying application is “capable of co-existing in harmony”. I find that the proposed severance and detached dwellings meet this test in this context.

It can be seen that the test of “prevailing” did occur in Policy 4.1.5 even prior to 320: “Development in established *Neighbourhoods* will respect and reinforce the existing physical character of the neighbourhood, including in particular:

- a) patterns of streets, blocks and lanes, parks and public building sites;
- b) size and configuration of lots;
- c) heights, massing, scale and dwelling type of nearby residential properties;
- d) **prevailing** building type(s);
- e) setbacks of buildings from the street or streets;
- f) **prevailing** patterns of rear and side yard setbacks and landscaped open space;

No changes will be made through rezoning, minor variance, consent or other public action that are out of keeping with the physical character of the neighbourhood.

The **prevailing** building type will be the predominant form of development in the neighbourhood....”. This language does not proscribe changes, but merely limits them to ones that can coexist in harmony with the existing or planned context. It is to be noted that the word “prevailing” is not included in clause b) of 4.1.5, so that the **lot size** does not have to reflect what exists in order to respect and reinforce the existing physical character of the neighbourhood. There are in fact many similar lot sizes in close proximity to the subject, as can be seen on Ms. DeGasperis’ Lot Study (Ex. 4, p. 46).

Ms. DeGasperis found 132 frontages of less than 7.62 m in her chosen study area, even though it is smaller than Mr. Romano’s area. There are 262 properties with frontages of 7.63 to 15.23, and 83 of 15.24 and greater. Many of the smallest frontages can be seen on her Lot Study to be within one block (Hallmark) of the subject, indeed the rear of many of these face the rear of the lots on the subject side of Alderbrae. She mentions this in para. 96 of her Statement, concluding however that “While there are 31 lots with a 7.62 frontage that contain detached houses throughout the neighbourhood, including 6 lots on the west side of the subject block (facing Hallmark Avenue), these properties are not reflective of the pattern of development throughout blocks and streets in the neighbourhood.”

I rely on the fact that there are detached dwellings on 73% of the lots in this neighbourhood. This is therefore the most common or prevalent built form in this area. Lot size and building type are separate concepts, as seen on 4.1.5 b) and d):

- b) size and configuration of lots; and
- d) prevailing building type(s);...

I believe that it is incorrect to conflate them in assessing the appropriateness of a proposal under the OP policies. Even a semi on an existing lot could be replaced, if desired, by a detached dwelling. The lot size would not change with the building type on it. Therefore the size of the lot frontage should not be dependent on the building type proposed. If a building type, a detached dwelling, is permitted in the Zoning By-law, it should be considered acceptable if it exists nearby, especially here where it is the prevailing building type (73%).

Respecting OPA 320, now in force, it added the term “geographic neighbourhood” to the area to be evaluated for Policy 4.1.5. as well as the properties in the same block facing the same street. The test is “materially consistent with the prevailing physical character” of both the same block as well as the broader geographic neighbourhood. The OMB decision put it this way, in accepting the planner’s opinion:

“...He said they also clarify development criteria for development proposals in established Neighbourhoods requiring development to respect and reinforce the existing physical character of a neighbourhood. He said they address the extent of neighbourhoods by requiring consideration of both the geographic neighbourhood and the immediate context within the neighbourhoods in proximity to the development site. He said the proposed modifications require that a proposed development must be materially consistent with the prevailing physical character of the properties in both the broader geographic neighbourhood and the properties that face the same street as the proposed development in the same block and in the block opposite. To assist in interpretation, he stated that the proposed modifications clarify the definition of the term “prevailing” in this context.” (PL160771, Dec 7, 2018, para. 13)

The intent appears to be to include in the analysis both the immediate area surrounding a property and the wider geographic neighbourhood. Ms. DeGasperis has apparently applied the new emphasis respecting the same block. In my opinion the appropriate “neighbourhood” for evaluation of this proposal is greater than “the same block” as proposed by OPA 320. This test is too restrictive for the nature of this application. As Mr. Romano stated, by OPA 320 a neighbourhood can have more than one prevailing physical character, in whole or in part. The variances therefore maintain the general intent and purpose of the OP, as modified by OPA 320, even though it does not apply to it.

Mr. Davidson provided two cases supportive of the City’s arguments. The first, an OMB decision of January 11, 2018 (PL160957), *Inacio*, determined that the historical reality of

the neighbourhood prevails over nearby historical smaller frontages. This was an application for a consent to sever a lot containing an existing house, to be preserved. The location was within the historically important Weston Village, under consideration as a Heritage Conservation District. There, only 3 lots of the 474 within the planner's Study Area had the 7.62 m frontage sought, and none of these resulted from a severance but were historical lots (para. 38 sets out the necessary analysis in this situation). The Board referred to the potential precedent of an approval in this stable neighbourhood, as it would be "...the first severance of this nature" (para. 43). This distinguishes the Board's finding from the present appeal, where there are several narrower lots within a few blocks have resulted from a consent. The neighbourhood in issue has no particular historical importance.

The second case offered by the City was a TLAB decision of January 29, 2018 for 105-107 Churchill Avenue in North York. There my colleague Ms. McPherson considered an application to sever two lots to create three, located on the edge of a park. I note that, first, this is not the same fact situation as the present, and the TLAB mentions creation of three lots frequently, and the lack of smaller lots "in the study area" (p. 21). Nonetheless, the planner for the City there made the same argument, that the requested lot frontages would introduce a lot size and pattern that does not exist "within the block." The pattern and size was not seen on "this section" of Churchill Ave. (p. 13). Therefore, it would not respect and reinforce the existing physical character of the neighbourhood, as the OP policy 4.1.5 requires. The TLAB found that either the existing small lots were original or were created by consents that "...can be differentiated from the subject lands because of their geographic location or proximity to other small lots.This distinction supports the position that the immediate context is an important consideration in determining fit." (p. 21). Notwithstanding this conclusion and the refusal of three lots, I find that the present block on Alderbrae is not a similar fact situation to that on Churchill. I agree that immediate context is an important factor, but it is not the overriding one here in assessing the present application.

I find compliance with the OP Neighbourhood policies for these detached dwellings, as replacements and additions in these few blocks surrounding the subject site. I also find that in this context, the variances requested individually and collectively meet the test in subsection 45(1) of the Act.

DECISION AND ORDER

The TLAB orders that:

1. The appeal is allowed and provisional consent is given to sever 158 Alderbrae Avenue into two Parts in accordance with the Site Plan for Part 1 and Part 2, attached as Attachment 3 to this decision, and subject to the conditions included as Attachment 2 to this decision, namely:

CONVEYED - PART 1

The lot frontage will be 7.62 and the lot area will be 278.7 square metres.

RETAINED - PART 2

The lot frontage will be 7.62 and the lot area will be 278.7 square metres.

2. The variances to the Zoning By-laws set out in Attachment 1 are authorized, subject to the conditions included as Attachment 2.

3. The new detached dwellings shall be constructed substantially in accordance with the Site Plans and Elevations, filed in Exhibit 1, Tab 17 and attached as Attachment 3 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

PART 1

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

The minimum required lot frontage is 12 m.

The new lot will have a frontage of 7.62 m.

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

The minimum required lot area is 465 m².

The new lot will have an area of 278.74 m².

3. Section 900.6.10.(18)(C)(i), By-law 569-2013

The maximum permitted lot coverage is 33% of the lot area (91.98 m²).

The new dwelling will have a lot coverage of 35% of the lot area (97.21 m²).

4. Section 1.(a), By-law 1979-67 and By-law 1981-272

The maximum permitted gross floor area is 0.4 times the area of the lot (111.5 m²).

The new dwelling will have a gross floor area of 0.71 times the lot area (198.91 m²).

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

The minimum required side yard setback is 1.2 m.

The new dwelling will be located 0.61 m from the south side lot line.

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

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

The new dwelling will have a first floor height of 2.51 m above established grade.

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

The maximum permitted height of all front exterior main walls facing a side lot line is 7 m.

The new dwelling will have a front exterior main wall height of 7.61 m.

8. Section 3, By-law 1979-67 and 1981-272

The maximum permitted dwelling height is 7.5 m, measured to the midpoint of the roof.

The new dwelling will have a height of 8.66 m, measured to the midpoint of the roof.

9. Section 320-42.1.B.(2)

The maximum permitted height for the soffit of the eaves overhang is 6.5 m.

The proposed soffit height is 8.15 m.

PART 2

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

The minimum required lot frontage is 12 m.

The new lot will have a frontage of 7.62 m.

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

The minimum required lot area is 465 m².

The new lot will have an area of 278.74 m².

3. Section 900.6.10.(18)(C)(i), By-law 569-2013

The maximum permitted lot coverage is 33% of the lot area (91.98 m²).

The new dwelling will have a lot coverage of 35% of the lot area (97.21 m²).

4. Section 1.(a), By-law 1979-67 and By-law 1981-272

The maximum permitted gross floor area is 0.4 times the area of the lot (111.5 m²).

The new dwelling will have a gross floor area of 0.71 times the lot area (198.91 m²).

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

The minimum required side yard setback is 1.2 m.

The new dwelling will be located 0.61 m from the north side lot line.

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

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

The new dwelling will have a first floor height of 2.44 m above established grade.

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

The maximum permitted height of all front exterior main walls facing a side lot line is 7 m.

The new dwelling will have a front exterior main wall height of 7.54 m.

8. Section 3, By-law 1979-67 and 1981-272

The maximum permitted dwelling height is 7.5 m, measured to the midpoint of the roof.

The new dwelling will have a height of 8.58 m, measured to the midpoint of the roof.

9. Section 320-42.1.B.(2)

The maximum permitted height for the soffit of the eaves overhang is 6.5 m.

The proposed soffit height is 8.17 m.

ATTACHMENT 2 - CONDITIONS OF CONSENT

- (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.

OTHER CONDITIONS:

1. The Site Plan will provide a notation illustrating that the existing unused driveway that will be restored with soft landscaping within the Alderbrae Avenue municipal boulevard. The owner shall indicate the reinstatement of the existing unused depressed curb cut with sod within the Alderbrae Avenue municipal boulevard, and poured raised concrete curb and gutter along the curb line of Alderbrae Avenue, on the Part 2 lot, in accordance with the City of Toronto Design Standard No. T-600.05-l.

2. 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.

ATTACHMENT 3 – PLANS

X 

G. Burton

Panel Chair, Toronto Local Appeal Body

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

PLAN OF SURVEY WITH TOPOGRAPHY OF
LOT 235
REGISTERED PLAN 2195
CITY OF TORONTO
(FORMERLY CITY OF ETOBICOKE)

SCALE 1 : 150
2 1 0 2 4 6 8 10 metres

TARASICK McMILLAN KUBICKI LIMITED
ONTARIO LAND SURVEYORS

© COPYRIGHT, 2017

EASEMENTS

SUBJECT TO: THERE ARE NO EASEMENTS REGISTERED ON TITLE

UNDERGROUND SERVICES

THE LOCATION OF UNDERGROUND SERVICES SHOWN ON THIS PLAN IS ONLY APPROXIMATE AND IS FOR PLANNING AND DESIGN PURPOSES ONLY. THIS INFORMATION MUST NOT BE ASSUMED TO BE COMPLETE OR UP-TO-DATE AND AN ON-SITE LOCATE MUST BE ORDERED PRIOR TO ANY EXCAVATION. TARASICK McMILLAN KUBICKI LIMITED ACCEPTS NO RESPONSIBILITY FOR ANY CLAIMS OR LOSSES DUE TO IMPROPER USE OF THIS INFORMATION.

ELEVATION NOTE

ELEVATIONS ARE REFERRED TO CANADIAN GEODETIC VERTICAL DATUM-1928, AND WERE DERIVED FROM CITY OF TORONTO BENCHMARK No. 12519670049, HAVING A PUBLISHED ELEVATION OF 104.897 metres.

BEARING NOTE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE WESTERLY LIMIT OF ALDERBRAE AVENUE FORMERLY ALBANY AVENUE AS SHOWN ON PLAN 2195, HAVING A BEARING OF N17°35'00"E.

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT PLANTED
IP	DENOTES	IRON PIPE
TC	DENOTES	TOP OF CURB
BC	DENOTES	BOTTOM OF CURB
CCT	DENOTES	CURB CUT
MH	DENOTES	MANHOLE
CB	DENOTES	CATCH BASIN
WUP	DENOTES	WOOD UTILITY POLE
WV	DENOTES	WATER VALVE
FHT	DENOTES	FIRE HYDRANT TOP
P1	DENOTES	REGISTERED PLAN 2195
P2	DENOTES	DUNNING & TAYLOR LTD., O.L.S., AUG. 17, 1988

0.20φ DENOTES DECIDUOUS TREE WITH TRUNK DIAMETER

0.20φ DENOTES CONIFEROUS TREE WITH TRUNK DIAMETER

TREE CANOPIES ARE DRAWN TO SCALE.

PLAN UPDATED DECEMBER 15, 2017

SURVEYOR'S CERTIFICATE

I CERTIFY THAT :

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON SEPTEMBER 18, 2017

SEPTEMBER 20, 2017
DATE

BORYS KUBICKI
ONTARIO LAND SURVEYOR

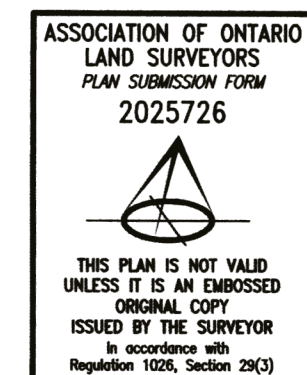
TARASICK McMILLAN KUBICKI LIMITED

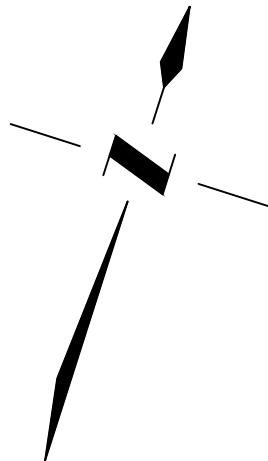
ONTARIO LAND SURVEYORS

4181 SLADEVIEW CRESCENT, UNIT 42, MISSISSAUGA, ONTARIO L5L 5R2
TEL: (905) 569-8849 FAX: (905) 569-3160
E-MAIL: office@tmksurveyors.com

DRAWN BY: R.E.

FILE No. 7699-T





PART	LOT	PLAN	PIN
1	235	2195	ALL OF 07581-0260
2			

BORYS KUBICKI
ONTARIO LAND SURVEYOR

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

DISTANCES ARE GROUND LEVEL DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY COMBINED SCALE FACTOR OF 0.999_____

COORDINATES ALONE CANNOT
BE USED TO RE-ESTABLISH
POINTS OR BOUNDARIES
SHOWN ON THIS PLAN

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT PLANTED
IB	DENOTES	IRON BAR
SSIB	DENOTES	SHORT STANDARD IRON BAR
IP	DENOTES	IRON PIPE
P1	DENOTES	REGISTERED PLAN 2195
P2	DENOTES	DUNNING & TAYLOR LTD. O.L.S., AUG. 17, 1988

I CERTIFY THAT :

1. 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.
2. THE SURVEY WAS COMPLETED ON SEPTEMBER 18, 2017.

BORYS KUBICKI
ONTARIO LAND SURVEYOR

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E-MAIL: office@tmksurveyors.com

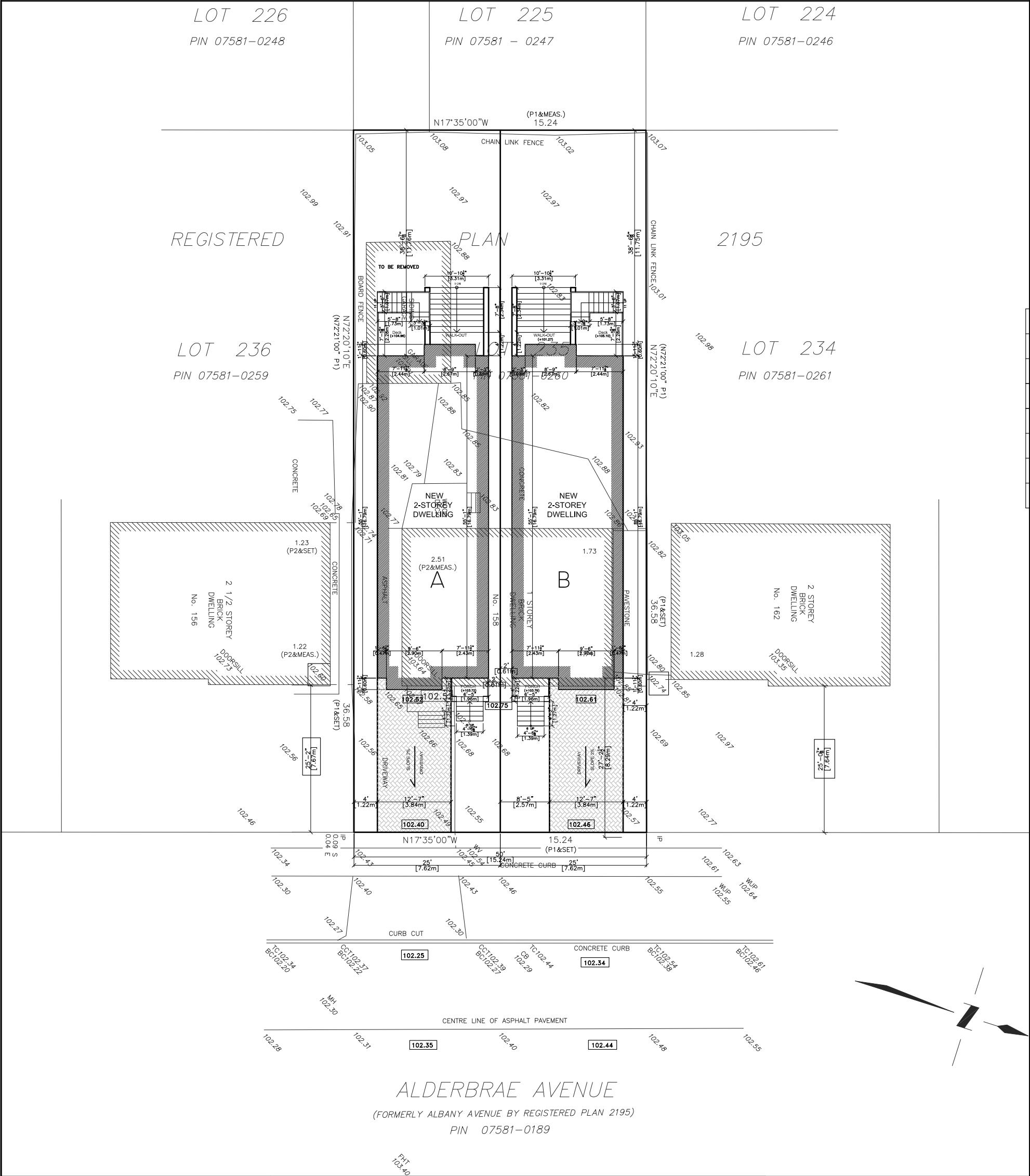
FILE No. 7699-R

185 ALDERBRAE AVE (PART A)

ITEM	PROPOSED	Length	AS SHOWN
Lot Area	279.82 m	Front Yard Area	659.17 S.F. 61.23 S.M.
Ave Grade @ cl STREET	102.35	Driveway area	330.49 S.F. 30.70 S.M.
Frontage	7.62 m	Porch & walk way AREA	72.21 S.F. 6.7 S.M.
Front Yard Setback	8.29 m	SOFT LANDSCAPING AREA	256.47 S.F. 23.82 S.M.
Side Yards Setback	1.22m&0.61m	FOOT PRINT AREA	1047.3 S.F. 97.26 S.M
Rear Yard Setback	11.75 m	GROSS FLOOR AREA	2094 S.F. 194.53 S.M. 0.69XLOT AREA
Height	9.50 m	COVERAGE	34.8%

185 ALDERBRAE AVE (PART B)

ITEM	PROPOSED	Length	AS SHOWN
Lot Area	279.82 m	Front Yard Area	659.17 S.F. 61.23 S.M.
Ave Grade @ cl STREET	102.44	Driveway area	330.49 S.F. 30.70 S.M.
Frontage	7.62 m	Porch & walk way AREA	72.21 S.F. 6.7 S.M.
Front Yard Setback	8.29 m	SOFT LANDSCAPING AREA	256.47 S.F. 23.82 S.M.
Side Yards Setback	1.22m&0.61m	FOOT PRINT AREA	1047.3 S.F. 97.26 S.M
Rear Yard Setback	11.75 m	GROSS FLOOR AREA	2094 S.F. 194.53 S.M. 0.69XLOT AREA
Height	9.50 m	COVERAGE	34.8%



	DESIGNED BY: NZ	PROJECT TITLE: 158 ALDERBRAE AVE.	THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE O.B.C TO BE A DESIGNER. QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION C-3.2.5.1. OF THE 2006 O.B.C (OR 2.17.5.1. OF THE 1997 O.B.C)
	DRAWN BY:	DRAWING TITLE: COVER	
	DRAWING #: A0		
	GENERAL NOTES: 1. THESE DRAWINGS ARE THE COPYRIGHT PROPERTY OF NAFISS DESIGN INC. AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION. 2. THESE DRAWINGS ARE FOR PERMIT APPLICATION PURPOSE. CONTRACTOR MUST CHECK ALL APPLICABLE BY-LAWS AND OBC. ANY DISCREPANCY MUST BE REPORTED TO THE DESIGNER. 3. DO NOT SCALE DRAWINGS. 4. ALL WORK SHALL BE CARRIED OUT IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST REVISION OF THE ONTARIO BUILDING CODE. 5. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. 6. USE ONLY LATEST REVISED DRAWINGS. 7. ALL DIMENSIONS AND INFORMATION SHALL BE CHECKED AND VERIFIED ON THE JOB AND ANY VARIANCES OR DISCREPANCIES MUST BE REPORTED TO NAFISS DESIGN INC BY PHONE AND SUBSEQUENT WRITTEN CONFIRMATION PRIOR TO COMMENCEMENT OF THE WORK. 8. ALL STRUCTURAL DESIGN MUST BE REVIEWED AND APPROVED BY CERTIFIED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.		NAME: BCIN:
	30 APPLE ORCHARD PATH C: 647 637 3010 THORNHILL, ON		REGISTRATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION C-3.2.4.1. OF THE 2006 O.B.C (OR 2.17.5.1. OF THE 1997 O.B.C)
	DATE: DEC 7TH 2017 SIZE: 11x17 SCALE:		FIRM NAME: BCIN:

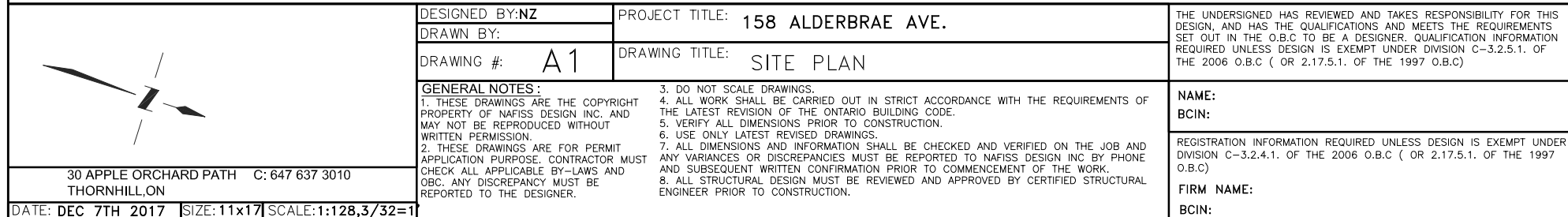
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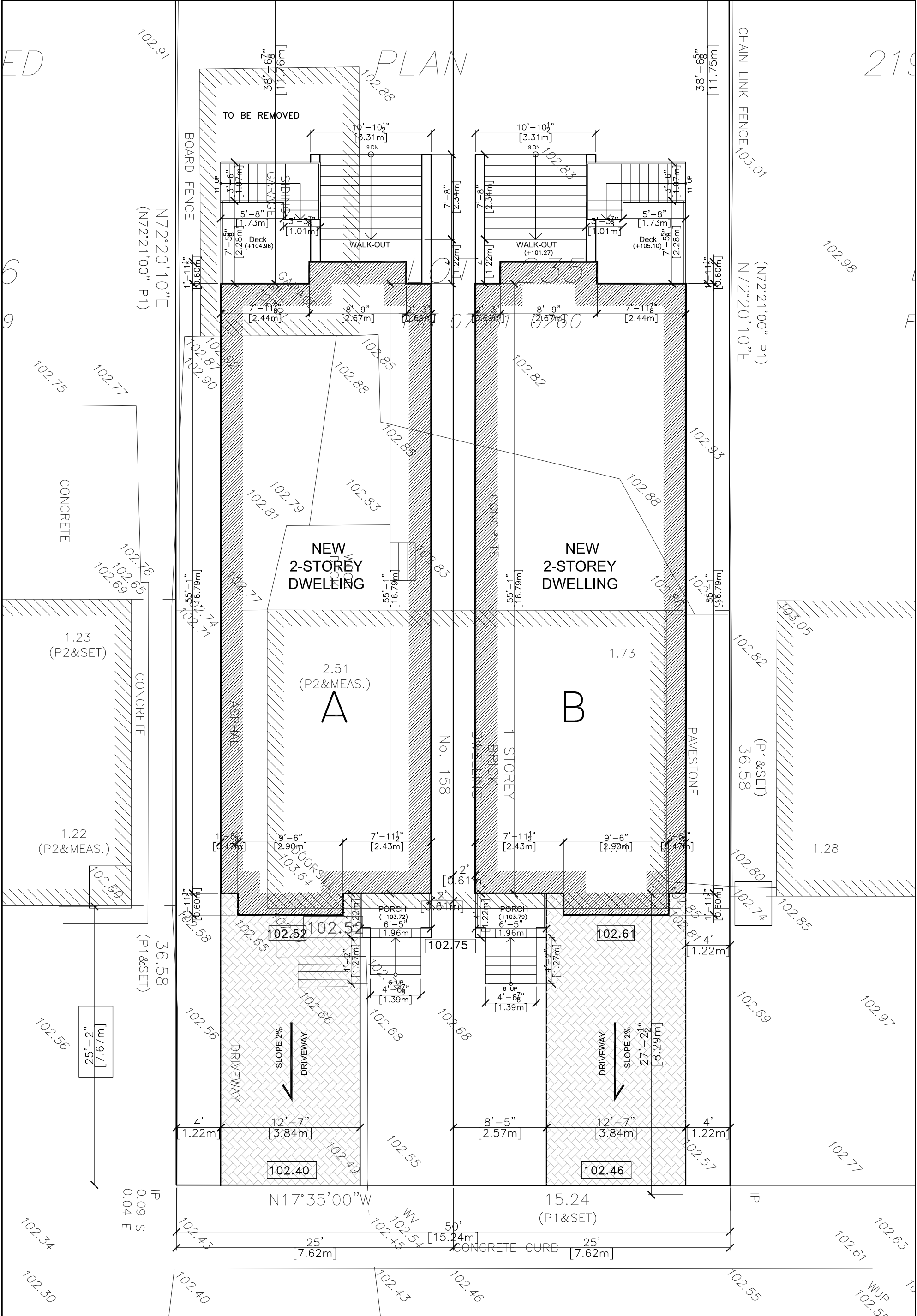
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LOT 2

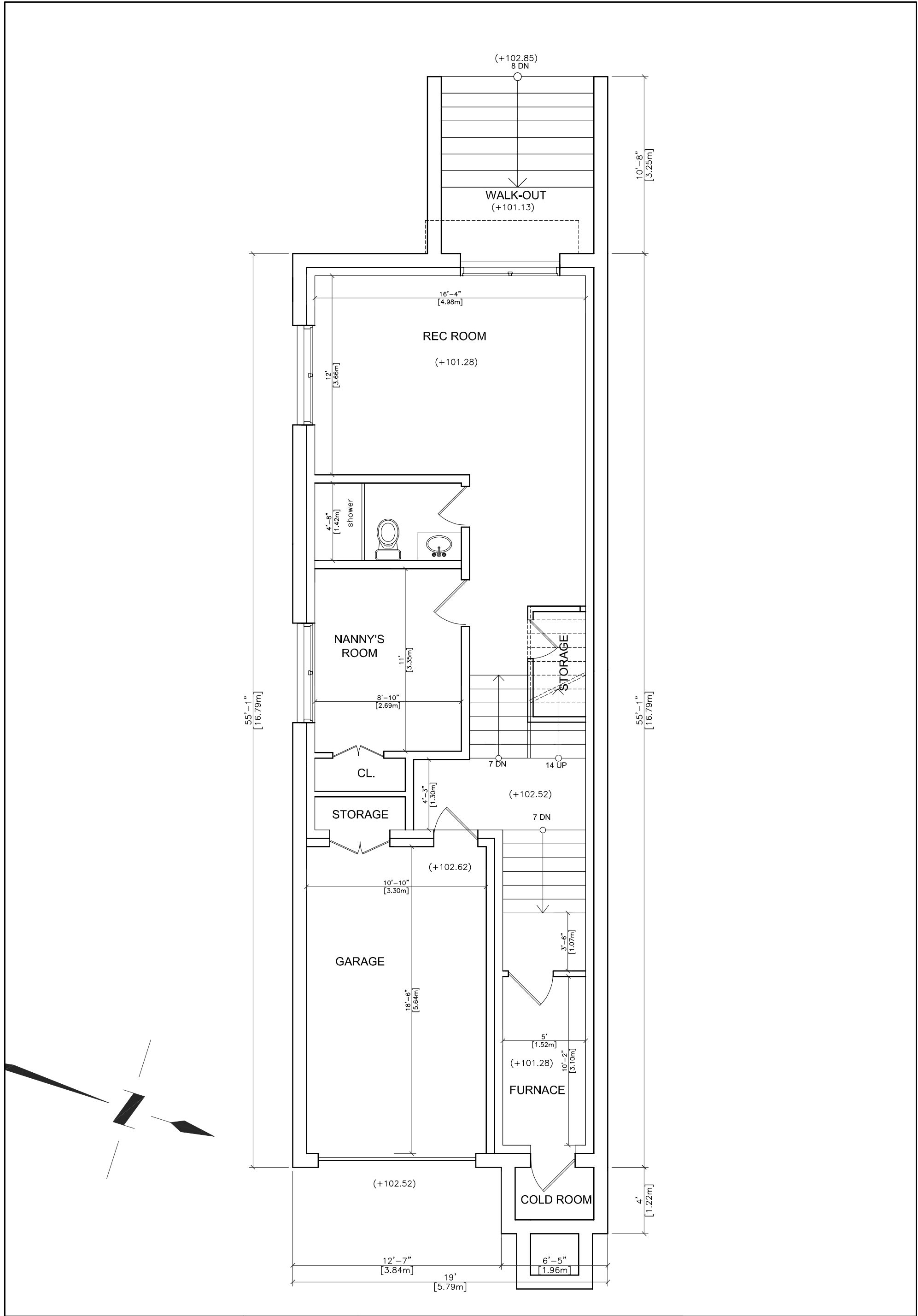
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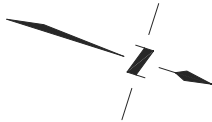
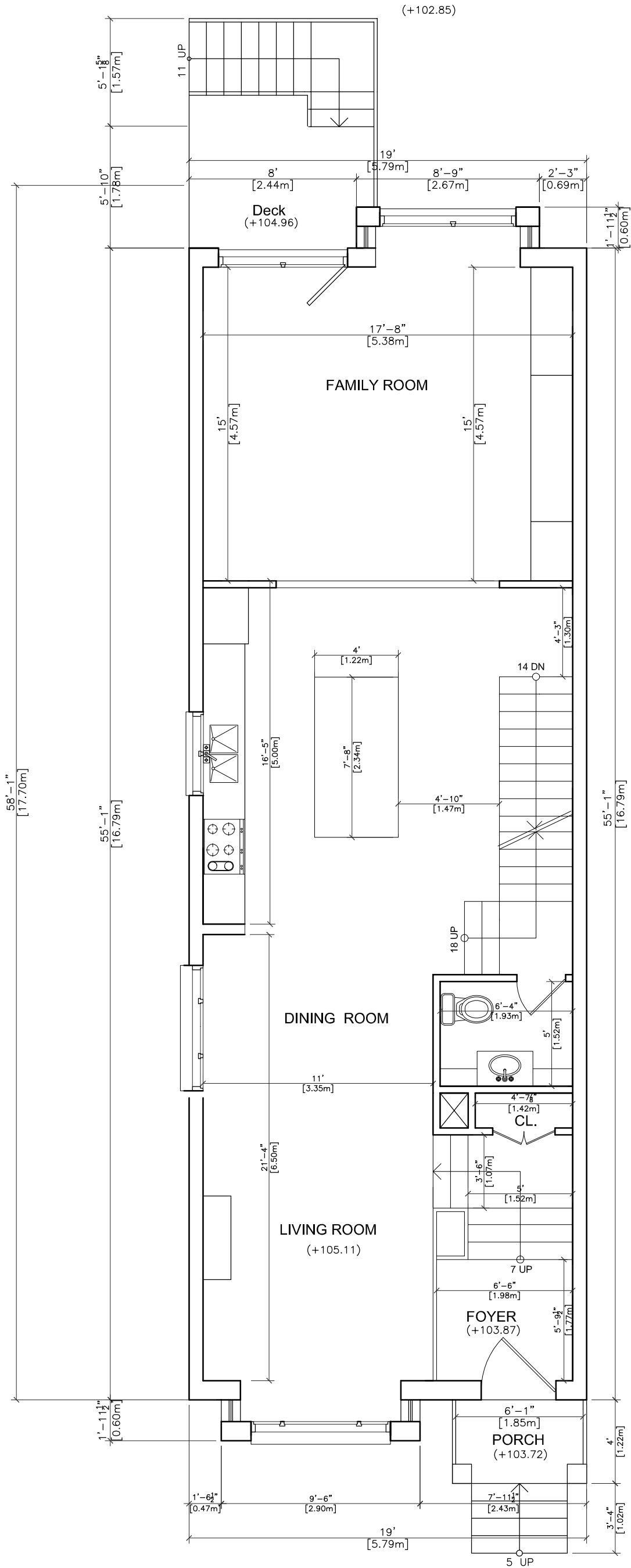




	DESIGNED BY: NZ	PROJECT TITLE: 158 ALDERBRAE AVE.	THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE O.B.C TO BE A DESIGNER. QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION C-3.2.5.1. OF THE 2006 O.B.C (OR 2.17.5.1. OF THE 1997 O.B.C)
	DRAWN BY:	DRAWING TITLE: SITE PLAN	
	DRAWING #: A1-1		
30 APPLE ORCHARD PATH C: 647 637 3010 THORNHILL, ON	GENERAL NOTES: 1. THESE DRAWINGS ARE THE COPYRIGHT PROPERTY OF NAFISS DESIGN INC. AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION. 2. THESE DRAWINGS ARE FOR PERMIT APPLICATION PURPOSE. CONTRACTOR MUST CHECK ALL APPLICABLE BY-LAWS AND OBC. ANY DISCREPANCY MUST BE REPORTED TO THE DESIGNER. 3. DO NOT SCALE DRAWINGS. 4. ALL WORK SHALL BE CARRIED OUT IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST REVISION OF THE ONTARIO BUILDING CODE. 5. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. 6. USE ONLY LATEST REVISED DRAWINGS. 7. ALL DIMENSIONS AND INFORMATION SHALL BE CHECKED AND VERIFIED ON THE JOB AND ANY VARIANCES OR DISCREPANCIES MUST BE REPORTED TO NAFISS DESIGN INC BY PHONE AND SUBSEQUENT WRITTEN CONFIRMATION PRIOR TO COMMENCEMENT OF THE WORK. 8. ALL STRUCTURAL DESIGN MUST BE REVIEWED AND APPROVED BY CERTIFIED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.		NAME: BCIN:
	DATE: DEC 7TH 2017 SIZE: 11x17 SCALE: 1:100, 1/8"=1'		REGISTRATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION C-3.2.4.1. OF THE 2006 O.B.C (OR 2.17.5.1. OF THE 1997 O.B.C) FIRM NAME: BCIN:



	DESIGNED BY: NZ	PROJECT TITLE: 158 ALDERBRAE AVE.[A]	THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE O.B.C TO BE A DESIGNER. QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION C-3.2.5.1. OF THE 2006 O.B.C (OR 2.17.5.1. OF THE 1997 O.B.C)
	DRAWN BY:	DRAWING TITLE: BASEMENT PLAN	
	DRAWING #: A2		
<div>30 APPLE ORCHARD PATH C: 647 637 3010 THORNHILL, ON</div>	GENERAL NOTES: 1. THESE DRAWINGS ARE THE COPYRIGHT PROPERTY OF NAFISS DESIGN INC. AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION. 2. THESE DRAWINGS ARE FOR PERMIT APPLICATION PURPOSE. CONTRACTOR MUST CHECK ALL APPLICABLE BY-LAWS AND OBC. ANY DISCREPANCY MUST BE REPORTED TO THE DESIGNER. 3. DO NOT SCALE DRAWINGS. 4. ALL WORK SHALL BE CARRIED OUT IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST REVISION OF THE ONTARIO BUILDING CODE. 5. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. 6. USE ONLY LATEST REVISED DRAWINGS. 7. ALL DIMENSIONS AND INFORMATION SHALL BE CHECKED AND VERIFIED ON THE JOB AND ANY VARIANCES OR DISCREPANCIES MUST BE REPORTED TO NAFISS DESIGN INC BY PHONE AND SUBSEQUENT WRITTEN CONFIRMATION PRIOR TO COMMENCEMENT OF THE WORK. 8. ALL STRUCTURAL DESIGN MUST BE REVIEWED AND APPROVED BY CERTIFIED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.		NAME: BCIN:
	DATE: DEC 7TH 2017 SIZE: 11x17 SCALE: 1:64, 3/16=1'		REGISTRATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION C-3.2.4.1. OF THE 2006 O.B.C (OR 2.17.5.1. OF THE 1997 O.B.C) FIRM NAME: BCIN:



30 APPLE ORCHARD PATH C: 647 637 3010
THORNHILL, ON

DATE: DEC 7TH 2017 SIZE: 11x17 SCALE: 1:64, 3/16=1"

DESIGNED BY: NZ

DRAWN BY:

DRAWING #: A3

GENERAL NOTES:

1. THESE DRAWINGS ARE THE COPYRIGHT PROPERTY OF NAFISS DESIGN INC. AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION.
2. THESE DRAWINGS ARE FOR PERMIT APPLICATION PURPOSE. CONTRACTOR MUST CHECK ALL APPLICABLE BY-LAWS AND O.B.C. ANY DISCREPANCY MUST BE REPORTED TO THE DESIGNER.

PROJECT TITLE: 158 ALDERBRAE AVE. [A]

DRAWING TITLE: MAIN FLOOR PLAN

3. DO NOT SCALE DRAWINGS.
4. ALL WORK SHALL BE CARRIED OUT IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST REVISION OF THE ONTARIO BUILDING CODE.
5. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
6. USE ONLY LATEST REVISED DRAWINGS.
7. ALL DIMENSIONS AND INFORMATION SHALL BE CHECKED AND VERIFIED ON THE JOB AND ANY VARIANCES OR DISCREPANCIES MUST BE REPORTED TO NAFISS DESIGN INC BY PHONE AND SUBSEQUENT WRITTEN CONFIRMATION PRIOR TO COMMENCEMENT OF THE WORK.
8. ALL STRUCTURAL DESIGN MUST BE REVIEWED AND APPROVED BY CERTIFIED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE O.B.C TO BE A DESIGNER. QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION C-3.2.5.1. OF THE 2006 O.B.C (OR 2.17.5.1. OF THE 1997 O.B.C)

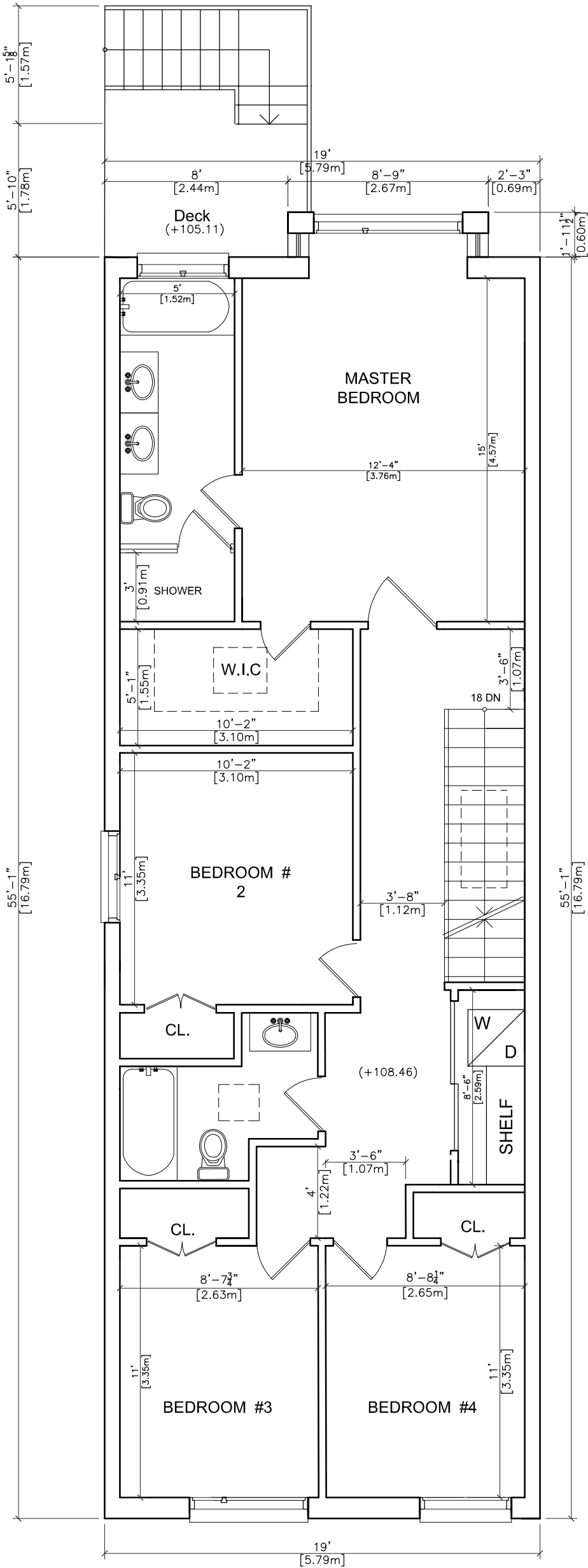
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BCIN:

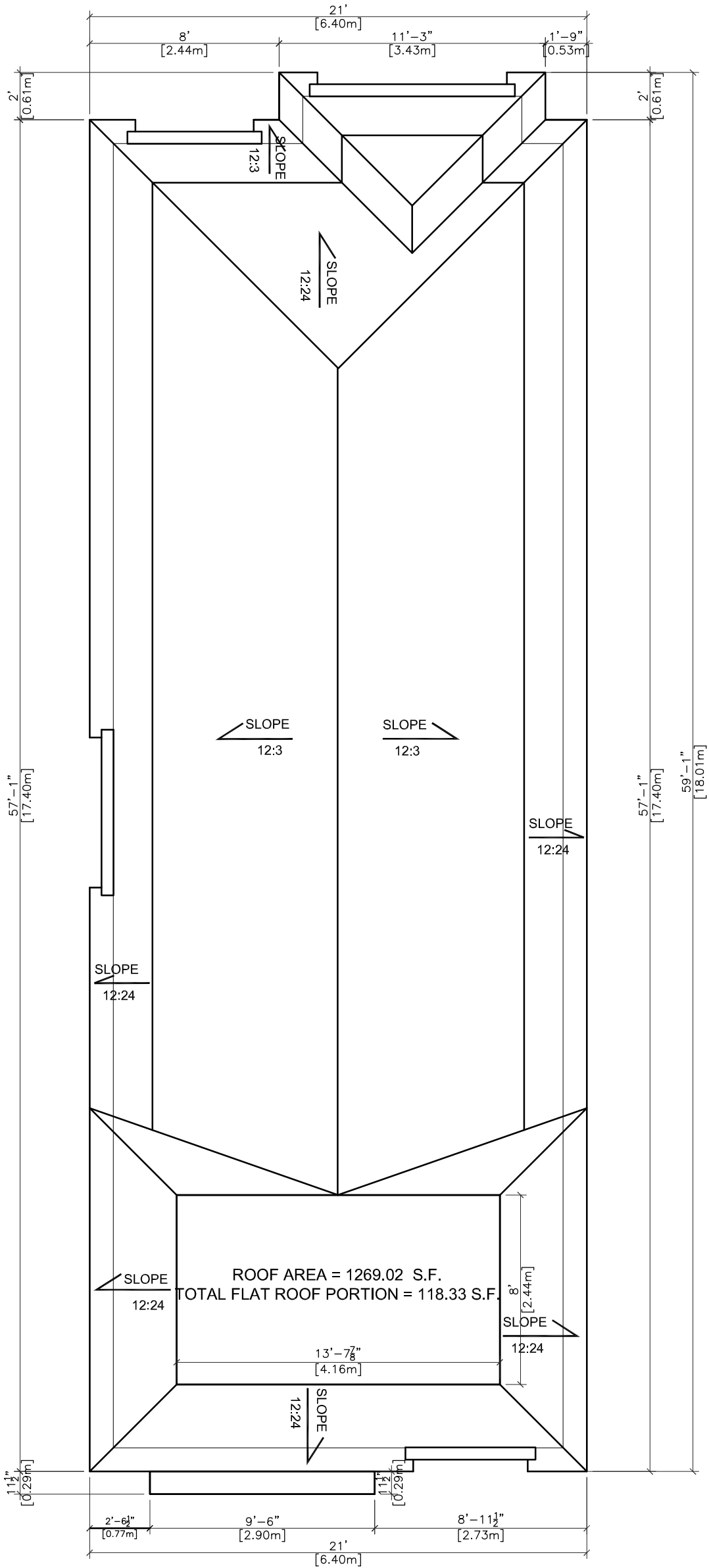
REGISTRATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION C-3.2.4.1. OF THE 2006 O.B.C (OR 2.17.5.1. OF THE 1997 O.B.C)


FIRM NAME:

BCIN:



	DESIGNED BY: NZ	PROJECT TITLE: 158 ALDERBRAE AVE. [A]	THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE O.B.C TO BE A DESIGNER. QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION C-3.2.5.1. OF THE 2006 O.B.C (OR 2.17.5.1. OF THE 1997 O.B.C)
	DRAWN BY:	DRAWING TITLE: SECOND FLOOR PLAN	
	DRAWING #: A4		
30 APPLE ORCHARD PATH C: 647 637 3010 THORNHILL, ON	GENERAL NOTES: 1. THESE DRAWINGS ARE THE COPYRIGHT PROPERTY OF NAFISS DESIGN INC. AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION. 2. THESE DRAWINGS ARE FOR PERMIT APPLICATION PURPOSE. CONTRACTOR MUST CHECK ALL APPLICABLE BY-LAWS AND OBC. ANY DISCREPANCY MUST BE REPORTED TO THE DESIGNER. 3. DO NOT SCALE DRAWINGS. 4. ALL WORK SHALL BE CARRIED OUT IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST REVISION OF THE ONTARIO BUILDING CODE. 5. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. 6. USE ONLY LATEST REVISED DRAWINGS. 7. ALL DIMENSIONS AND INFORMATION SHALL BE CHECKED AND VERIFIED ON THE JOB AND ANY VARIANCES OR DISCREPANCIES MUST BE REPORTED TO NAFISS DESIGN INC BY PHONE AND SUBSEQUENT WRITTEN CONFIRMATION PRIOR TO COMMENCEMENT OF THE WORK. 8. ALL STRUCTURAL DESIGN MUST BE REVIEWED AND APPROVED BY CERTIFIED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.		NAME: BCIN:
	DATE: DEC 7TH 2017 SIZE: 11x17 SCALE: 1:64, 3/16=1"		REGISTRATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION C-3.2.4.1. OF THE 2006 O.B.C (OR 2.17.5.1. OF THE 1997 O.B.C) FIRM NAME: BCIN:



	DESIGNED BY: NZ	PROJECT TITLE: 158 ALDERBRAE AVE. [A]	THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE O.B.C TO BE A DESIGNER. QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION C-3.2.5.1. OF THE 2006 O.B.C (OR 2.17.5.1. OF THE 1997 O.B.C)
	DRAWN BY:	DRAWING TITLE: ROOF PLAN	
	DRAWING #: A5		
30 APPLE ORCHARD PATH C: 647 637 3010 THORNHILL, ON	GENERAL NOTES: 1. THESE DRAWINGS ARE THE COPYRIGHT PROPERTY OF NAFISS DESIGN INC. AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION. 2. THESE DRAWINGS ARE FOR PERMIT APPLICATION PURPOSE. CONTRACTOR MUST CHECK ALL APPLICABLE BY-LAWS AND OBC. ANY DISCREPANCY MUST BE REPORTED TO THE DESIGNER.		NAME: BCIN:
	3. DO NOT SCALE DRAWINGS. 4. ALL WORK SHALL BE CARRIED OUT IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST REVISION OF THE ONTARIO BUILDING CODE. 5. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. 6. USE ONLY LATEST REVISED DRAWINGS. 7. ALL DIMENSIONS AND INFORMATION SHALL BE CHECKED AND VERIFIED ON THE JOB AND ANY VARIANCES OR DISCREPANCIES MUST BE REPORTED TO NAFISS DESIGN INC BY PHONE AND SUBSEQUENT WRITTEN CONFIRMATION PRIOR TO COMMENCEMENT OF THE WORK. 8. ALL STRUCTURAL DESIGN MUST BE REVIEWED AND APPROVED BY CERTIFIED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.		REGISTRATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION C-3.2.4.1. OF THE 2006 O.B.C (OR 2.17.5.1. OF THE 1997 O.B.C) FIRM NAME: BCIN:
DATE: DEC 7TH 2017	SIZE: 11x17	SCALE: 1:64, 3/16=1'	



(+111.25) MID POINT OF ROOF

(+111.20) SECOND FLOOR CEILING

(+110.33) TOP OF EAVES

(+110.21) BUTTOM OF EAVES

(+108.46) FINISHED SECOND FLOOR

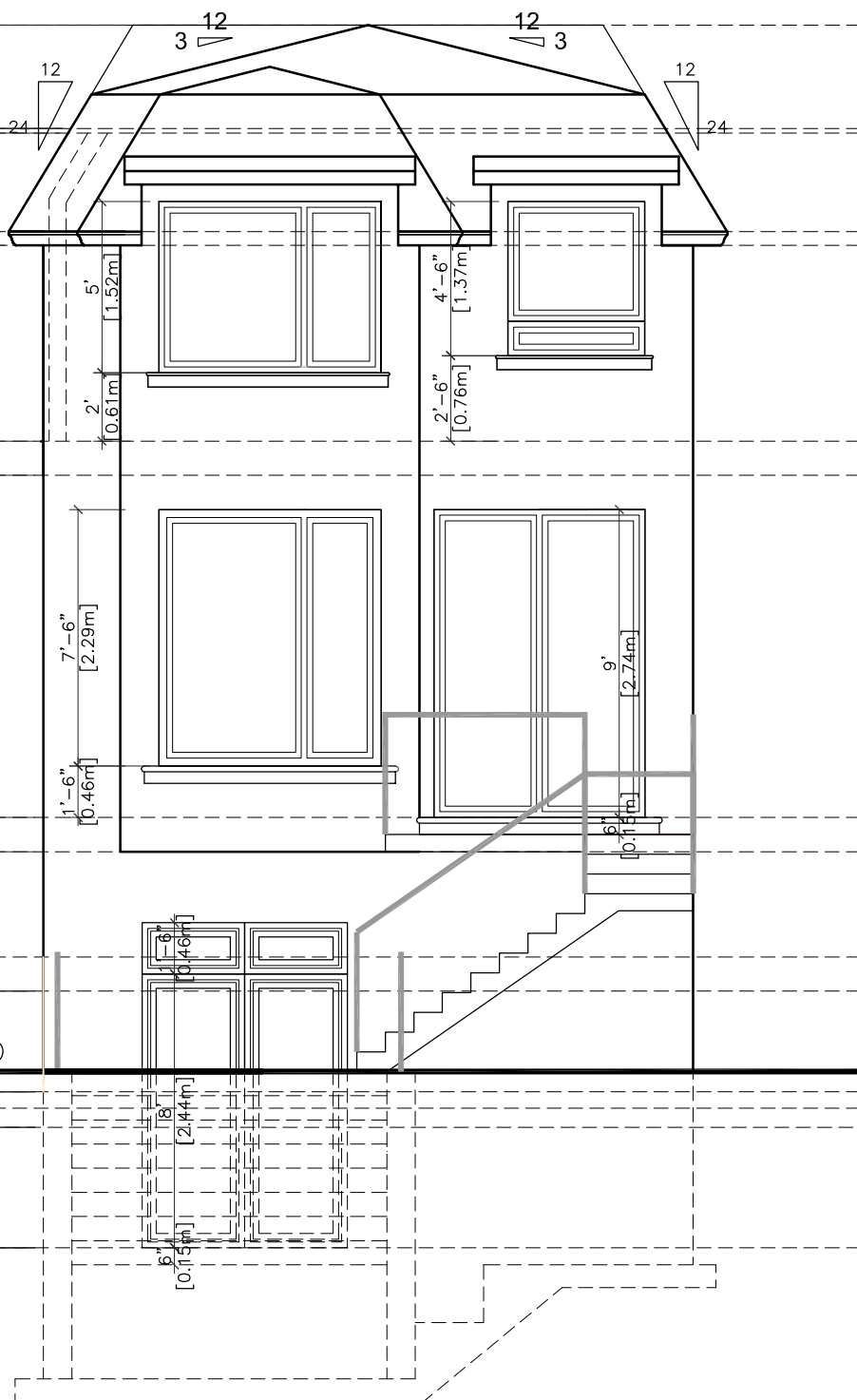
(+105.11) LIVING ROOM

(+103.87)FINISHED FIRST FLOOR

(+102.67) ESTABLISHED GRADE

(+102.35) CENTER LINE OF THE STREET

(+101.28) BASEMENT SLAB



DESIGNED BY:	NZ
DRAWN BY:	

3Y:

A7

PROJECT TITLE: 158 ALDERBRAE AVE. [A]

DRAWING TITLE: REAR ELEVATION

GENERAL NOTES

THESE DRAWINGS ARE THE LOW-RIGHT PROPERTY OF THE DESIGNER AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION.

2. THESE DRAWINGS ARE FOR PERMIT APPLICATION PURPOSE. CONTRACTOR MUST CHECK ALL APPLICABLE BY-LAWS AND REPORT ANY DISCREPANCY MUST BE REPORTED TO THE DESIGNER.

3. THE LATEST REVISION OF THE ONTARIO BUILDING CODE.

5. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.

6. USE ONLY LATEST REVISED DRAWINGS.

7. ALL DIMENSIONS AND INFORMATION SHALL BE CHECKED AND VERIFIED ON THE JOB AND ANY VARIANCES OR DISCREPANCIES MUST BE REPORTED TO NARSS DESIGN INC. BY PHONE AND SUBSEQUENT WRITTEN CONTRADICTION PRIOR TO COMMENCEMENT OF THE WORK.

8. ALL STRUCTURAL DESIGN MUST BE REVIEWED AND APPROVED BY CERTIFIED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.

NAME
BCIN:

BCIN:

REGISTRATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION C-3.2.4.1. OF THE 2006 O.B.C. (OR 2.17.5.1. OF THE 1997 O.B.C)

BCIN:

DATE: DEC 7TH 2017 SIZE: 11x17 SCALE: 1:64, 3/16=1"

30 APPLE ORCHARD PATH
THORNHILL ON

C: 647 637 3010

DATE: DEC. 7TH 2017

SIZE: 11x17

SCALE: 1/8" = 1'

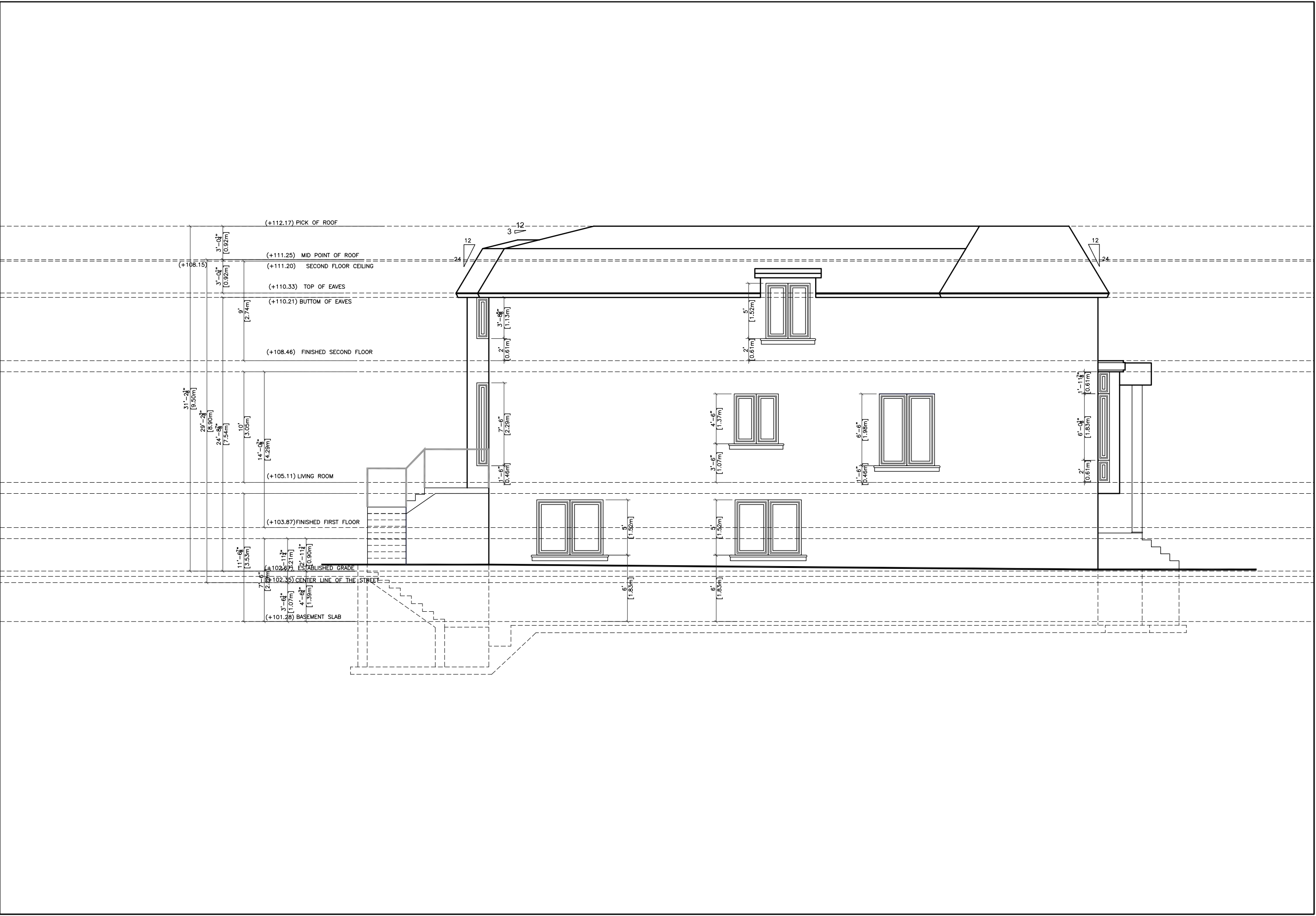
DESIGNED BY: NZ	PROJECT TITLE: 158 ALDERBRAE AVE. [A]	THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE O.B.C. TO BE A DESIGNER. QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION C-3.2.5.1. OF THE 2006 O.B.C. (OR 2.17.5.1. OF THE 1997 O.B.C.)
DRAWN BY:		
DRAWING #: A8	DRAWING TITLE: SIDE ELEVATION	

GENERAL NOTES:
1. THESE DRAWINGS ARE THE COPYRIGHT OF THE DESIGNER. NO PARTS MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION.
2. THESE DRAWINGS ARE FOR PERMIT APPLICATION PURPOSE. CONTRACTOR MUST CHECK ALL APPLICABLE BY-LAWS AND O.B.C. ANY DISCREPANCY MUST BE REPORTED TO THE DESIGNER.
3. DO NOT SCALE DRAWINGS.
4. ALL DIMENSIONS ARE GIVEN OUT IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST REVISION OF THE ONTARIO BUILDING CODE.
5. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
6. USE ONLY LATEST REVISED DRAWINGS.
7. ALL DIMENSIONS AND INFORMATION SHALL BE CHECKED AND VERIFIED ON THE JOB AND ANY VARIANCES OR DISCREPANCIES MUST BE REPORTED TO NARSS DESIGN INC BY PHONE OR EMAIL PRIOR TO CONSTRUCTION.
8. ALL SUBSEQUENT WRITTEN CONFIRMATION MUST BE REVIEWED AND APPROVED BY CERTIFIED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.

NAME:
BCIN:

REGISTRATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION C-3.2.4.1. OF THE 2006 O.B.C. (OR 2.17.5.1. OF THE 1997 O.B.C.)

FIRM NAME:
BCIN:



30 APPLE ORCHARD PATH C: 647 637 3010
THORNHILL ON

DATE: DEC. 7TH 2017 SIZE: 11x17 SCALE: 1/8"=1'

DESIGNED BY: BYNZ

DRAWN BY:

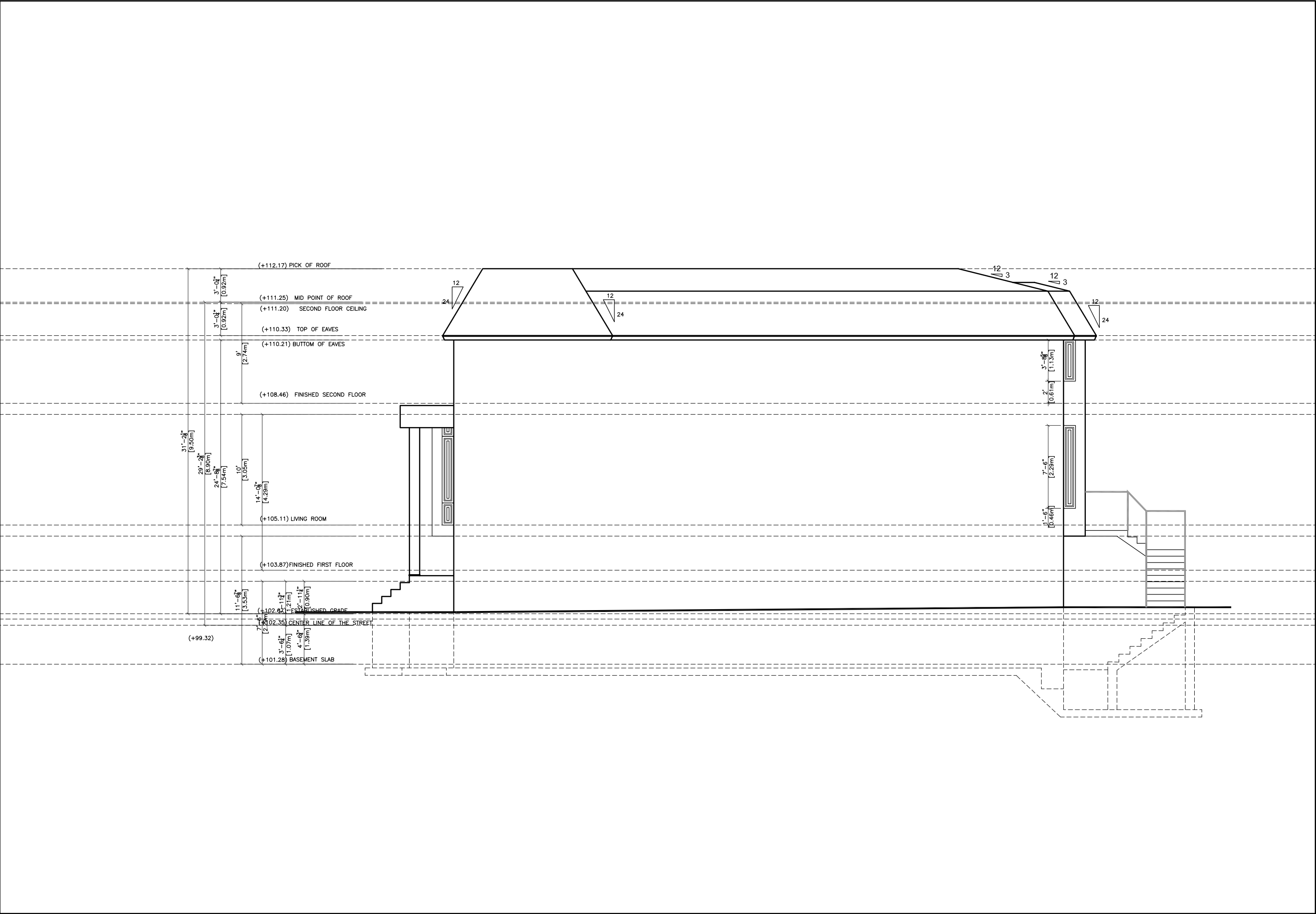
DRAWING #: A9

DRAWING TITLE: 158 ALDERBRAE AVE. [A]
SIDE ELEVATION

GENERAL NOTES:
1. THESE DRAWINGS ARE THE COPYRIGHT PROPERTY OF THE DESIGNER AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION.
2. THESE DRAWINGS ARE FOR PERMIT APPLICATION PURPOSE. CONTRACTOR MUST CHECK ALL APPLICABLE BY-LAWS AND OEC. ANY DISCREPANCY MUST BE REPORTED TO THE DESIGNER.
3. DO NOT SCALE DRAWINGS.
4. ALL DIMENSIONS ARE GIVEN OUT IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST REVISION OF THE ONTARIO BUILDING CODE.
5. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
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7. ALL DIMENSIONS AND INFORMATION SHALL BE CHECKED AND VERIFIED ON THE JOB AND ANY VARIANCES OR DISCREPANCIES MUST BE REPORTED TO NARSS DESIGN INC BY PHONE OR EMAIL PRIOR TO CONSTRUCTION.
8. ALL DIMENSIONS SHALL BE REVIEWED AND APPROVED BY CERTIFIED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.

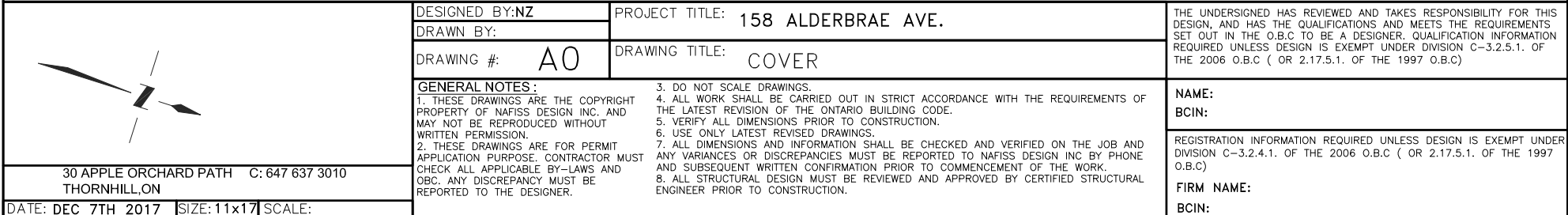
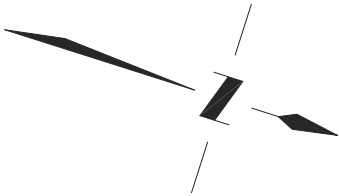
NAME:
BCIN:
FIRM NAME:
BCIN:

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE O.B.C. TO BE A DESIGNER. QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION C-3.2.5.1. OF THE 2006 O.B.C. (OR 2.17.5.1. OF THE 1997 O.B.C.)



ITEM	PROPOSED	Length	AS SHOWN
Lot Area	279.82 m	Front Yard Area	659.17 S.F. 61.23 S.M.
Ave Grade @ cl STREET	102.35	Driveway area	330.49 S.F. 30.70 S.M.
Frontage	7.62 m	Porch & walk way AREA	72.21 S.F. 6.7 S.M.
Front Yard Setback	8.29 m	SOFT LANDSCAPING AREA	256.47 S.F. 23.82 S.M.
Side Yards Setback	1.22m&0.61m	FOOT PRINT AREA	1047.3 S.F. 97.26 S.M
Rear Yard Setback	11.75 m	GROSS FLOOR AREA	2094 S.F. 194.53 S.M.
Height	9.50 m		0.69XLOT AREA
		COVERAGE	34.8%

ITEM	PROPOSED	Length	AS SHOWN
Lot Area	279.82 m	Front Yard Area	659.17 S.F. 61.23 S.M.
Ave Grade @ cl STREET	102.44	Driveway area	330.49 S.F. 30.70 S.M.
Frontage	7.62 m	Porch & walk way AREA	72.21 S.F. 6.7 S.M.
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Side Yards Setback	1.22m&0.61m	FOOT PRINT AREA	1047.3 S.F. 97.26 S.M
Rear Yard Setback	11.75 m	GROSS FLOOR AREA	2094 S.F. 194.53 S.M.
Height	9.50 m		0.69XLOT AREA
		COVERAGE	34.8%



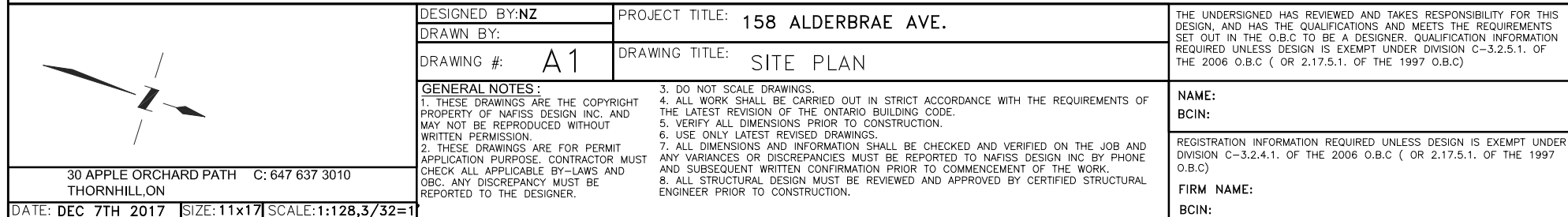
PLAN

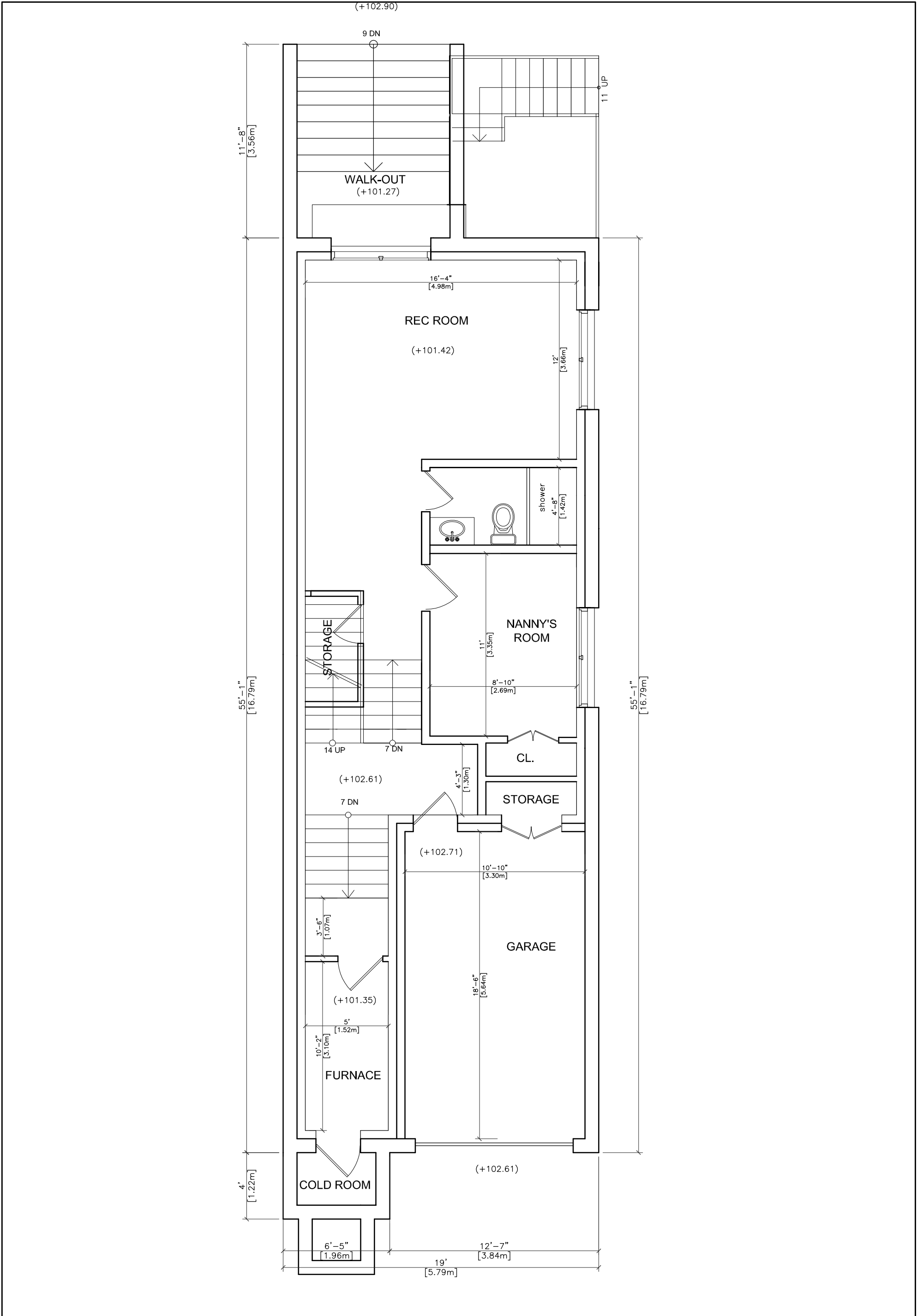
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LOT 2

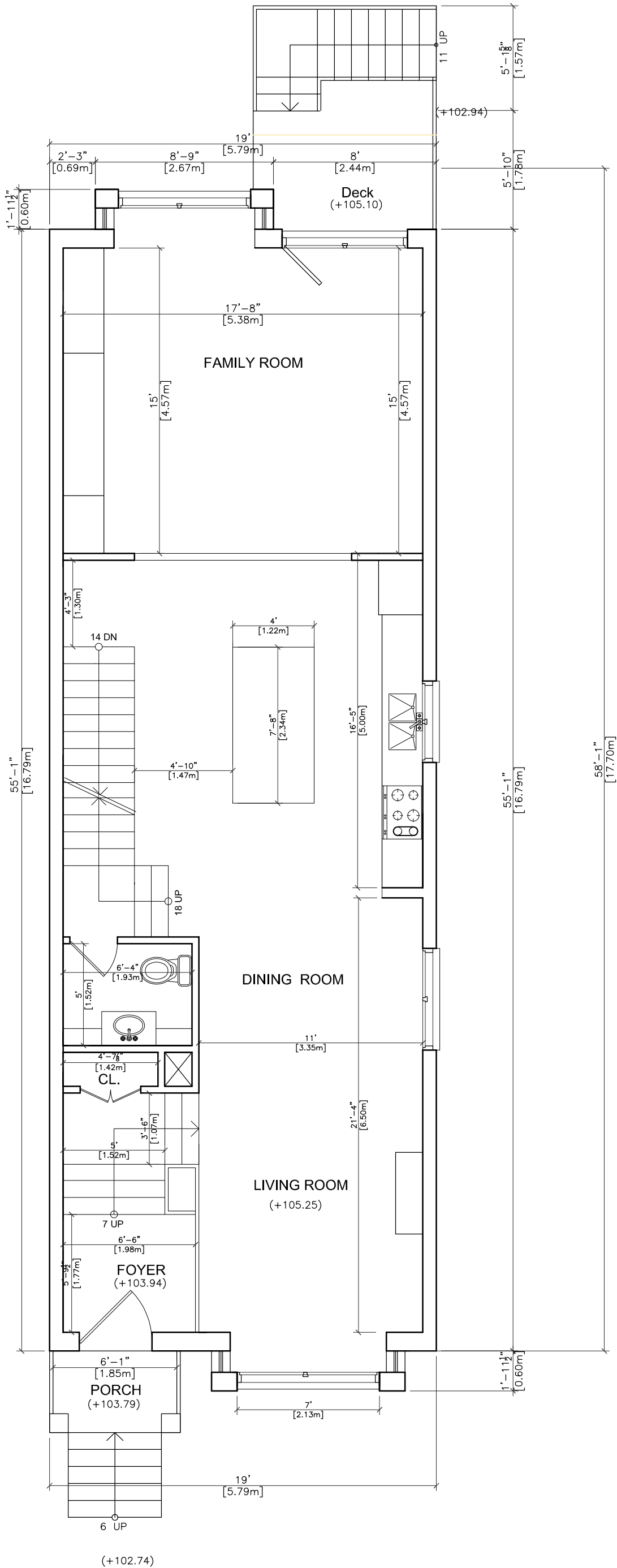
PIN 07581-0259

PIN 07581—





	DESIGNED BY: NZ	PROJECT TITLE: 158 ALDERBRAE AVE. [B]	THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE O.B.C TO BE A DESIGNER. QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION C-3.2.5.1. OF THE 2006 O.B.C (OR 2.17.5.1. OF THE 1997 O.B.C)
	DRAWN BY:	DRAWING TITLE: BASEMENT PLAN	
	DRAWING #: A2		
30 APPLE ORCHARD PATH C: 647 637 3010 THORNHILL, ON	GENERAL NOTES: 1. THESE DRAWINGS ARE THE COPYRIGHT PROPERTY OF NAFISS DESIGN INC. AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION. 2. THESE DRAWINGS ARE FOR PERMIT APPLICATION PURPOSE. CONTRACTOR MUST CHECK ALL APPLICABLE BY-LAWS AND OBC. ANY DISCREPANCY MUST BE REPORTED TO THE DESIGNER.		NAME:
	3. DO NOT SCALE DRAWINGS. 4. ALL WORK SHALL BE CARRIED OUT IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST REVISION OF THE ONTARIO BUILDING CODE. 5. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. 6. USE ONLY LATEST REVISED DRAWINGS. 7. ALL DIMENSIONS AND INFORMATION SHALL BE CHECKED AND VERIFIED ON THE JOB AND ANY VARIANCES OR DISCREPANCIES MUST BE REPORTED TO NAFISS DESIGN INC BY PHONE AND SUBSEQUENT WRITTEN CONFIRMATION PRIOR TO COMMENCEMENT OF THE WORK. 8. ALL STRUCTURAL DESIGN MUST BE REVIEWED AND APPROVED BY CERTIFIED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.		BCIN:
	DATE: DEC 7TH 2017 SIZE: 11x17 SCALE: 1:64, 3/16=1"		REGISTRATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION C-3.2.4.1. OF THE 2006 O.B.C (OR 2.17.5.1. OF THE 1997 O.B.C) FIRM NAME: BCIN:



(+102.74)



30 APPLE ORCHARD PATH C: 647 637 3010
THORNHILL, ON

DATE: DEC 7TH 2017 | SIZE: 11x17 | SCALE: 1:64, 3/16=1"

DESIGNED BY: NZ

DRAWN BY:

DRAWING #: A3

GENERAL NOTES:

1. THESE DRAWINGS ARE THE COPYRIGHT PROPERTY OF NAFISS DESIGN INC. AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION.
2. THESE DRAWINGS ARE FOR PERMIT APPLICATION PURPOSE. CONTRACTOR MUST CHECK ALL APPLICABLE BY-LAWS AND O.B.C. ANY DISCREPANCY MUST BE REPORTED TO THE DESIGNER.

PROJECT TITLE: 158 ALDERBRAE AVE. [B]

DRAWING TITLE: MAIN FLOOR PLAN

3. DO NOT SCALE DRAWINGS.

4. ALL WORK SHALL BE CARRIED OUT IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST REVISION OF THE ONTARIO BUILDING CODE.
5. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
6. USE ONLY LATEST REVISED DRAWINGS.
7. ALL DIMENSIONS AND INFORMATION SHALL BE CHECKED AND VERIFIED ON THE JOB AND ANY VARIANCES OR DISCREPANCIES MUST BE REPORTED TO NAFISS DESIGN INC BY PHONE AND SUBSEQUENT WRITTEN CONFIRMATION PRIOR TO COMMENCEMENT OF THE WORK.
8. ALL STRUCTURAL DESIGN MUST BE REVIEWED AND APPROVED BY CERTIFIED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE O.B.C TO BE A DESIGNER. QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION C-3.2.5.1. OF THE 2006 O.B.C (OR 2.17.5.1. OF THE 1997 O.B.C)

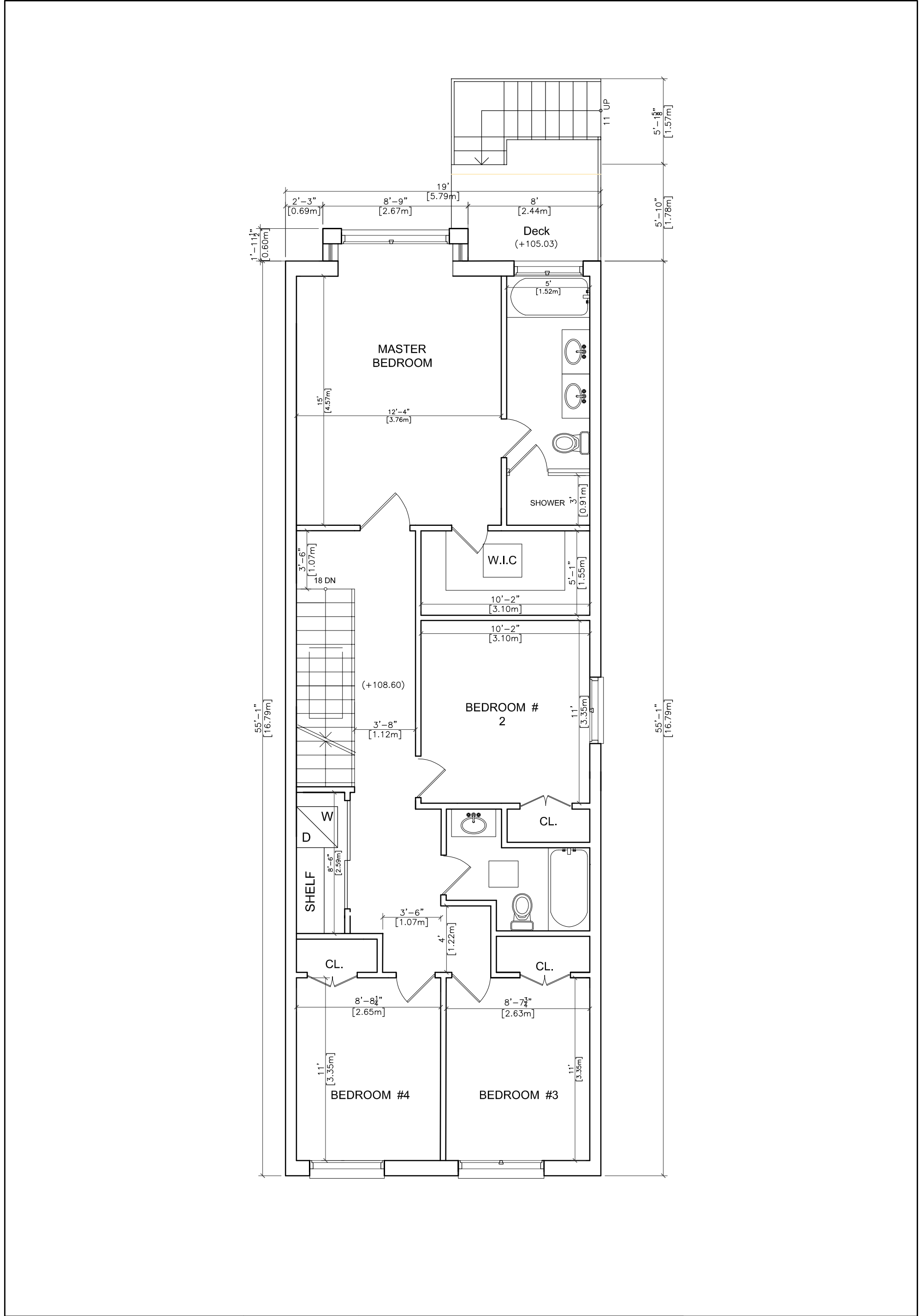
NAME:

BCIN:

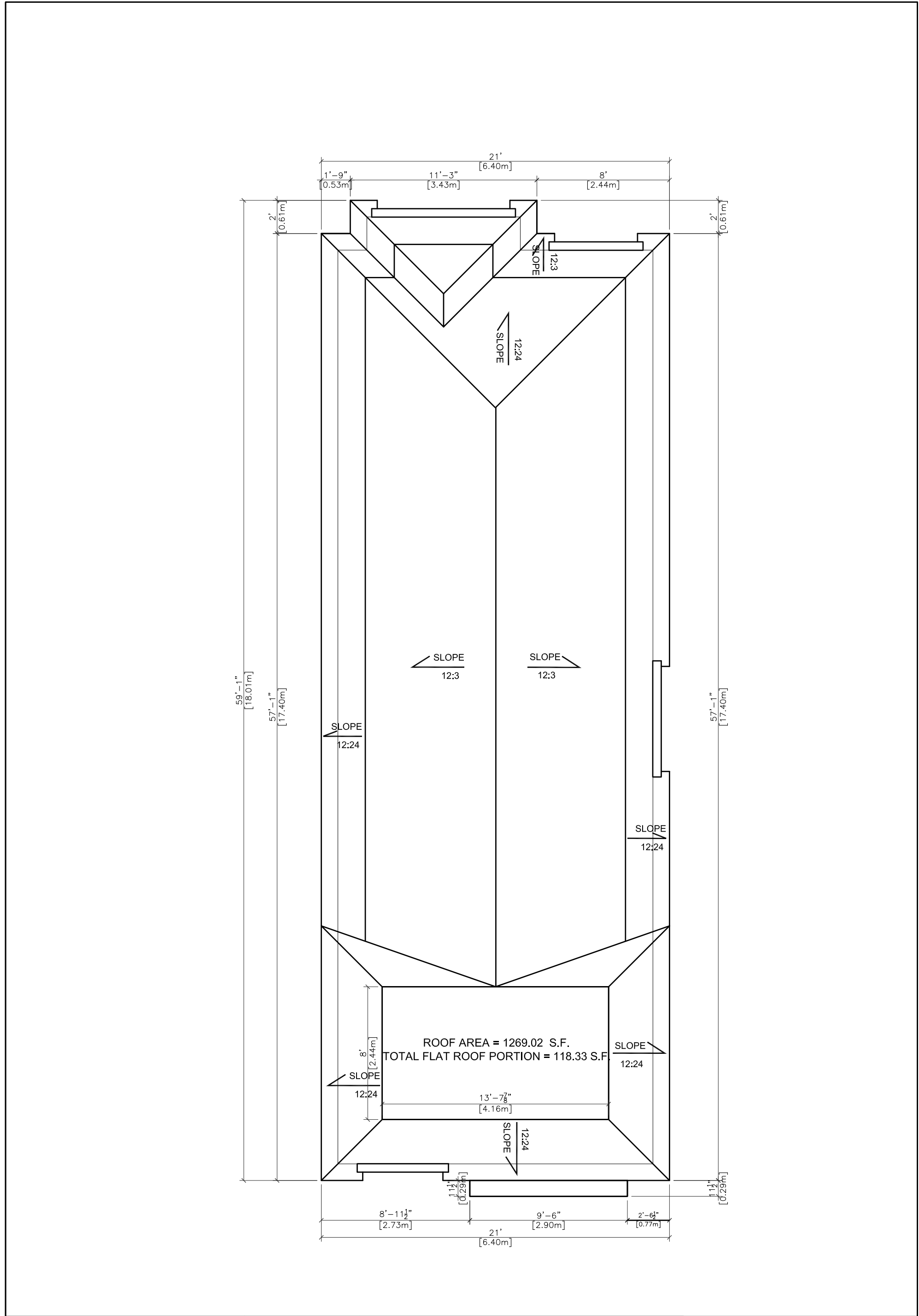
REGISTRATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION C-3.2.4.1. OF THE 2006 O.B.C (OR 2.17.5.1. OF THE 1997 O.B.C)

FIRM NAME:

BCIN:



<div></div> <div>30 APPLE ORCHARD PATH C: 647 637 3010 THORNHILL, ON</div>	DESIGNED BY: NZ	PROJECT TITLE: 158 ALDERBRAE AVE. [B]	THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE O.B.C TO BE A DESIGNER. QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION C-3.2.5.1. OF THE 2006 O.B.C (OR 2.17.5.1. OF THE 1997 O.B.C)
	DRAWN BY:	DRAWING TITLE: SECOND FLOOR PLAN	
	DRAWING #: A4		
DATE: DEC 7TH 2017 SIZE: 11x17 SCALE: 1:64, 3/16=1'	GENERAL NOTES:		NAME:
	1. THESE DRAWINGS ARE THE COPYRIGHT PROPERTY OF NAFISS DESIGN INC. AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION. 2. THESE DRAWINGS ARE FOR PERMIT APPLICATION PURPOSE. CONTRACTOR MUST CHECK ALL APPLICABLE BY-LAWS AND OBC. ANY DISCREPANCY MUST BE REPORTED TO THE DESIGNER. 3. DO NOT SCALE DRAWINGS. 4. ALL WORK SHALL BE CARRIED OUT IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST REVISION OF THE ONTARIO BUILDING CODE. 5. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. 6. USE ONLY LATEST REVISED DRAWINGS. 7. ALL DIMENSIONS AND INFORMATION SHALL BE CHECKED AND VERIFIED ON THE JOB AND ANY VARIANCES OR DISCREPANCIES MUST BE REPORTED TO NAFISS DESIGN INC BY PHONE AND SUBSEQUENT WRITTEN CONFIRMATION PRIOR TO COMMENCEMENT OF THE WORK. 8. ALL STRUCTURAL DESIGN MUST BE REVIEWED AND APPROVED BY CERTIFIED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.		BCIN:
			REGISTRATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION C-3.2.4.1. OF THE 2006 O.B.C (OR 2.17.5.1. OF THE 1997 O.B.C)
			FIRM NAME:
			BCIN:



DESIGNED BY: NZ		PROJECT TITLE: 158 ALDERBRAE AVE. [B]	THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE O.B.C TO BE A DESIGNER. QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION C-3.2.5.1. OF THE 2006 O.B.C (OR 2.17.5.1. OF THE 1997 O.B.C)
DRAWN BY:			
DRAWING #: A5		DRAWING TITLE: ROOF PLAN	
GENERAL NOTES :		3. DO NOT SCALE DRAWINGS. 4. ALL WORK SHALL BE CARRIED OUT IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST REVISION OF THE ONTARIO BUILDING CODE. 5. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. 6. USE ONLY LATEST REVISED DRAWINGS. 7. ALL DIMENSIONS AND INFORMATION SHALL BE CHECKED AND VERIFIED ON THE JOB AND ANY VARIANCES OR DISCREPANCIES MUST BE REPORTED TO NAFISS DESIGN INC BY PHONE AND SUBSEQUENT WRITTEN CONFIRMATION PRIOR TO COMMENCEMENT OF THE WORK. 8. ALL STRUCTURAL DESIGN MUST BE REVIEWED AND APPROVED BY CERTIFIED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.	NAME:
1. THESE DRAWINGS ARE THE COPYRIGHT PROPERTY OF NAFISS DESIGN INC. AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION. 2. THESE DRAWINGS ARE FOR PERMIT APPLICATION PURPOSE. CONTRACTOR MUST CHECK ALL APPLICABLE BY-LAWS AND OBC. ANY DISCREPANCY MUST BE REPORTED TO THE DESIGNER.			BCIN:
			REGISTRATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION C-3.2.4.1. OF THE 2006 O.B.C (OR 2.17.5.1. OF THE 1997 O.B.C)
			FIRM NAME:
			BCIN:

