

DECISION AND ORDER

Decision Issue Date Monday, March 11, 2019

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

Appellant(s): GILBERTO CACHETAS

Applicant: MARCO VIEIRA

Property Address/Description: 857 GLENCAIRN AVE

Committee of Adjustment Case File: 18 195938 NNY 15 MV (A0540/18NY)

TLAB Case File Number: 18 237201 S45 15 TLAB

Hearing date: Friday, February 22, 2019

DECISION DELIVERED BY G. Burton

REGISTERED PARTIES AND PARTICIPANTS

Owner	Parisa Amiri
Applicant	Marco Vieira
Appellant	Gilberto Cachetas
Appellant's Legal Rep.	Mark Ross and Eric Brosseau
Party	Mohammadreza Naderpour
Party's Legal Rep.	Martin Mazierski
Expert Witness	Franco Romano

INTRODUCTION

This is an appeal to the Toronto Local Appeal Body (TLAB) from a decision of the Committee of Adjustment (COA) dated September 13, 2018, which approved an application for several minor variances for 857 Glencairn Avenue in North Toronto. These would permit construction of a new detached two storey dwelling. This decision was appealed by the neighbour at 855 Glencairn, Mr. Cachetas.

The property is designated Neighbourhoods in the Official Plan, and is zoned RD (f9; a275 (x1463) under Zoning By-law No. 569-2013 (the New By-law) and R7 under the former North York By-law 7625 (the NY By-law). It is located in the Neighbourhood Beechmount (Schedule Q) in District No. 10 (Schedule A) in this By-law.

BACKGROUND

Mr. Cachetas appealed largely on the ground that an application had been made to a Court for a declaration of adverse possession for the shared driveway to the east of the subject property. It was claimed or implied that, should the easement exist, this might mean that the structure could not be built as proposed. This Court application had not yet been determined as of the hearing date. However, discussions have taken place, and the proposed plans were amended. It appeared prior to the hearing that a settlement had been reached. The change in the plans led to the need for two additional variances.

At first, no one appeared at the hearing to represent the appellant. Mr. Brosseau then arrived to do so. Continuing settlement discussions were held over the next few hours.

MATTERS IN ISSUE

The nature of the remaining issues between the parties was not made clear. However, evidence was required from the planning witness in order to determine whether all of the requested variances meet the statutory tests. This is true even though a settlement may have been reached. It is a new hearing of the matter, as if the COA hearing had not occurred. In addition, the TLAB must be satisfied that no additional notice is required where additional variances are proposed.

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 COA in the physical and planning context. The subsection requires a conclusion that each of the variances, individually and cumulatively:

- is desirable for the appropriate development or use of the land, building or structure;
- maintains the general intent and purpose of the official plan;
- maintains the general intent and purpose of the zoning by-law; 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 2017 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

Professional planning evidence on behalf of the owner Mr. Naderpour was provided by Mr. Franco Romano, whom I qualified to give expert testimony. He described the late amendment to the site plan, with provisions in favour of the appellant. This amendment gives rise to two additional variances, as set out below. I determined that no further notice of these variances was needed, as provided under subsection 45(18.1.1) of the Act, as they are truly minor. As a result of the changes, an updated zoning certificate (Exhibit 4) and updated Plans (Exhibit 3) were filed at the hearing. The new site plan would accommodate or retain a driveway on the east side of the lot, to access the rear of 855 if desired. The proposed east sideyard setback on the subject lot would be even wider than that of the present structure. Following the site plan amendments, additional variances are required for driveway width and front yard landscaping. (A further updated set of plans was forwarded after the hearing, and these will replace Exhibit 3 – see below). The original variances approved by the COA, and now requested from TLAB, are:

1. Chapter 10.20.30.40.(1)(a), By-Law 569-2013

The permitted maximum lot coverage is 35% of the lot area.

The proposed dwelling will have a lot coverage of 35.5% of the lot area.

2. Chapter 10.20.40.10.(2)(b), By-Law 569-2013

The permitted maximum height of the exterior portion of side main walls for a detached house is 7.5m:

- (i) for no less than 60% of the total width of the side main walls facing a side lot line that abuts a street; and
- (ii) for no less than 100% of the total width of the side main walls that do not face a side lot line that abuts a street.

The proposed height of the exterior main walls at the sides is 8.54m.

3. Chapter 10.20.40.20.(1), By-Law 569-2013

The permitted maximum building length for a detached house is 17.0m.

The proposed dwelling will have a building length of 18.0m.

4. Chapter 10.20.40.70.(3)(b), By-Law 569-2013

The required minimum side yard setback is 0.9m.

The proposed dwelling will have a west side yard setback of 0.46m.

5. Section 14-B(8), By-Law 7625

The maximum permitted building height is 8.8m.

The proposed dwelling will have a building height of 10.35m.

6. Section 14-B(8), By-Law 7625

The maximum permitted number of storeys is 2.

The proposed dwelling will have 3 storeys.

7. Section 6(30)a, By-Law 7625

The maximum finished first floor height is 1.5m.

The proposed dwelling will have a finished first floor height of 2.12m.

The two **additional** variances now requested are:

8. 10.5.50.10.(1) (B) On a lot with a detached house, semi-detached house, duplex, triplex, fourplex or townhouse, with a lot frontage of 6.0 metres to less than 15.0 metres, or a townhouse dwelling unit at least 6.0 metres wide, a minimum of 50 percent of the front yard must be landscaping: 24.8 square metres.

The proposed front yard landscaping area is 34 percent: 16.9 square metres.

9. 10.5.100.1.(1) (C) For a detached house, semi-detached house, or duplex, and for an individual townhouse dwelling unit, if an individual private driveway leads directly to the dwelling unit, a driveway that is located in or passes through the front yard may be, for lots with a lot frontage of 6.0 metres to 23.0 metres inclusive, or a townhouse dwelling unit at least 6.0 metres wide, a maximum of 3.2 metres wide.

The proposed driveway is 4.77 metres wide.

Mr. Romano testified that the subject site is a detached residential property on the south side of Glencairn Ave., a minor arterial street in the former municipality of North York, between Allen Rd. and Dufferin St. There is ample public transit nearby. Significant redevelopment and modernization is occurring nearby. At present the lot contains a one storey detached dwelling, with a rear yard detached garage and accessory structures. Its frontage is 7.62 m, depth 39.93 m to 40.08 m, and area is 393.2 sq. m. The existing side yards are: east 1.06 m to 1.17 m, and west 0.31 m to 0.33 m. Mr. Romano provided an aerial photo in Ex. 2 illustrating the variety in parking solutions nearby – principally side or rear access to detached garages, but with integral garages in newer structures.

The proposed dwelling would overlap the existing, but with wider side yards, and would be somewhat taller and longer. This too is typical of the redevelopment occurring here, as can be seen in his photos and Decision Summary Table (Ex. 2). The most

frequently granted variances have been for lot size, side yard setbacks, coverage, height and length, and, depending on the time of the application, landscape variances as well.

He summed up the requested variances in this way:

- Lot coverage 35.5% instead of 35%.
- Side main wall height of 8.54 m instead of 7.5 m.
- Dwelling length of 18 m instead of 17 m.
- West side yard setback of 0.46 m instead of minimum 0.9 m.
- Dwelling height of 10.35 m instead of 8.8 m to the roof midpoint (North York By-law 7625 only).
- Three storeys, instead of maximum two storeys (North York By-law 7625 only).
- First floor height 2.12 m instead of maximum 1.5 m (North York By-law 7625 only).

It can be seen in the aerial photo following individual photo 12 in Ex. 2, that the appellant's property at 855 Glencairn has been substantially enlarged already, with a two storey rear addition. The variances granted in the neighbourhood may be seen in the Decision Summary Table following this aerial. No. 855 was granted coverage of 43.3%, an east yard setback and a length variance (Row 12). No. 859 (Row 13), a more recent build and thus subject to the New By-law, received variances of 7.62 frontage, west side yard setback of 0.46, length of 17 m, height 10 m, main wall height over 8.6 m, and several other variances. More recent builds on this street and in this area have been granted larger variances, some appearing as three storeys with integral garages, hybrid roofs and raised first floors, all found next to bungalows, as can be seen in the photos.

The proposed detached dwelling incorporates features that are similar to and compatible with others nearby. It would be a conventional dwelling typology, with a split level first floor and integral garage. The dwelling size, position and relationship to surrounding properties respects and reinforces the neighbourhood's physical character, Mr. Romano stated.

The dwelling retains the appropriate front wall setback, contributing to the undulating front wall alignment along Glencairn Ave. As mentioned, the existing side yards are larger (0.31 m and 1.06 m) than the proposed (0.46 m and 1.21 m). Neighbouring side yards abutting the subject are 0.37 m at 859 Glencairn, and 1.39 m at 855 Glencairn.

The proposal incorporates landscaped open space in the entire rear yard, side yards and in the front beside the driveway and walkway. In Mr. Romano's opinion, the proposal contains site design and built form features that respect, reinforce and complement the neighbourhood's physical character.

No comments were received from City planning staff to the COA, and they usually do comment if they have objections. Urban Forestry did not object, but requested the standard condition of approval, an application for a permit for impact to private trees. There were no other department comments. Neighbours supporting the application were 859, 863 and 865 Glencairn.

In Mr. Romano's opinion, the proposal is consistent with the Settlement Area-related policies of the PPS, as it is a local replacement dwelling that has limited PPS implications. As well, it conforms to and does not conflict with the Settlement Area, Delineated Built Up Area policies of the 2017 Growth Plan.

He concluded that the proposal also meets the test of conformity to, and maintaining the general intent and purpose of the OP. It is designated Neighbourhoods. The OP contains policies that recognize that change within neighbourhoods will occur over time, and should respect and reinforce the existing physical character of the Neighbourhood, without necessarily replicating existing structures. Instead, new development should fit the physical patterns, which can differ even within a neighbourhood. Here the lot size, site design and built form features respect and reinforce the physical patterns of this neighbourhood, and would fit in well with its existing context. The policies for urban structure, 2.3.1, the built form policies of 3.1.2, the housing policies in 3.2.1, the Natural Environment policies in 3.4, the development criteria in 4.1.1, 4.1.5 and 4.1.8 are all met.

Respecting the current OPA 320, now in force, it does not apply to this pre-submitted application. Mr. Romano's conclusion was that the proposal conforms to and meets the general intent and purpose of the Official Plan, including OPA 320. This still requires a balanced consideration of physical character, and recognizes that neighbourhoods can have more than one prevailing physical character, in whole or in part.

Zoning bylaws' general intent and purpose is to achieve an orderly, compatible form of low rise residential, he testified. This proposal would maintain this goal. It would be a detached dwelling, appropriately sized and designed for the site and its physical context. His testimony on the requested variances was, in summary:

- The proposed lot coverage difference of 0.5% is imperceptible, resulting in a modest portion of the lot covered, with adequate space for amenities, servicing and setbacks.
- The proposed side main wall height variance limits the height of the main walls, for a suitable low-rise building in the context. This standard discourages inappropriate upper levels (such as third storeys in areas where two storeys are regulated, or flat roofs where pitched are encouraged). This proposal maintains an appropriate two storey height level (as described below). This height provision is still under review, since it is difficult or impossible to meet, particularly for lots having a lot frontage of 12 m or smaller.
- The proposed dwelling length variance is 17.39 m to 18.0 m (17 is the limit). This is similar to and compatible with other nearby dwellings.
- The west side yard setback variance of 0.46 m where 0.9 m is required provides for adequate space for access, maintenance and servicing. There would be adequate space on both sides of the dwelling.
- The proposed height variances from the NY By-law 7625, Nos. 5 to 7, would still achieve a low-rise residential building with sloped roof. These are technical variances, since the former measurement mechanism under the NY By-law still applies. Here there is a rise in topography from the crown of road to the grade level near the dwelling,

and the NY By-law measures height from the crown. The basement is considered the first floor for By-law 7625 purposes. However, it should be noted that the proposed dwelling has a New By-law- compliant height of 9.83m and two storeys, as 10 m and two storeys are permitted, as measured from established grade (which is at ground level). The increase in total height is caused only by the architectural feature at the middle front of the dwelling, which rises above the main structure.

- The proposed first floor height variance meets the general intent and purpose to ensure that the entrance is close to grade. This standard does not preclude split level first floors. This is a technical variance, as the proposed dwelling complies with the New By-law first floor height (1.08 m), since 1.2 m is permitted.

Mr. Romano's opinion is that the variances are minor, and would create no unacceptable adverse impact such as shadowing, privacy or overlook, or parking implications. The dwelling will occupy more space on the lot, but the siting and built form are reasonable. They are to be anticipated in its redevelopment, particularly in the context of this urban neighbourhood. The order of magnitude of the variances is reasonable for the context, and are within the range of approvals within the neighbourhood.

The final test is also met. The proposal is desirable for the appropriate development and use of the parcel. It will contribute to the mixed low rise housing stock in an appropriate manner, with complementary site design and built form features. It will contribute to the mix of housing choices in this neighbourhood in a manner that reflects and reinforces its physical character.

ANALYSIS, FINDINGS, REASONS

The addition of the two variances proposed is inconsequential, both in terms of notice and in their impact. They will actually benefit the appellant's property, and increase his options as Mr. Romano testified.

As of the date of hearing, there was no formal easement or other restriction over the subject property. It appeared that a settlement was reached at the end of the hearing, so that this issue might have been resolved to the appellant's satisfaction. Since he did not appear, nor his lawyer make submissions, this is not known. I accept Mr. Romano's opinion that the proposed dwelling would not adversely affect any easement if one did exist. There is no east side yard setback variance sought. The proposed 1.21m to 1.22 m east side yard setback is larger than the existing setback. In Photo 11, it appears that the existing driveway area is large, with cars seen in the rear yards in the aerial photo. The neighbouring dwelling at 855 was improved via minor variances in 2004. As seen in the Decision Summary Table, Item 13, a second storey and rear two storey addition was added, with coverage of 43.30 % and length of 15.98 m. (Ex. 2). I agree with Mr. Romano that a purported easement or right-of-way should not preclude this proposal from being approved, especially since there seemed to be no remaining objections from the appellant.

It is apparent in Photo 3, Ex. 2, showing 855, 857 and 859 Glencairn, that the new builds on either side of the subject site are substantial additions to the neighbourhood. I find that the proposed new dwelling at 857 Glencairn would be a most acceptable addition to the existing neighbourhood, so that all section 45 tests are met, as are the provincial planning policies to the extent they have application here.

It contributes a revitalized structure to the neighbourhood, similar to the built forms nearby, without compromising privacy, views, or shadowing. In my view Policy 3.2.1 of the OP is met. Respecting development criteria in Policy 4.1.5, the proposed floor area, height, massing and scale are sufficiently similar to those nearby that the policy is satisfied. While some of the development criteria addressed in Policy 4.1.8 are not met, I accept that this is fairly typical of this area, and that the variances proposed will still permit acceptable integration into the surrounding neighbourhood. The variances from the zoning standards are also minor in measurement and impacts.

DECISION AND ORDER

The appeal is denied and the variances as set out below in **Attachment 1** are authorized. The following conditions will apply:

1. The applicant shall submit an application for a permit to injure or remove trees to Urban Forestry, as per City of Toronto Municipal Code Chapter 813, Article III.
2. The dwelling shall be constructed substantially in accordance with the Revised Architectural Drawings filed following the hearing, and 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 10.20.30.40.(1)(a), By-Law 569-2013

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The proposed driveway is 4.77 metres wide.

ATTACHMENT 2 – REVISED PLANS

X 

G. Burton

Panel Chair, Toronto Local Appeal Body

INFORMATION TAKEN FROM:

SURVEYORS REAL PROPERTY REPORT
PART OF LOT 85
REGISTERED PLAN 1911
CITY OF TORONTO
(FORMERLY CITY OF NORTH YORK)

CREATED BY: E.W. BOWYER B.Sc.

DATE: FEBRUARY 21, 2018

REGISTERED

PLAN

3239

REGISTERED

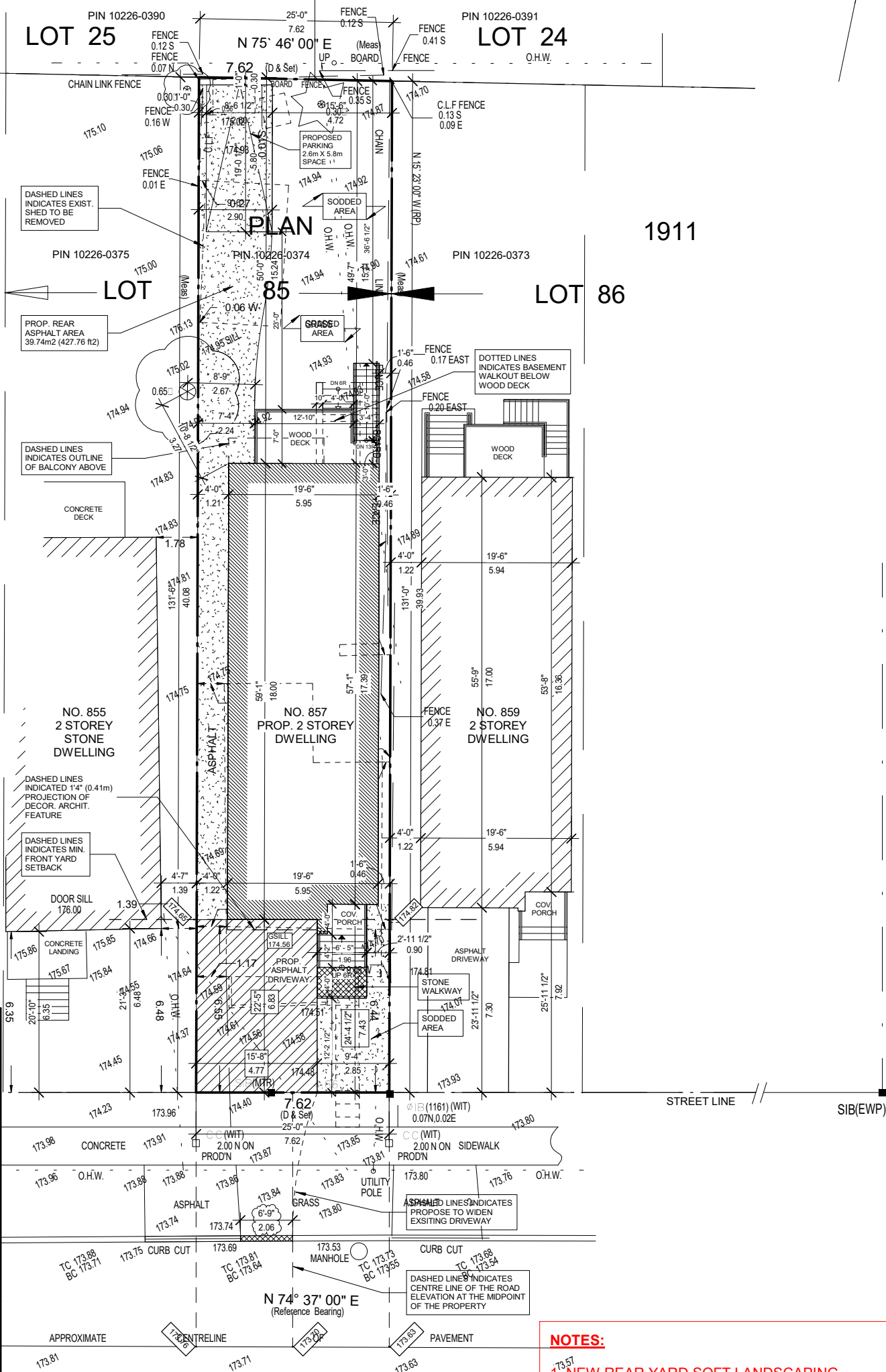
PLAN

1911

MARLEE AVENUE

BROOKMOUNT AVENUE

SITE STATISTICS: ZONED AS RD (f12.0; a370) (x1463)		
LOT AREA=	m2 304.832	(SQ. FT.) 3,281.18
LOT FRONTAGE @ STREET LINE=	7.62 m	25.0 ft.
PROPOSED COAMTR		
FIRST FLOOR AREA=	m2 105.69	(SQ. FT.) 1,137.64
SECOND FLOOR AREA=	104.11	1,120.65
TOTAL PROP. G.F.A.=	209.80	2,258.29
		68.83%
PROPOSED LOT COVERAGE:		
FIRST FLOOR AREA=	105.69	1,137.64
CONC. PORCH (COVERED)=	2.27	24.38
PARTIALLY COVERED WD. DECK=	5.08	54.69
TOTAL PROPOSED COVERAGE =	113.04	1,216.71
		37.08%
MAX. ALLOWED LOT COVERAGE=	106.69	1,148.41
LOT AREA X 0.35		35%
FRONT YARD LANDSCAPE:		
FRONT YARD AREA=	53.51	576.02
PROP. DRIVEWAY=	21.85	235.23
FRONT YARD AREA (-) EXIST. DRIVEWAY =	31.66	340.79
CONC. PORCH W/ STAIRS=	4.75	51.17
STONE WALKWAY=	2.38	25.64
REQUIRED FRONT YARD SOFT=	23.75	255.59
SOFT LANDSCAPING AREA (75%)		
PROP. FRONT YARD SOFT LANDSCAPE=	24.52	263.97
LANDSCAPING AREA		77.46%
REAR YARD LANDSCAPE:		
REAR YARD AREA=	115.65	1,244.88
PROP. BASEMENT WALKOUT=	3.86	41.53
REQUIRED REAR YARD SOFT=	57.83	622.44
LANDSPACE ARREA (50%)		
PROPOSED REAR YARD SOFT=	111.80	1,203.39
LANDSPACE		96.66%



GLENCAIRN AVENUE

(FORMERLY PARK ROAD BY REGISTERED PLAN 1911)
PIN 10226-0444

1 SITE PLAN
A1 SCALE: 1:200

NOTES:

1. NEW REAR YARD SOFT LANDSCAPING
AREA = 70.37m2 (757.46 ft2) 60.85%
(REQUIRED IS 50%)

ADDITIONAL VARIANCES:

1. REQUIRED FRONT YARD SOFT LANDSCAPING 75%
- PROPOSED SOFT LANDSCAPING IS 65.95%
2. MAXIMUM ALLOWED DRIVEWAY WIDTH IS 3.2m
- PROPOSED DRIVEWAY WIDTH OF 4.77m



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

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

QUALIFICATION INFORMATION

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

MARCO VIEIRA
NAME SIGNATURE 25562 BCIN

REGISTRATION INFORMATION

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

EPIC DESIGNS INC.
FIRM NAME 30718 BCIN

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

ALL PRINTS SPECIFICATIONS ARE THE PROPERTY OF EPIC INC. AND SHALL NOT BE COPIED, IN PART OR WHOLE PRIOR WRITTEN PERMISSION PROJECT

NEW TWO STOREY DETACHED DWELLING @
No. 857 GLENCAIRN AVENUE
CITY OF TORONTO

DRAWING
SITE PLAN

SCALE
AS SHOWN

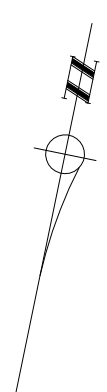
DRAWN BY
PEDRO TORRES

DATE
APRIL 23, 2018

APPROVED BY
M.V.

PROJECT No.
2018 - 25

DRAWING No.
A1



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



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

QUALIFICATION INFORMATION

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

MARCO VIEIRA		25562
NAME	SIGNATURE	BCIN

REGISTRATION INFORMATION

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

EPIC DESIGNS INC.	30718
FIRM NAME	BCIN

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PRIOR WRITTEN PERMISSION
PROJECT

NEW TWO STOREY DETACHED DWELLING @

No. 857 GLENCARIN AVENUE
CITY OF TORONTO

DRAWING
BASEMENT FLOOR PLAN

SCALE
AS SHOWN

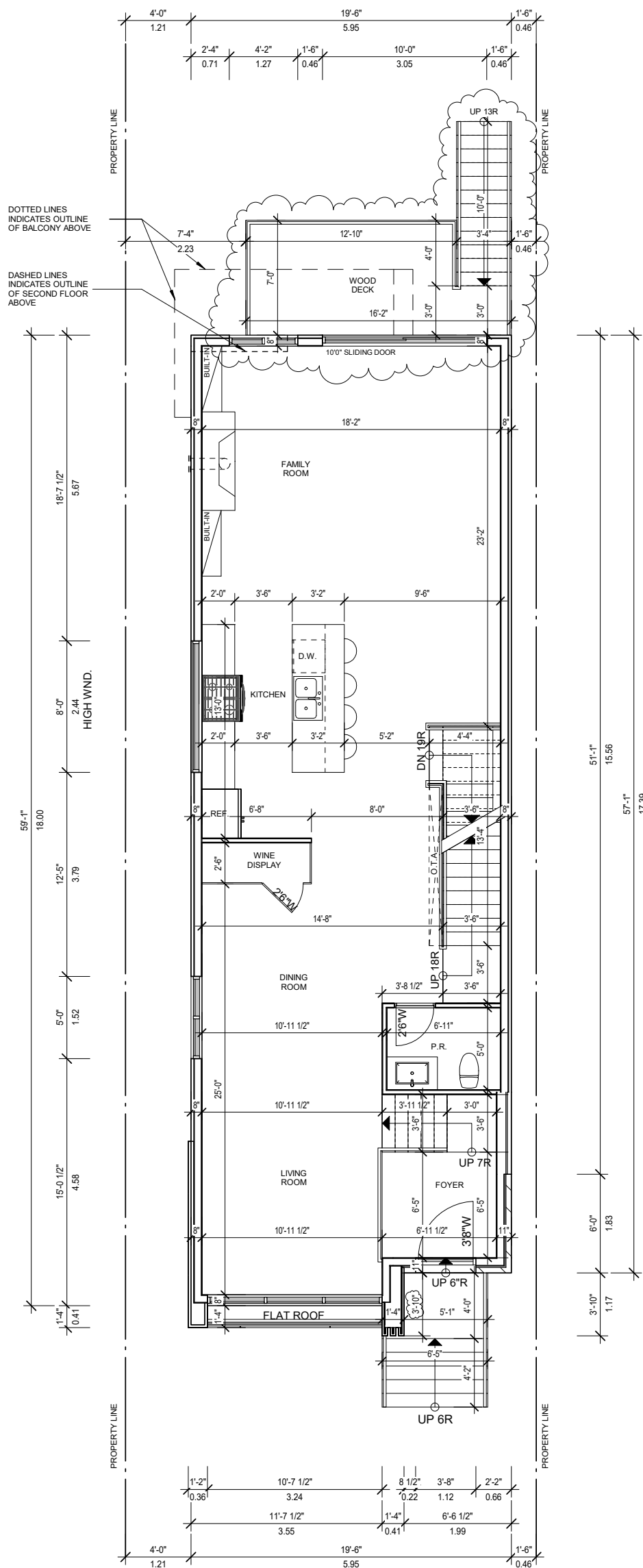
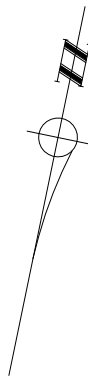
DRAWN BY
PEDRO TORRES

DATE
APRIL 23, 2018

APPROVED BY
M.V.

PROJECT No.	2018 - 25
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DRAWING No.	A2
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1 **FIRST FLOOR PLAN**
A3 **SCALE: 1/8" = 1'-0"**



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

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

MARCO VIEIRA 25562
NAME SIGNATURE BCIN

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

EPIC DESIGNS INC. 30718
FIRM NAME BCIN

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NEW TWO STOREY DETACHED DWELLING @
No. 857 GLENCARIN AVENUE
CITY OF TORONTO

DRAWING
FIRST FLOOR PLAN

SCALE
AS SHOWN

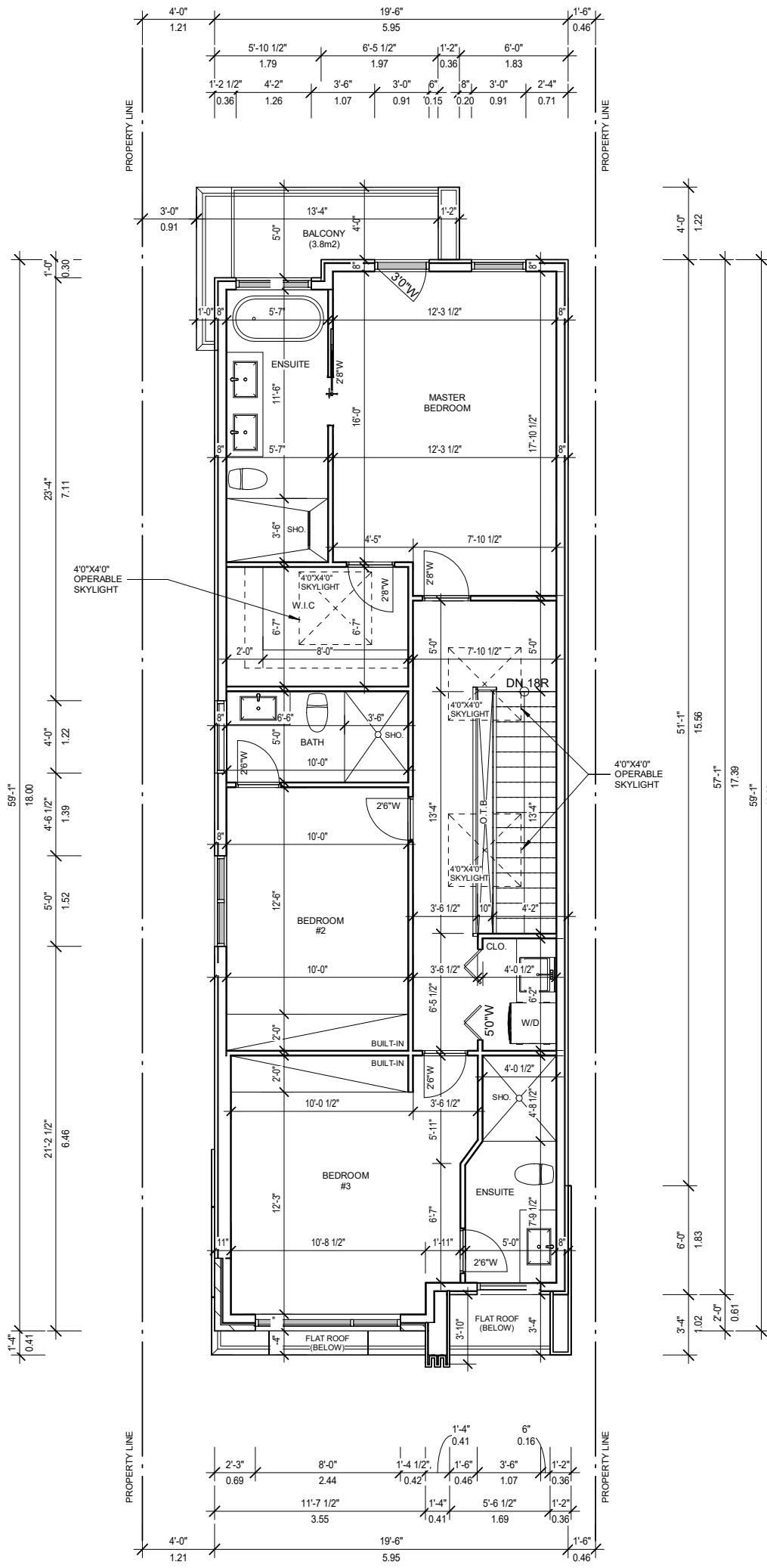
DRAWN BY
PEDRO TORRES

DATE
APRIL 23, 2018

APPROVED BY
M.V.

PROJECT No.
2018 - 25

DRAWING No.
A3



1
A4 **SECOND FLOOR PLAN**
SCALE: 1/8" = 1'-0"



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

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MARCO VIEIRA 25562
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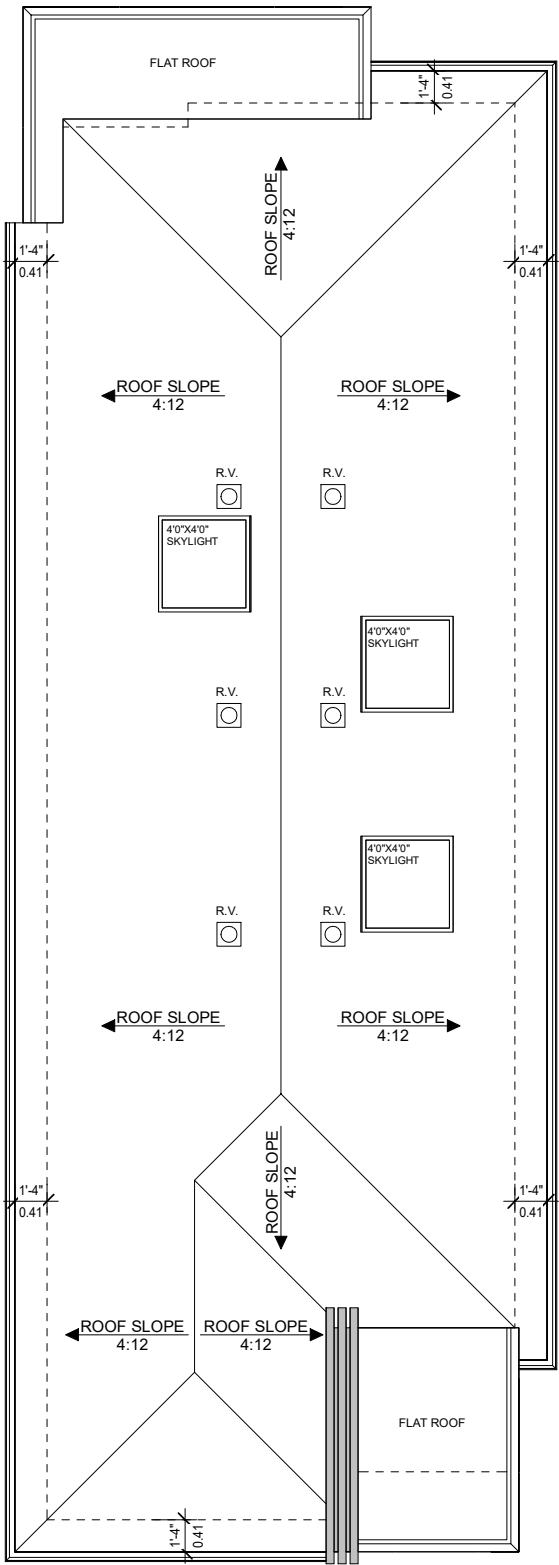
EPIC DESIGNS INC. 30718
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NEW TWO STOREY DETACHED DWELLING @
No. 857 GLENCARIN AVENUE
CITY OF TORONTO

DRAWING SECOND FLOOR PLAN	
SCALE AS SHOWN	DRAWN BY PEDRO TORRES
DATE APRIL 23, 2018	APPROVED BY M.V.
PROJECT No. 2018 - 25	DRAWING No. A4



1 **ROOF PLAN**
A5 **SCALE: 1/8" = 1'-0"**



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

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

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

MARCO VIEIRA
NAME SIGNATURE 25562 BCIN

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

EPIC DESIGNS INC.
FIRM NAME 30718 BCIN

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NEW TWO STOREY DETACHED DWELLING @
No. 857 GLENCARIN AVENUE
CITY OF TORONTO

DRAWING
ROOF PLAN

SCALE
AS SHOWN

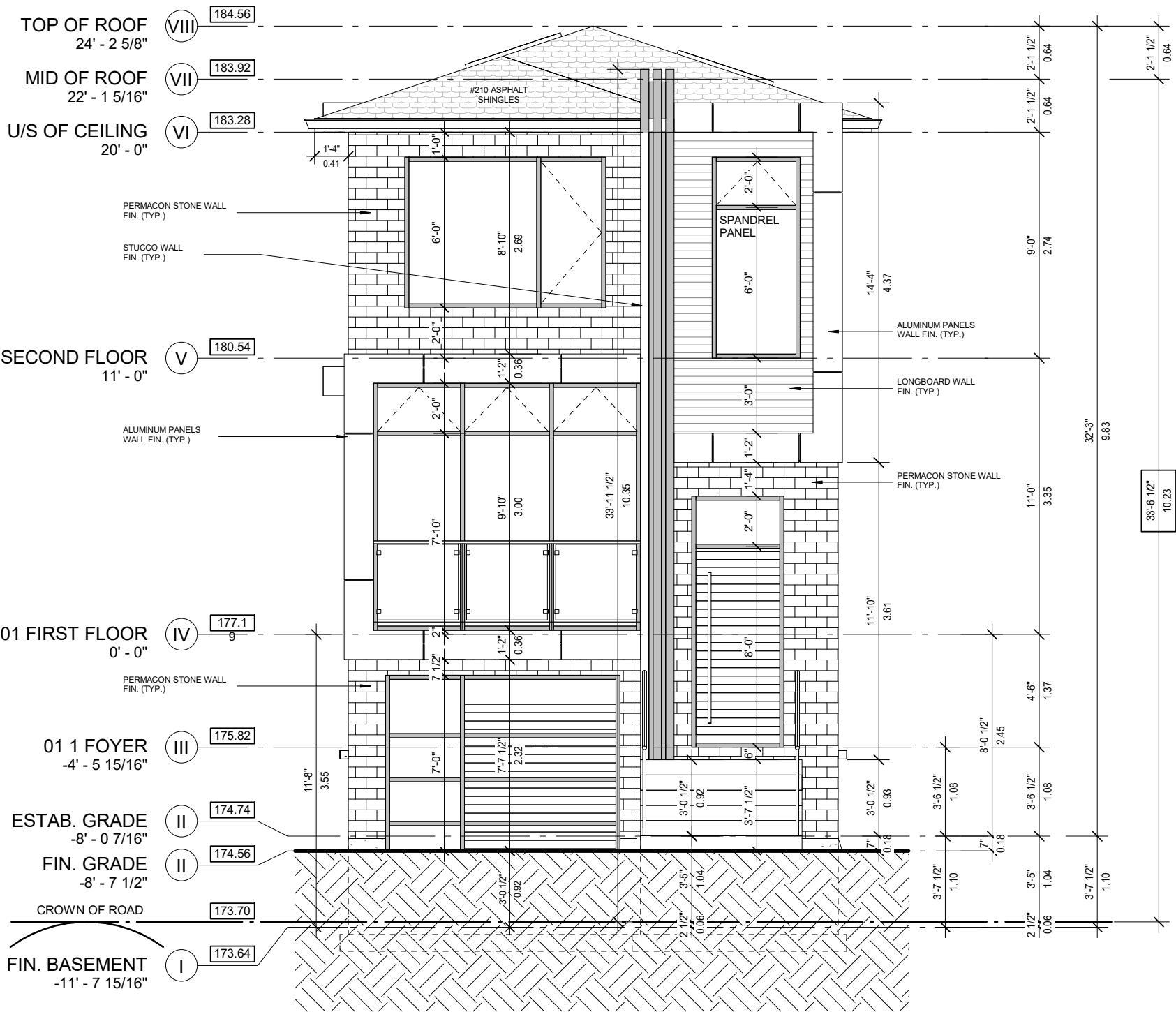
DATE
APRIL 23, 2018

PROJECT No.
2018 - 25

DRAWN BY
PEDRO TORRES

APPROVED BY
M.V.

DRAWING No.
A5



1 NORTH (FRONT) ELEVATION
A6 SCALE: 3/16" = 1'-0"



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MARCO VIEIRA 25562
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
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EPIC DESIGNS INC. 30718
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NEW TWO STOREY DETACHED DWELLING @
No. 857 GLENCARIN AVENUE
CITY OF TORONTO

DRAWING
NORTH (FRONT) ELEVATION

SCALE
AS SHOWN

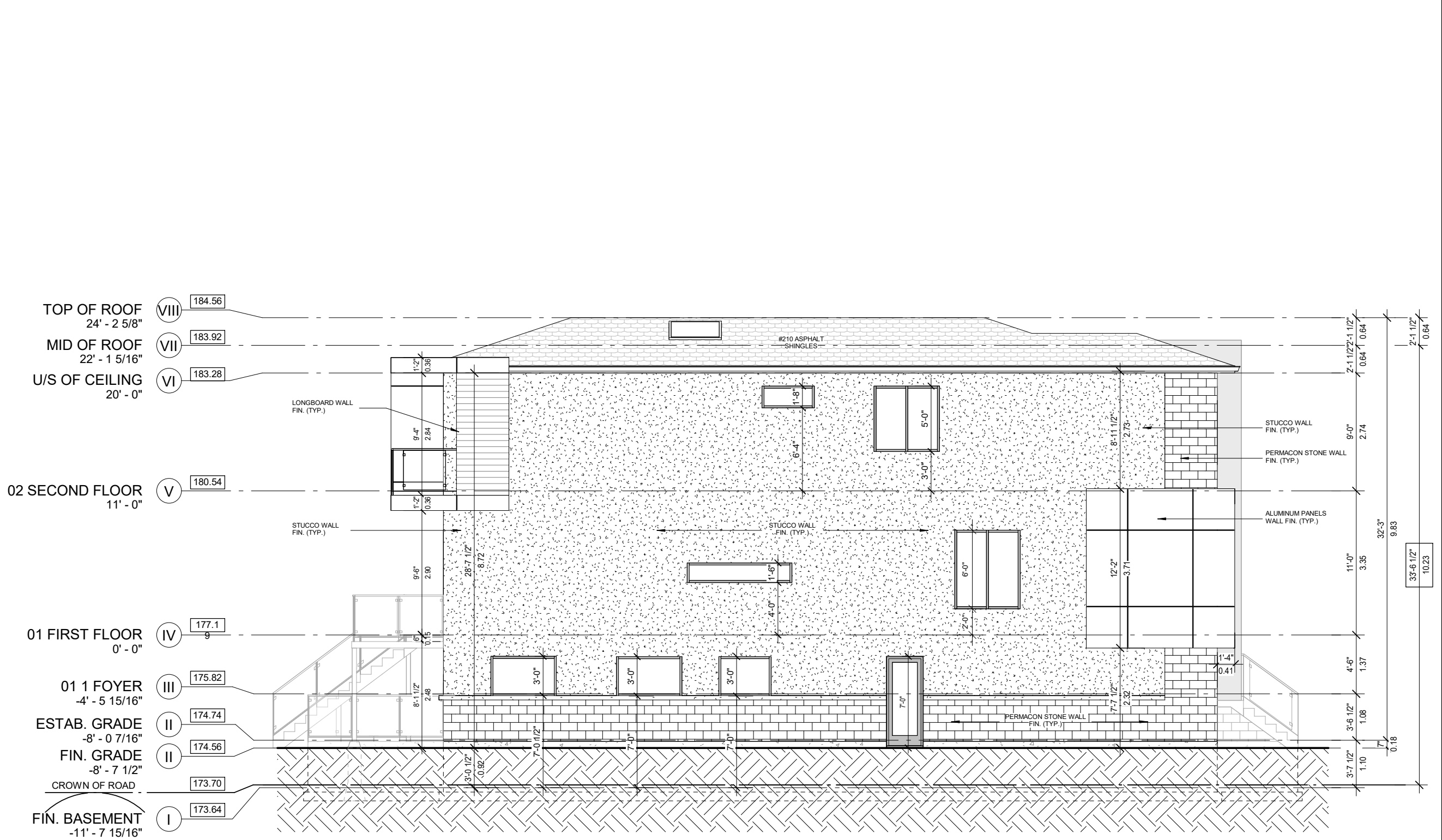
DRAWN BY
PEDRO TORRES

DATE
APRIL 23, 2018

APPROVED BY
M.V.

PROJECT No.
2018 - 25

DRAWING No.
A6



1
A9 **EAST (LEFT) ELEVATION**
SCALE: 1/8" = 1'-0"



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MARCO VIEIRA
NAME
SIGNATURE
25562 BCIN

REGISTRATION INFORMATION
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NEW TWO STOREY DETACHED DWELLING @
No. 857 GLENCARIN AVENUE
CITY OF TORONTO

DRAWING
EAST (LEFT) ELEVATION

SCALE
AS SHOWN

DRAWN BY
PEDRO TORRES

DATE
APRIL 23, 2018

APPROVED BY
M.V.

PROJECT No.
2018 - 25

DRAWING No.
A9